CITY OF
WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 16, 2010

USD#259
Attn: Joe Hoover
3850 N Hydraulic
Wichita, KS 67219

FILE COPY

Re: BZA2010-00041: Zoning Adjustment to permit parking within the setbacks, but no closer than eight feet from the property line, on property zoned SF-5 Single-Family Residential ("SF-5") for a parking area on an institutional use (school).

Odd Lots 3 to 47 inclusive, except the North 23 Feet, Lot 3, Block 2, Westmoreland Addition, and
Lot 4 Except the North 23 Feet and Even Lots 6 through 48 inclusive and ½ Vacated Street Adjacent on the East, Block 2, Westmoreland Addition, and
Odd and Even Lots 1 through 40 and ½ Vacated Street on the West Except the North 50 Feet for Street, Block 3, Westmoreland Addition, Wichita, Sedgwick County, Kansas.
Generally located east of Poplar Avenue between 18th Street North and 19th Street North.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit parking within the front, street side and rear setbacks of parking areas on the aforementioned property, Isely Elementary School. From reviewing the application, we understand that you desire to construct parking spaces on the northwest corner of the site up to twelve feet from the north and eight feet from the west property line and for a parking area on the south up to eight feet from the south property line. The northwest parking area contains approximately 21 parking spaces and eight bus loading stalls; the south parking area contains approximately 30 parking spaces.

Section V-I.2.1 of the Unified Zoning Code allows an administrative adjustment for institutional use parking within the setbacks abutting streets, but no closer than eight feet from the property line when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the parking as proposed meets the provisions of Section V-I.2.1 and the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The setback encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of parking within the setbacks. The northeast parking lot is oriented diagonally, which reduces its visibility to the houses across the streets. The south

parking lot is oriented to minimize the frontage of parking across from the residential area. The parking areas will be softened by the required landscape plantings to screen the parking area from the residences.

3) Compatibility with existing or permitted uses on abutting sites: Parking within the setbacks should not reduce compatibility with other uses on-site or the nearby residential development across. For institutional uses, on-site parking is a permitted accessory use.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. The parking area provides convenient off-street parking and bus loading for patrons, which is safer for patrons, children and traffic. Therefore, there should be no negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to permit parking within the street side setback, but no closer than eight feet from the property line, for the aforementioned property is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) Parking on the site shall be paved and developed in conformance with all other City standards.

3) The site shall maintain conformance with the Landscape Code.

4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

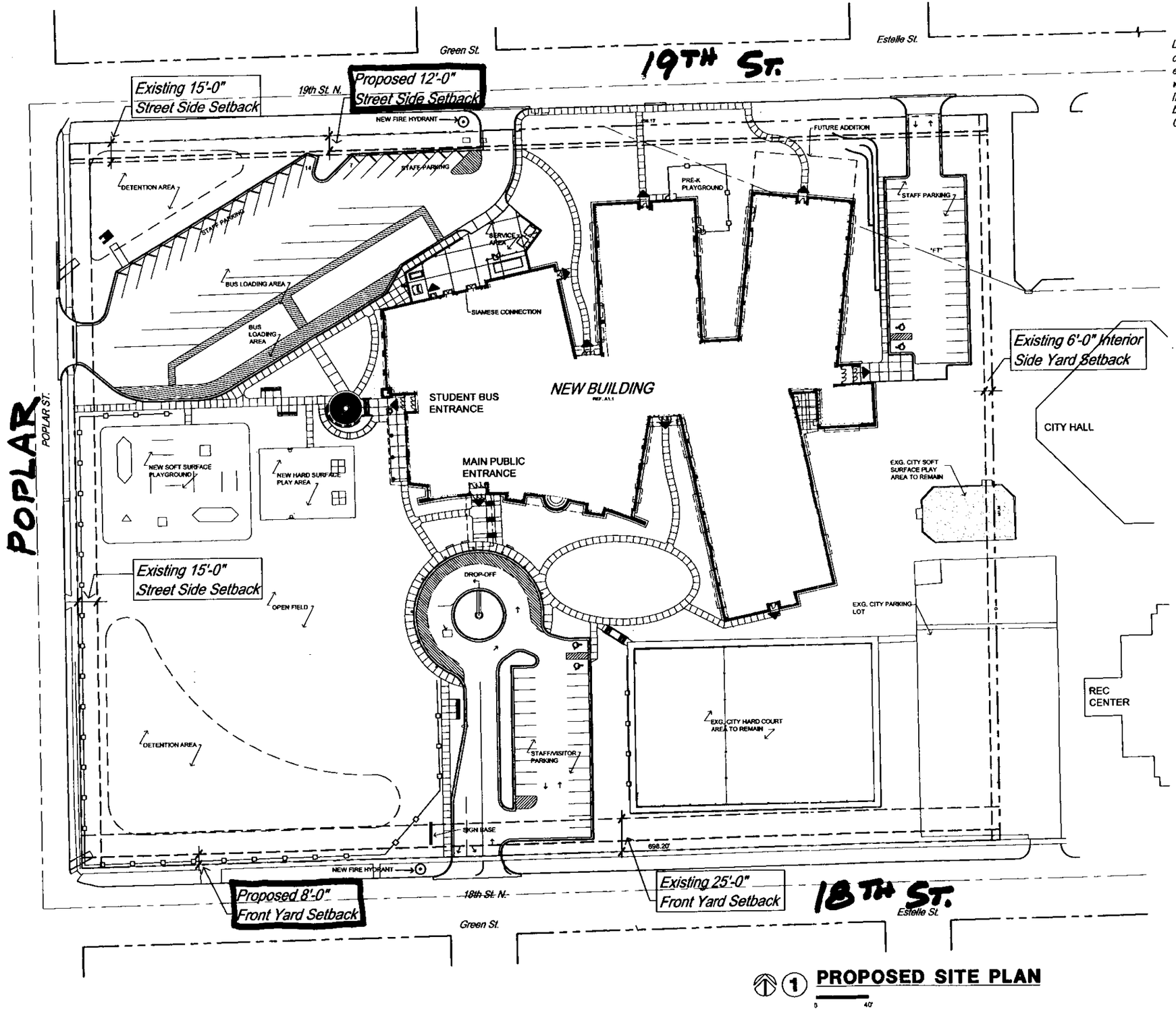
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

FOR KURT SCHROEDER
Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Dale Miller, MAPD
Paul Hays, OCI
~~Matthew Lee~~, OCI
Leonard Fox, OCI
Lavonta Williams, District I, mailstop 1-13



① PROPOSED SITE PLAN

0 40'

LEGAL DESCRIPTION

Lots 3 and 4, except the north 23 feet thereof and all of Lots 5 thru 48, Block 2, and Lots 1 thru 48, Block 3, except the north 50 feet thereof and all of Block 4, except the east 237 feet thereof and except the north 50 feet thereof together with the south 551.5 feet of vacated Green Street, lying north of the north line line of 18th Street and together with all title or interest in Estelle Street lying between said Blocks 3 and 4, in Westmoreland Addition to Wichita, Sedgwick County, Kansas.

SITE CODE DATA - 2006 IBC

AREAS

SITE
GROSS AREA = 385,299 SQ. FT. = APPROXIMATELY 8.85 ACRES (INCLUDING ESTELLE)

BUILDING AREA
GROSS AREA = 67,589 SQ. FT.
NET AREA = 65,112 SQ. FT.

IMPERVIOUS PAVING AREAS (INCLUDING PARKING, SIDEWALKS, AND PAVED PLAY AREAS)
GROSS AREA = 145,203 SQ. FT.

TOTAL IMPERVIOUS AREA = 212,792 SQ. FT. (4.89 ACRES)
TOTAL PERVIOUS AREA = 172,507 SQ. FT. (3.96 ACRES)

ZONING

SUBJECT PROPERTY IS ZONED SF-5

MINIMUM FRONT SETBACK: 25 FEET

MINIMUM REAR YARD SETBACK: 20 FEET (except that the rear setback may be reduced to five feet when adjacent to a platted reserve which has a minimum width of 20 feet, provided however, there shall be no encroachment into or over any utility easement.)

MINIMUM INTERIOR SIDE SETBACK: 6 FEET

MINIMUM STREET SIDE SETBACK: 15 FEET

MAXIMUM HEIGHT: 35 FEET ACTUAL HEIGHT: 26'-0" AT GYM PARAPET

PARKING

REQUIRED:

1 PARKING SPACE FOR EACH FACULTY MEMBER PLUS 5 VISITOR PARKING SPACES.
BUILDING DESIGN ACCOMODATES 65 STAFF.
REQUIRED PARKING = 60 STAFF SPACES + 5 VISITOR SPACES = 65 TOTAL SPACES.
= 62 STANDARD PARKING SPACES + 3 HANDICAP ACCESSIBLE SPACES.

AVAILABLE:

NORTHEAST CORNER	= 28 STANDARD SPACES + 2 HC SPACES =	30 TOTAL
NORTHWEST STAFF PK'G.	= 21 STANDARD SPACES =	21 TOTAL
SOUTH VISITORS PARKING	= 25 STANDARD SPACES + 2 HC SPACE =	27 TOTAL
GRAND TOTAL	= 74 STANDARD SPACES + 4 HC SPACES =	78 TOTAL

FLOOD ZONE DESIGNATION

ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 20173C0358E EFFECTIVE FEBRUARY 2, 2007; THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X", AREAS PROTECTED BY LEVEE. (SHADING) AND AREAS OF MINIMAL FLOODING. (NO SHADING).

SPANGENBERG PHILLIPS TICE ARCHITECTURE
121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.1509
www.sptarchitecture.com

ISELY ELEMENTARY SCHOOL
USD 259 WICHITA SCHOOL DISTRICT
2500 E. 18th Street - WICHITA, KS. 67214

PER ZONING ADJT.
10 AUG 10
BID SET
18 JUNE 10

CODE
SITE PLAN
BID NO. 10-25020

CSP.3