



Wichita-Sedgwick County Metropolitan Area Planning Department

June 15, 2011

Unified School District #259
Attn: Shane Schumacher
3850 N. Hydraulic
Wichita, KS 67219

Re: BZA2012-00031: City Administrative Adjustment to allow parking within the required street side yard building setback but no closer than eight feet of the right-of-way line on property zoned SF-5 Single-Family Residential ("SF-5").

Legal Description: BEG NW COR NE1/4 E 860 FT S 1320 FT W 860 FT N TO BEG EXC W 40 FT & S 30 FT FOR STS. SEC 6-28-1E EXEMPT 6076-0, Wichita, Sedgwick County, Kansas; generally located west of Seneca Street, south of Pawnee Avenue on the west side of Glenn Avenue (2464 South Glenn Avenue).

Dear Mr. Schumacher:

We have reviewed your request for a Administrative Adjustment to permit parking within the street side yard building setback for a new parking lot on the SF-5 Single-Family Residential zoned ("SF-5") Truesdell Middle School on the aforementioned unplatted property. From reviewing the application, we understand that you desire to construct parking spaces within 8 feet of the west property line on Glenn Avenue. The Unified Zoning Code's (UZC) minimum street side yard building setback for the SF-5 zoning district is 15 feet. The UZC does not permit parking spaces within a required setback in residential districts, without approval of an Administrative Adjustment.

Section V-1.2.1 of the UZC allows an Administrative Adjustment for institutional use parking within the setback, but no closer than eight feet from the property line when the provisions of that section and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that the parking as proposed meets the provisions of Section V-1.2.1 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 a beneficial impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected by the parking, but the lot will allow more off-street parking. Additional off-street parking will result in fewer vehicles parked on the public street.
- 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. This request provides an on-site parking lot which has had no negative impacts on surrounding areas. Increased parking on the school property will improve surrounding areas by decreasing the need for on-street parking.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed parking configuration is

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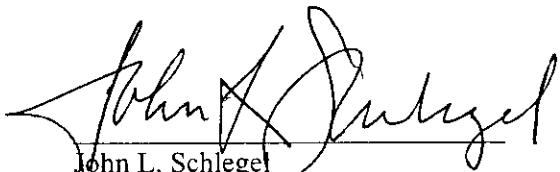
compatible with existing and permitted uses on adjacent sites; the site faces an elementary school. Parking within the setback should not reduce compatibility with adjacent sites so long as the eight-foot setback is maintained.

- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. 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 a revised and approved site plan. The revised site plan shall clearly show and call out the distance from the end of the Glenn Avenue right-of-way to the beginning of the parking lot located entirely on the Truesdell Middle School property.
- 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



Rick Stubbs
Superintendent of Central Inspection

cc: Rick Stubbs, OCI (e-mail)
Paul Hays, OCI (e-mail)
Michael O'Donnell, District IV, (e-mail)



BZA2012-31 site

Bold Orange

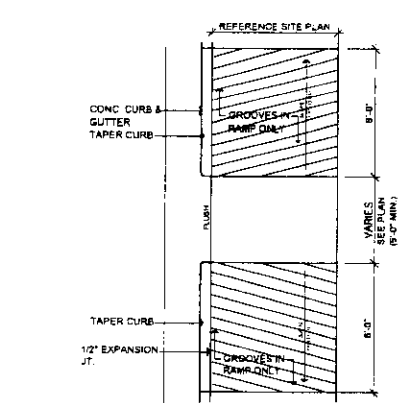


- Selected Features
- McConnell AOI
- City Limit Boundaries
- Historic Districts
- Old Town
- Delano Overlay District
- NO
- YES
- Property Parcels
- Lot Block
- Subdivisions
- Roads
 - State Highway
 - US Federal Highway
 - Interstate
 - KTA
 - Arterial
 - Collector
 - Minor
 - Ramp
- Railroads
- Township and Range
- Section
- Quarter Section
- HOA
- Local Investment Area
- Historic Sites
- REGIONAL
- STATE/NATIONAL
- STATE
- Historic Environs

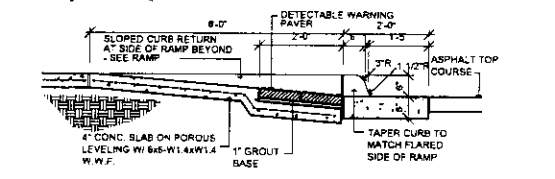


Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a degree of error, and conclusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the data provided herein. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken by the reader in reliance upon any information or data furnished hereunder. The user should consult with the appropriate departmental staff member, e.g. Planning, Parks & Recreation, etc. to confirm the accuracy of information appearing in the visual presentations accessible through these web pages.

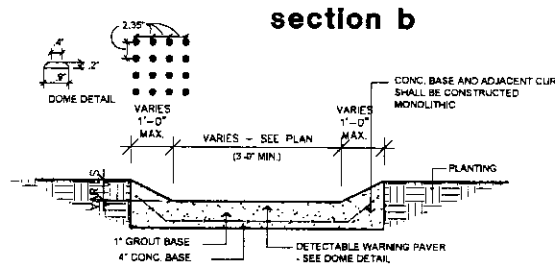




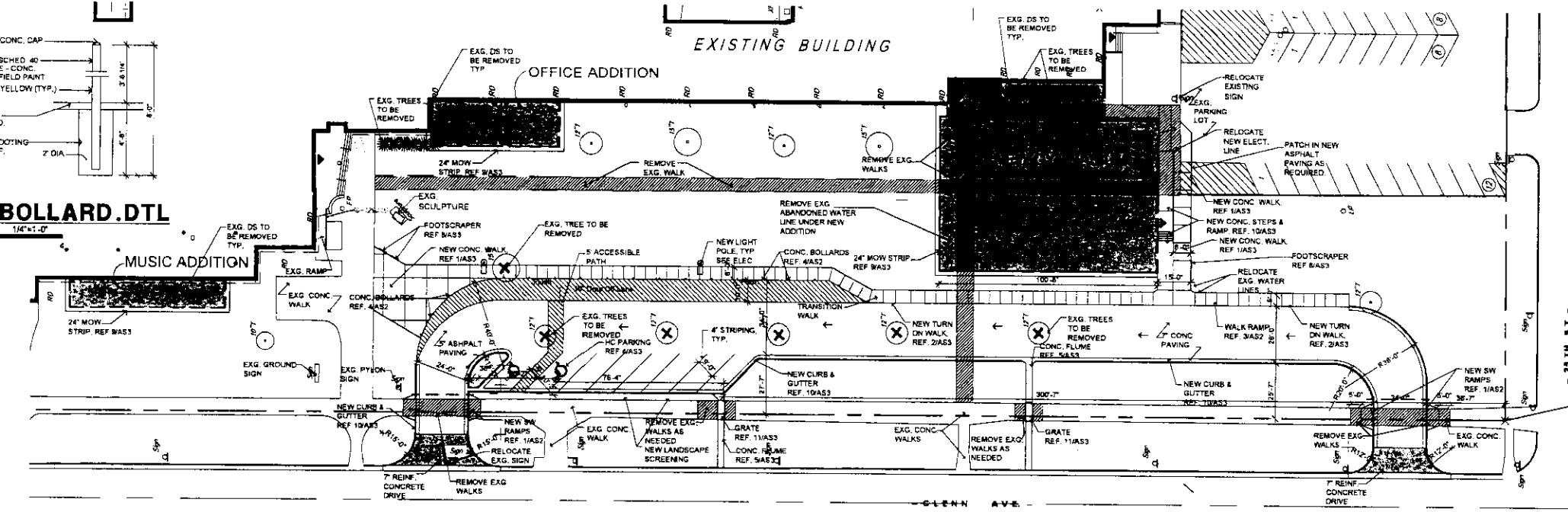
3 RAMP AT WALK DTL.
1/4"=1'-0"



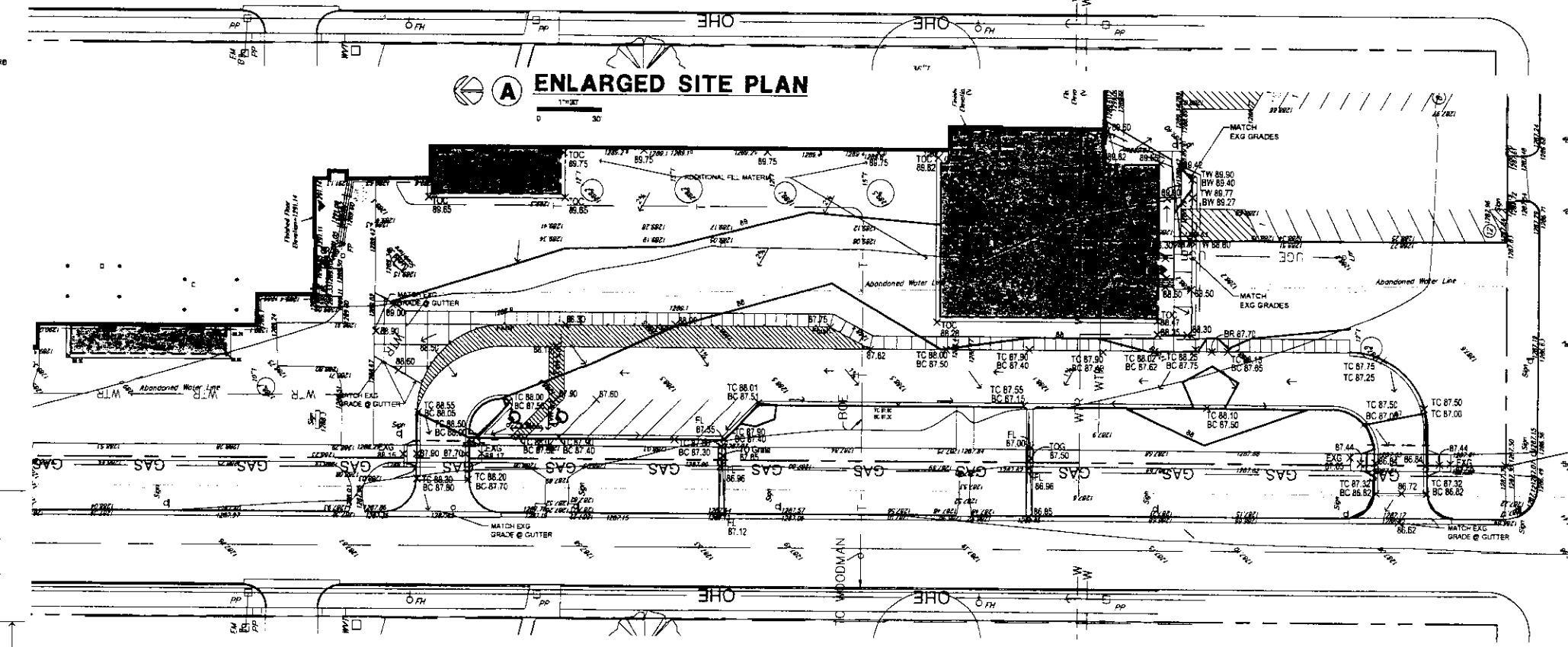
4 BOLLARD DTL.
1/4"=1'-0"



1 BOLLARD DTL.
1/2"=1'-0"



2 ENLARGED SITE PLAN
1"=30'



3 SITE GRADING/UTILITY PLAN
1"=30'

GENERAL NOTES:

- Contractor will be required to provide notice to utility companies a minimum of twenty-four (24) hours prior to any excavation as follows:
Kansas One-Call 687-2470
The Contractor must notify the following in case of an emergency:
Cablevision 262-4270
K.P.L. Gas Service Company 263-2061
Kansas Gas & Electric Company 383-6950
Southwestern Bell Telephone Company 1-571-2611
- Exist. utilities and their locations, as shown on the plans represent the best information obtainable for design. Location information has been obtained from the various utility companies and is subject to change. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices.
- The Contractor to verify utility locations prior to construction.
- All trees and shrubs in direct conflict with construction shall be removed, unless denoted as to remain.
- All areas in City R.O.W. which are disturbed by construction are to be seeded and mulched as follows:
SEED- SEE LANDSCAPE SPEC
- Drives constructed at 7 1/2 inch thick concrete (reinforcement recommended). Construct all drives per City Codes.
- Excess excavation material or other debris shall be wasted on site to be provided by the contractor as approved by the Engineer at no additional cost to the Owner.

NOTE: HANOVER DETECTABLE WARNING PAVERS (OR APPROVED ALTERNATE) SHALL BE USED IN ALL WHEELCHAIR RAMP. THE 11"X11" RED 15" PAVES SHALL BE USED IN ALL APPLICATIONS.

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HANOVER, PA 17331
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LANDSCAPE SPECIFICATIONS

1. Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.

2. No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.

3. Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.

4. When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice (i.e. addition of lime gypsum, etc.).

5. Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W.

6. After planting is completed, repair injuries to all plants as required. Limit amount of pruning to a minimum necessary to remove dead or injured twigs and branches. Prune in such a manner as not to change natural habit or shape of plant. Make cuts flush, leaving no stubs. Cut of one inch (1") or more to be planted with tree paint. Central leaders shall not be removed.

7. Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.

8. Plant ground cover within one foot (1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.

9. Heavy duty steel edging shall be used to separate all turf areas from planting beds. Place edging flush with grade (see planting details).

10. Use shredded cypress mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
11. Place mulch in beds and tree saucers per planting details.

12. Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.

13. Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.

14. Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.

15. Report any discrepancies in the planting plan to the architect prior to starting construction.

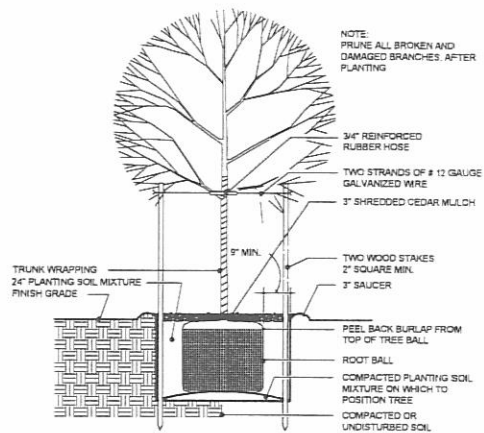
16. Prior to any excavation for landscaping purposed, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.

17. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.

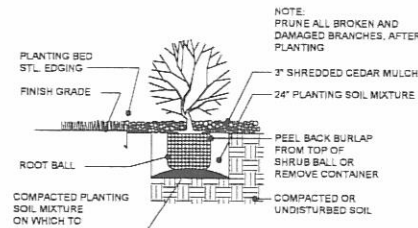
18. Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produce heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.

19. All grass areas called out on the plans are to be seeded with Rye seed at 8 lbs per 1000 sf and Bermuda at 2 lbs per 1000 sf. Starter fertilizer with high phosphorous (12-24-10) shall also be applied.

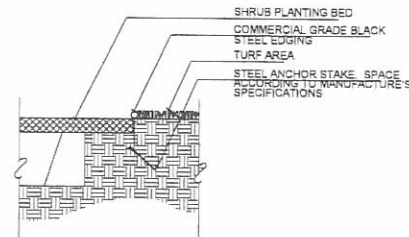
20. Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by hose bibs on site. School staff will be responsible for watering and maintenance of plant materials after guarantee period.



1 DECIDUOUS TREE DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
AT EDGING/BED AREAS
NOT TO SCALE

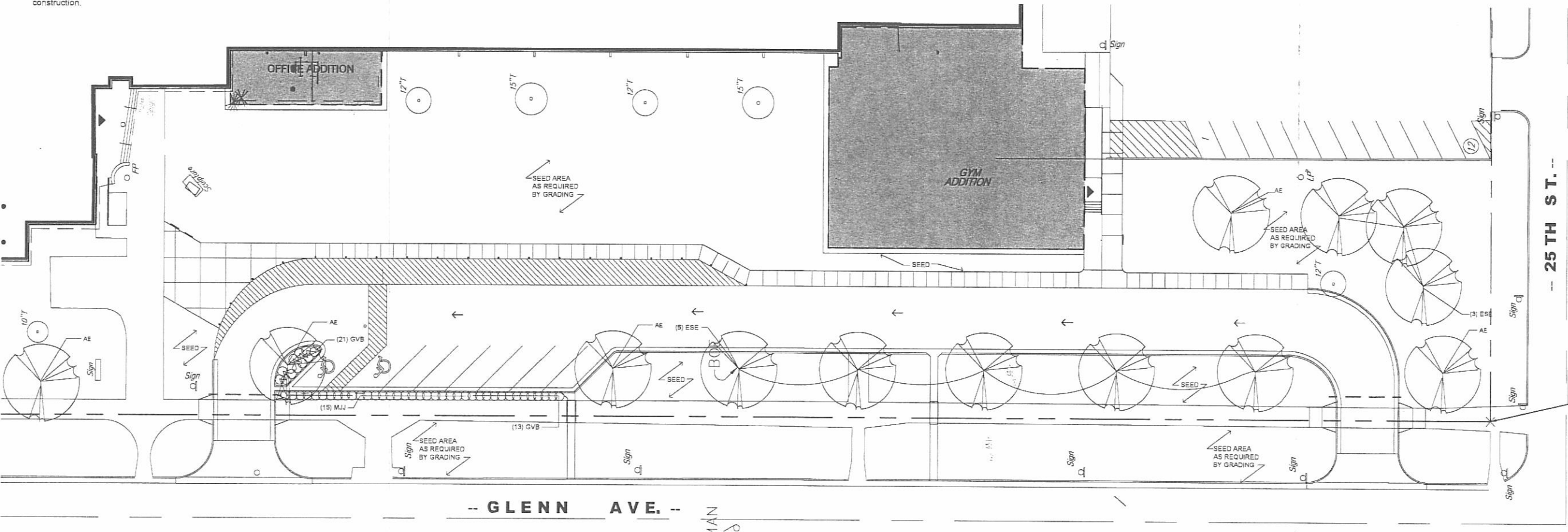


3 EDGING DETAIL
NOT TO SCALE

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
AFM	4	AUTUMN FANTASY MAPLE	Acer freemanii 'Autumn Fantasy'	2' To 2 1/2' Cal.	Balled-in-burlap
ESE	7	EMERALD SUNSHINE ELM	Ulmus propinqua	2' To 2 1/2' Cal.	Balled-in-burlap
AE	9	ACCOLADE ELM	Ulmus x 'Accolade'	2' To 2 1/2' Cal.	Balled-in-burlap
SHRUBS/GROUNDCOVERS					
GVB	41	Green Velvet Boxwood	Buxus Microphylla Cv.	2 Gal.	Container
MJJ	28	Mint Julep Juniper	Juniperus Chinesis Sp.	5 Gal.	Container

***IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE.



LANDSCAPE PLAN

ALL LANDSCAPING SHALL BE COMPLETED BY THE OWNER. ALL SEEDING/OVERSEEDING SHALL BE COMPLETED BY THE GENERAL CONTRACTOR.

LANDSCAPE ORD. CALC'S

LANDSCAPE YARD REQUIRED: 20 SF. X 500' = 10,000 S.F.
LANDSCAPE YARD SHOWN: 37,017 S.F.
STREET YARD TREES REQUIRED: 10,000/500 = 20 TREES
STREET YARD TREES PROVIDED: 6 EXIST. TREES
12 NEW SHADE TREES
PARKING LOT TREES: 8/20=1 TREES REQUIRED
1 SHADE TREES SHOWN
PARKING LOT SCREENING: SHRUBS (AS SHOWN)