Our signatures below indicate that an administrative adjustment to reduce parking by 16%, from 75 to 63 spaces is hereby granted for the aforementioned property subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.
2) All parking on the site shall be paved and marked in accordance with City standards.
3) 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

Ricky Stubbs
Interim Co-superintendent of MABCD

cc: Rick Stubbs, MABCD
Paul Hays, MABCD
James Clendenin, CM District III

63 Stalls
75 Staff

SKINNER STREET

GROVE STREET

ESTELLE STREET

MT. VERNON ROAD

EXISTING FIRE HYDRANT

EXISTING FIRE DEPARTMENT ACCESS

POINT OF W.F.D PAVED ACCESS

NEW FIRE HYDRANT

400' FIRE HOSE COVERAGE

150' TRAVEL DISTANCE MAX.

GATE PLAN PZRA2013-09
APPROVED
Date: 3-27-13

A FIRE DEPARTMENT ACCESS HOSE REACH, & FIRE HYDRANT PLAN

NORTH

PRINTS ISSUED

DATE	PURPOSE	NO.
11.19.12	50% CD REVIEW	
1.18.13	100% CD REVIEW FOR PERMIT	

MEAD MIDDLE SCHOOL
RENOVATION & ADDITION
2601 E. SKINNER
WICHITA, KS 67211
USD #259 BID NUMBER: 12-25070

WICHITA PUBLIC SCHOOLS

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Engineering • Planning • Interiors • Landscapes

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345 Riverview Wichita, KS 67203
T 316.268.0720 F 316.268.0205

CONTACT: MODDELMOG
DRAWN: MODDELMOG/HB
CHECKED:

PROJECT NUMBER: 11622

SHEET TITLE: LIFE SAFETY SITE PLAN FIRE DEPARTMENT ACCESS

SHEET NUMBER: LS1.2 OF:

Jan 09, 2013 - 8:52am - USER dmoddelmog
J:\11622-Mead Middle School, Wichita, KS\11622-Current\11622-PrintSheets\259-A-LS1-2.dwg

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 27, 2013

USD 259 c/o Shane Shumacher
3850 N. Hydraulic
Wichita, KS 67219

Re: BZA2013-09: City zoning administrative adjustment to reduce parking from 75 to 63 spaces for a middle school in SF-5 Single-family Residential ("SF-5") zoning, generally located east of Grove and south of Skinner (2601 E. Skinner).

Legal Description: LOT 1 Block 1 MEAD MIDDLE SCHOOL ADDITION, Wichita, Sedgwick County, Kansas

Dear Applicants,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you propose a renovation on the subject site. You indicate a desire to reduce the on-site parking requirement from 75 to 63 spaces, a 16% reduction of the Unified Zoning Code (UZC) requirement for the school.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for renovation projects by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking should be available for the anticipated need, and the parking does not interfere with public right-of-way.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

3) Compatibility with existing or permitted uses on abutting sites: A 16% parking reduction should not compromise existing or permitted uses on abutting sites, as all parking for this project should be adequately provided on the site.

4) Effect on public health, safety or welfare: There will be no encroachment into public right of way or utility easements; the public's safety, health and welfare should not be impacted.