CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Philip D. and Rebecca L. Elder
3501 E. 101st St. North
Valley Center, KS 67147

August 28, 2013

Randolf D. Love
119 S. Morningside Drive
Wichita, KS 67218

RE: BZA2013-00029: Administrative Adjustments to: 1) locate fewer than fifty percent of the uses required off-street parking spaces on-site; 2) utilize remote parking spaces in excess of 600 feet from the application area; 3) utilize remote parking located across an arterial street, and 4) reduce the screening requirement along the south property line for the private Northfield School of the Liberal Arts on SF-5 Single-family Residential (SF-5) property located at 1803 and 1813 West University Avenue (southwest corner of W. University and S. Vine Avenue; south of Maple and west of Seneca).

Legal Description: the north 125 feet of Lots 73, 75, 77, 79, 81 and the east ½ of Lot 83, University Place Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

The Wichita-Sedgwick County Unified Zoning Code (UZC) (Article V, Section V-I.1) grants the Planning Director, with the concurrence of the Director of the Metropolitan Area Building and Construction Department, the authority to approve applications for Zoning Adjustments. Further, the Zoning Administrator, in conjunction with the Planning Director, may authorize up to 100 percent of the required parking spaces to be located on a separate lot when the following standards are met (only the applicable standards are listed below): a. The applicant shall demonstrate that it is not feasible to locate all of the required parking on the same lot as the principal use; b. No required off-site parking spaces shall be located more than 600 feet from the primary entrance of the use served; c. Off-site parking areas shall require the same zoning classification as required for the use served; d. In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement shall be required, and an attested copy of the agreement shall be submitted to the Register of Deeds for recordation and proof or recordation shall be presented to the Zoning Administrator prior to the issuance of a building permit; and e. For educational uses parking may be separated from the zoning lot on which such use is located by a public or private street or alley provided the parking area is under the same ownership as the use being served. Because the proposed parking does not meet all the development standards noted in a-e above, and the applicant is requesting a waiver of screening standards, four Zoning Adjustments are being requested.

Adjustment 1: Allow Northfield School to provide fewer than fifty percent of the uses required off-street parking spaces. Northfield School of the Liberal Arts has an estimated student enrollment of 80 students (33 middle school and 47 high school) and 10 faculty and staff. The Wichita-Sedgwick County Unified Zoning Code requires one off-street parking space per teacher/employee, plus ten visitor spaces for middle schools and one space per teacher/employee, plus one per five students for high schools, which results in an off-street parking requirement of 30 spaces, including two spaces for persons with a disability. (See UZC Article IV, Section IV-A.4 and 8.a.) The site is able to provide one persons with a disability accessible off-street parking space at 1803 West University Avenue. See the attached site plan. The applicant is requesting an adjustment to permit 29 of the required 30 off-street parking spaces to be located at St. Mary Orthodox Church, 344 S. Martinson (both sides of Martinson, north of Maple). St. Mary is zoned SF-5 Single-family Residential, which permits a private middle and high school by-right provided the private school has a curriculum similar to a public school.

St. Mary Orthodox Church has a total of 69 parking spaces (42 located at the northwest corner of South Martinson and Maple; 5 north of the church and 22 east of church with frontage on South Exposition). Northfield School has submitted a parking agreement (attached) between Northfield School and St. Mary that allows Northfield School use of 30 of St. Mary's 42 parking spaces located at the northwest corner of Maple Street and Martinson Street, from September 1, 2013 to May 30, 2014, Monday through Friday of each week, from 7:00 a.m. to 5:00 p.m. each day. The parking agreement may be terminated at any time with a 60 day notice by either party. The Addendum to the Parking Lot Use Agreement (attached) also notes that St. Mary has the right to use all of the church's parking space for funeral services or other special events with three days advance notice to Northfield School.

It has been presented to City staff that Northfield School will hold classes the first hour of each school day at St. Mary instead of at Northfield School. Parents will drop Northfield students off at St. Mary instead of at Northfield School, which will minimize the number of Northfield student generated vehicle trips to the Northfield School location.

Adjustment 2: Allow Northfield School to utilize remote parking spaces in excess of 600 feet from the application area. Because the Northfield School site is unable to provide the minimum required off-street parking spaces on-site, Northfield School officials have secured parking spaces at St. Mary Orthodox Church that is located approximately 2,400 feet north and east of Northfield School (following street right-of-way) or 5.5 blocks. The applicant is asking for an adjustment to allow required off-street parking to be located more than 600 feet from the site triggering the parking requirement. (See UZC Article IV, Section IV-A.10.b.) City staff has been advised that Northfield students will walk from St. Mary Orthodox Church to the Northfield School when the weather permits; otherwise the school has a bus and a van that will be used to transport the students to the Northfield campus. It is City staff understanding the students will travel between Northfield School and St. Mary at least three times a day: to Northfield in the morning; to and from St. Mary during the lunch hour, and to St. Mary at the end of the school day.

Adjustment 3: Allow Northfield School to utilize remote parking located across an arterial street. Maple Street is located between the parking lot at St. Mary Orthodox Church and Northridge School. Maple Street is classified as an arterial street by the 2030 Transportation Plan map; therefore, the

applicant is requesting a waiver of the prohibition of using remote parking located across an arterial street. (See UZC Article IV, Section IV-A.10.b.)

Adjustment 4: Allow a reduction in the screening requirement along the south and west property lines. Article IV, Section IV-B.3.d of the UZC requires screening of all nonresidential uses along all side or rear lot lines abutting or across an alley from a residential zoning district. In this instance, the properties located south of the application area are zoned SF-5, and the property located to the west is zoned MF-18 Multi-family Residential. Part of the site has an existing screening fence, or is screened by building walls. (See the applicant's site plan for the location of existing and proposed screening.) The applicant is asking for a waiver of the required screening where it does not exist today, on the south and west property lines, and within five feet of Weststar power poles. Staff has been informed that Weststar has requested that fencing not be located within five feet of the two power poles located along the southern property line.

1) Impact on safety and convenience of vehicular and pedestrian circulation: It is unusual for staff to entertain a request to reduce the number of off-street parking spaces to one; however, the applicant's desire to locate a school for up to 80 students in two structures that were previously used as single-family residences is unorthodox; but is permitted by the UZC district standards. The site plan submitted by the applicant demonstrates that it is not feasible to locate the required parking on the site. Further, the applicant has devised a creative solution of holding the first hour of classes at the remote parking location, St. Mary Orthodox Church at Maple and South Martinson, to minimize traffic impacts generated by school patrons if they were to individually drop students off at the University Avenue location. The request to reduce the required off-street parking from 30 to 1 at the schools location and provide 30 off-street parking spaces at St. Mary should minimize impacts to public vehicular and pedestrian circulation on University Avenue, and will not significantly interfere with existing traffic circulation patterns to any greater extent than Friends University students who use University Avenue for parking or to access Friends University provided parking located farther west.
2) Impact on existing uses in surrounding areas: There should be no additional impact on the existing uses in surrounding areas as a result of the proposed adjustments. A typical residential structure has an average of 10 vehicle trips per day. If the two existing structures were to continue to be used as residences there could be an average of 20 vehicle trips per day from the two structures plus the traffic generated by Friends University and University Friends Church.
3) Compatibility with existing or permitted uses on abutting sites: Schools are permitted by-right in the SF-5 district. Most of the nearby properties are zoned SF-5. Most of the nearby properties are also developed with single-family homes; however, there is a church located across the street from the subject site. There are also multi-family units located farther west and northwest of the subject site, and farther west is Friends University, which has an enrollment of approximately 2,905 students. University Avenue is a major access point to the university and allows on-street parking. The applicant's proposed parking arrangement, and travel to and from the parking and the school should minimize additional impact to abutting properties.
4) Effect on public health, safety or welfare: There will 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 all four Zoning Adjustments necessitated by the establishment of a school limited to a maximum enrollment of up to 80 students at 1803 and 1813 West University Avenue are hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan, and all permits necessary to construct the improvements shall be acquired prior to the use of site as a school unless specifically delayed by this Administrative Adjustment (see number 3 below).
2) The Zoning Adjustments related to site's use as a school and school related parking shall be effective only so long as the school has and maintains a legally binding agreement for parking that complies generally with the terms of the approved adjustments. Should the parking agreement between Northfield School of the Liberal Arts, Inc. and St. Mary Orthodox Christian Church be terminated, Northfield School has 30 days from the date the parking agreement is terminated to obtain other remote parking that is available for the school's use that is not substantially farther (2,400 feet or 5.5 blocks) away from the school site. The school may not be open to students without code required parking, or in compliance with any valid Administrative Adjustments or waivers.
3) The applicant has one year from the date of this adjustment to provide required screening along the southern property line, as shown on the approved site plan, except for the areas where Westar requires the five-foot exclusion. Screening required between the apartment building located west of the school is waived.
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

Tom Stolz, Director of Metropolitan Area Building and Construction Department

cc: Anthony J. Jacobs, 151 North Rock Island, 1B, Wichita, KS 67202



site plan
1/16"=1'-0"
0 16'

DRAWING SHEETS

architectural

AS1 site plan and code data
A1 main floor plans, restroom elevations
A2 upper floor plans
A3 enlarged garage plan, elevation, restroom elevations & door schedule

plumbing

P1 plumbing plan

electrical

E1 main level exit & emergency lighting plan
E2 second level exit & emergency lighting plan
E3 third level exit & emergency lighting plan, fixture schedule, & notes

studium
architecture
151 N. Rock Island, Suite 1B
Wichita, Kansas 67202
316.295.4563 studium-ict.com

ANTHONY J. JACOBS LICENSED ARCHITECT 5782 7-29-13 KANSAS ARCHITECT

CODE DATA

OWNER
Northfield School of the Liberal Arts
1813 W University Avenue
Wichita, KS 67213
p: 316.832.3319
Contact : Emily Langness
email: emily@northfieldschool.com

ARCHITECT
Studium Architecture
151 N. Rock Island, Suite 1B
Wichita, KS 67202
p: 316.295.4563
Contact : Tony Jacobs
email: tony@studium-ict.com

GENERAL CONTRACTOR
C. A. Jackson Construction, Inc.
2829 E 101st St N
Valley Center, KS 67147
Chris Jackson, Owner
p: 316.648.1082
email: cjackson@pldus.net

ENGINEERING
InSite Group, Inc.
335 N Waco
Wichita, KS 67202
p: 316.239.7999
Contact: Travis Rau
email: travis.rau@insitegroup.net

PARKING CALCULATIONS

10 Faculty & Staff:	10
80 Students	
33 Middle School*	
47 High School @ 1 per 5:	9
*10 visitor spaces required:	10
Total Parking Required	30

1 accessible off-street space provided at 1803 W University Ave

Remainder of required parking provided through Parking Lot Use Agreement at St Mary Orthodox Church, 344 S Martinson, pending administrative adjustments allowing required parking to be located off site, and located further than 600' from intended use, and to allow crossing of a minor arterial street.

APPLICABLE CODES
THE INTERNATIONAL BUILDING CODE, 2006
THE NATIONAL ELECTRICAL CODE, 2011
THE UNIFORM PLUMBING CODE, 2006
THE INTERNATIONAL MECHANICAL CODE, 2006
THE INTERNATIONAL FIRE CODE, 2006
ADAAG, 2010

LEGAL DESCRIPTION
1813 W University: LOTS 79-81, & E 1/2 LOT 83 UNIVERSITY AVE, UNIVERSITY PLACE ADDITION, SEDGWICK COUNTY

1803 W University: N 125' LOTS 73-75-77 UNIVERSITY AVE, UNIVERSITY PLACE ADDITION, SEDGWICK COUNTY

ZONING
SF5 - SINGLE FAMILY

OCCUPANCY GROUP
E EDUCATION 5,396 SF (existing, no work)

CONSTRUCTION TYPE
TYPE V-B CONSTRUCTION

BUILDING AREA
1813 W University Ave
ACTUAL: 2,204 SF MAIN LEVEL
1803 W University Ave
ACTUAL: 1,336 SF MAIN LEVEL

ALLOWABLE AREA
E OCCUPANCY, TYPE VB CONSTRUCTION

BASIC ALLOWABLE AREA:	9,500 SF	
BASIC ALLOWABLE HEIGHT:	1 STORY	
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE:	19,000 SF	(200%)
AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE:	1 STORY	
ADJUSTED ALLOWABLE AREA:	28,500 SF	
ADJUSTED ALLOWABLE HEIGHT:	2 STORY*	

*per meeting with MABCD, third story of 1803 could be occupied as a B occupancy if exterior exit stairway is provided.

PROPERTY AREA

1813 W University Ave	10,791 SF	(0.25 acres)
1803 W University Ave	9,526 SF	(0.22 acres)

PERVIOUS AREA CALCULATIONS
1813 W University Ave 4,042 SF / 10,791 SF = 0.37
1803 W University Ave 5,264 SF / 9,526 SF = 0.55

OCCUPANCY LOADS

OCCUPANCY TYPE	OCCUPANT LOAD	
E - EDUCATION	62 OCC.	(1813 W UNIVERSITY)
E - EDUCATION	50 OCC.	(1803 W UNIVERSITY)

OCCUPANCY SEPARATIONS
NONE

ACTIVE FIRE SAFETY CODES
NFPA 13R SPRINKLER SYSTEM
FIRE EXTINGUISHERS
SMOKE DETECTORS - HARD WIRED
FIRE ALARM SYSTEM: MANUAL PULL STATION
ACTIVATES HORN AND STROBE NOTIFICATION SYSTEM
EMERGENCY LIGHTING

GENERAL INFORMATION
FOOD HANDLING: NONE
WATER SUPPLY: MUNICIPAL
SEWAGE TREATMENT: MUNICIPAL
HVAC SYSTEM: FORCED AIR
FUEL: NATURAL GAS

PLUMBING FIXTURES

OCCUPANCY TYPE	OCCUPANT LOAD	
E - EDUCATION	62 OCC.	(1813 W UNIVERSITY)
E - EDUCATION	50 OCC.	(1803 W UNIVERSITY)
	112 OCCUPANTS	

TABLE 2902.1
REQUIRED PLUMBING FIXTURES

MALE
56 OCC. AT 1 PER 50 OCC. = 1 WC
56 OCC. AT 1 PER 50 OCC. = 1 LAV

FEMALE
56 OCC. AT 1 PER 50 OCC. = 1 WC
56 OCC. AT 1 PER 50 OCC. = 1 LAV

FIXTURES PROVIDED:
1 ACCESSIBLE UNISEX WC & LAV (1803 W UNIVERSITY)
3 NON-ACCESSIBLE UNISEX WC & LAVS

Northfield School of the Liberal Arts
Change of Use and ADA Improvements
1803 & 1813 W University Ave, Wichita, Kansas

Permit Drawing
07.29.2013

AS1