



Wichita-Sedgwick County Metropolitan Area Planning Department

February 5, 2014

USD 259 Wichita Public Schools
Shane Schumacher
3850 N. Hydraulic
Wichita, KS 67219

RE: BZA2014-00005: City Administrative Adjustment to reduce front yard setback to eight feet for an institutional use on property zoned SF-5 Single-family Residential.

Legal Description: LOT 1, O.K. SCHOOL ADDITION to Wichita, Sedgwick County, Kansas. Generally located west North West Street and 15th Street North (1607 N. West Street).

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to reduce the front yard setback from 25-feet to 8-feet. From reviewing your application, we understand that you propose to locate a new 24-foot wide drive lane to create on-site circulation between the existing north and south parking lots on the site.

Section V-I.2(l) allows an adjustment to permit parking in residential districts to be located within a required front yard, but in no case closer to a front property line than eight feet. We find that allowing the access drive as proposed meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of pedestrian and vehicular circulation: The location of the interior access drive will have no impact on the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: Existing uses in the surrounding area are residential SF-5 to the north, east, west and south and the interior circulation driveway will not impact existing uses.
- 3) Compatibility with existing or permitted uses on abutting sites: Allowing an interior circulation driveway to be located within eight feet of the front property line should not reduce compatibility with surrounding uses.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

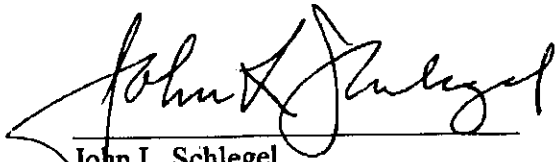
www.wichita.gov

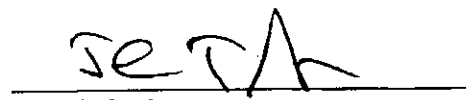
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to permit an accessory drive within eight feet of the front property line on the aforementioned property is hereby granted, subject to the following conditions:

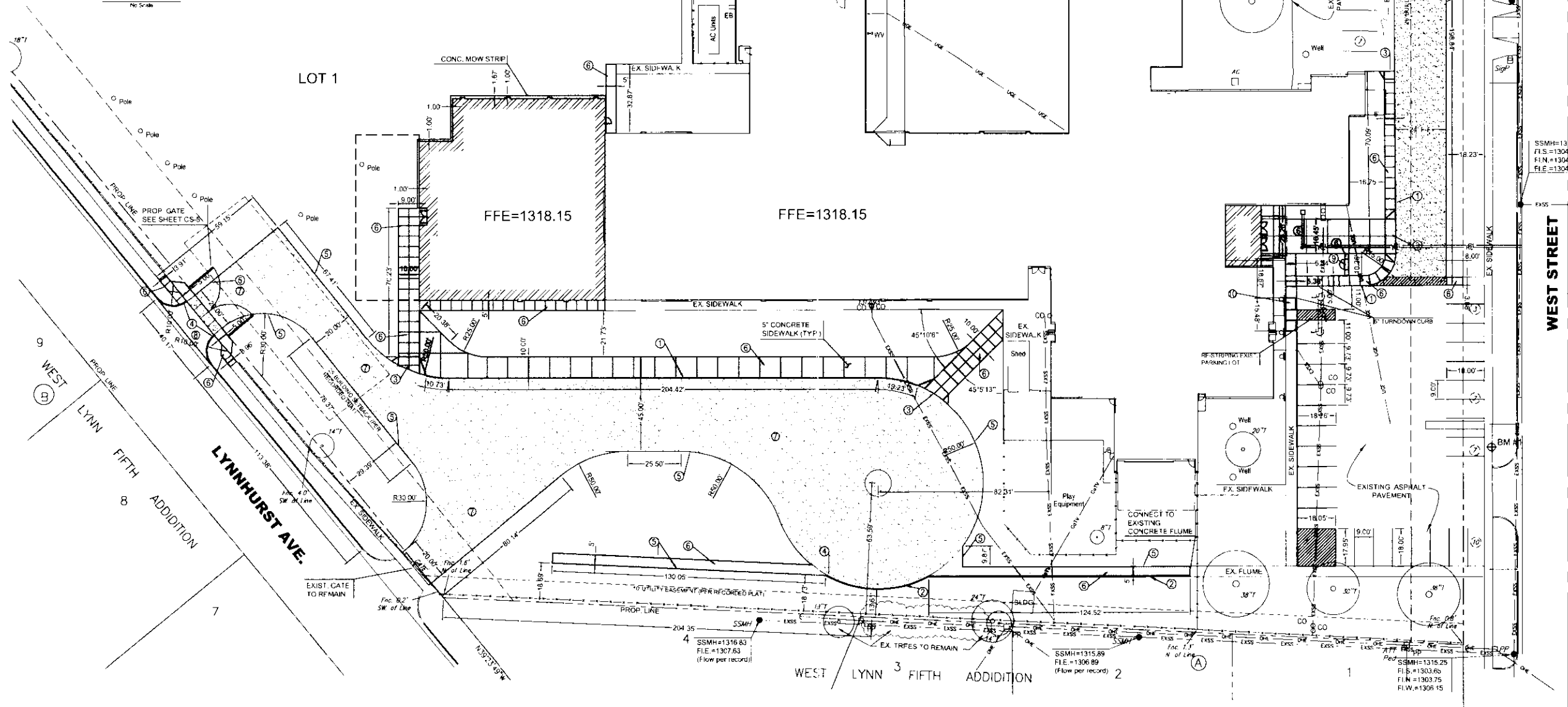
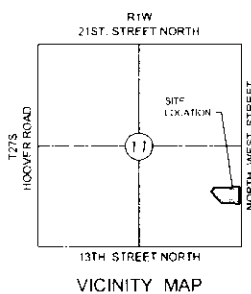
- 1) The administrative adjustment is for a 24-foot wide drive lane only; all other improvements on the site shall otherwise conform to the Unified Zoning Code unless a separate adjustment or variance is approved.
- 2) The accessory drive shall be in conformance with the approved site plan. The improvement shall be permitted and installed within one year from the date of approval.
- 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


Tom J. Stolz
MABCD Director

cc: JR Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, NA District VI



GENERAL NOTES

- UNLESS SHOWN OR STATED OTHERWISE ON THESE DRAWINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WICHITA CONCRETE PAVEMENT AND ASPHALTIC CONCRETE PAVEMENT SPECIFICATIONS. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE AND MODULUS OF RULING STRENGTH AND MEET THE REQUIREMENT OF THE STANDARD CITY OF WICHITA SACK MIX.
- EXISTING 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 NOT A GUARANTEE OF ACCURACY. DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT OF GUARANTEE. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
- A SAW CUT OF AT LEAST ONE-HALF THE DEPTH OF THE EXISTING SURFACE COURSE OR ONE-FOURTH THE DEPTH OF THE EXISTING TOTAL PAVEMENT THICKNESS SHALL BE PROVIDED AT LOCATIONS WHERE PROPOSED CONSTRUCTION ABUTS AN EXISTING SURFACE OR PAVEMENT OR WHICH PARTIAL REMOVAL OF "X" IN SURFACE OR PAVEMENT IS REQUIRED. SAW JOINT TO FACILITATE REMOVAL WHEN THRU-DRILLING OR EXISTING JOINTS WILL NOT BE PERMITTED AND FOR SUCH INSTANCES THE LIMITS OF REMOVAL SHALL EXTEND TO THE EXISTING JOINT. SUCH SAW CUTS WILL NOT BE PAID FOR, CORRECTLY AND THE COST SHALL BE CONSIDERED AS SUBORDINARY TO THE REMOVAL OF SURFACE OR PAVEMENT.
- CONTRACTOR SHALL RESEAL AND REPAIR ALL DISTURBED AREAS. COST SHALL BE CONSIDERED SUBSIDIARY TO SITE RESTORATION.
- WORK DONE UNDER THIS PROJECT IS SUBJECT TO THE CITY OF WICHITA REQUIREMENTS FOR CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS BY PRIVATE CONTRACT. THE CONTRACTOR SHALL BE FAMILIAR AND COMPLY WITH ALL OF THE REQUIREMENTS INCLUDING BIDDING, INSPECTION, TESTING, NOTIFICATION, PROVIDING AS-BUILT DRAWINGS, PAYING FOR ALL NECESSARY CONNECTIONS AND/OR STREET REPAIRS AND PROVIDING THE MATERIAL AND OTHER CERTIFICATIONS.
- CONCRETE PAVEMENT JOINTS SHALL BE 10' TO 12' IN GENERAL WITH 12' MINIMUM SPACING HAVING A WIDTH TO LENGTH RATIO OF 1:125. CONTRACTOR SHALL SUBMIT A JOINT PLAN FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION. SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL.
- ALL SUB GRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA 2017 GEOTECHNICAL ENGINEERING REPORT FOR PROPOSED ADDITION TO OK ELEMENTARY SCHOOL. PREPARED BY TERRACON PROJECT NO. 21135108.

LEGEND

- | | | | |
|-----|-------------------------------------|------|-------------------------------|
| ATT | ATT PED = AT & T TELEPHONE PEDESTAL | SKY | SIGN = SIGN |
| BBG | BBG = BASKETBALL GOAL | SSMH | SSMH = SANITARY SEWER MANHOLE |
| CO | CO = CLEANOUT | TMH | TMH = TRAFFIC MANHOLE |
| DI | DI = DRAIN INLET | WELL | WELL = CASED WELL |
| EB | EB = ELECTRIC BOX | WM | WM = WATER METER |
| EH | EH = FIRE HYDRANT | WV | WV = WATER VALVE |
| EP | EP = FLAG POLE | XFMR | XFMR = TRANSFORMER |
| GM | GM = GAS METER | | |
| GU | GU = GUARD POST (BOLLARD) | | |
| GV | GV = GAS VALVE | | |
| JB | JB = JUNCTION BOX | | |
| LP | LP = LIGHT POLE | | |
| PP | PP = POWER POLE | | |
| RD | RD = ROOF DRAIN | | |
| SEP | SEP = SIGN POLE | | |

KEYNOTE

- 4" TURN DOWN CURB
- FULL CURB & GUTTER
- WHEELCHAIR RAMP
- 2" CURB TRANSITION
- EDGE OF MAT (NO CURB)
- CONCRETE SIDEWALK
- 6" CONCRETE PAVEMENT
- CONCRETE VALLEY GUTTER
- FLAG POLE BASE
- CUSTOM WHEELCHAIR RAMP

BENCH MARKS

- SITE BENCHMARK:
1. C-1 SECTED ON TOP OF SIDEWALK
ELEVATION = 1304.23 (1304.38)
- SITE BENCHMARK:
2. C-1 SECTED ON TOP OF SIDEWALK
ELEVATION = 1303.69 (1303.75)

PAVING PLAN



OK ELEMENTARY SCHOOL ADDITION & RENOVATIONS
for WICHITA - USD #259

CS-2

2/10/2017 DWG