CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 27, 2015

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

**RE:** **BZA2015-00017: City Administrative Adjustment to reduce required parking for an institutional use on property zoned SF-5 Single-family Residential.**

**Legal Description: LOT 1, EXC. S 680 FEET, BLOCK 1, COLEMAN SCHOOL ADDITION to Wichita, Sedgwick County, Kansas. Generally located north of E. 13th Street North, east of N. Governeour (1544 N. Geverneour).**

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to reduce the required parking on your site from 90 to 81 spaces, a 10 percent reduction. From reviewing your application, we understand that you will be constructing a new addition that requires reducing the number of parking spaces.

Section V-I.2(i) allows an adjustment to reduce parking for all remodeling/expansion projects by 25 percent. We find that allowing the 10 percent parking reduction 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 reduction of parking 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 SF-5 residential to the west; MF-18 Multi-family to the north; GC General Commercial, GO General Office, LC Limited Commercial and MF-18 Multi-family to the east; and Fairview Park zoned SF-5 to the south. Reduction of required parking by 10 percent will not impact existing uses.

3) Compatibility with existing or permitted uses on abutting sites: All required parking is provided on-site and will not impact permitted uses on abutting sites.

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 reduce parking by 10 percent on the aforementioned property is hereby granted, subject to the following conditions:

1) The administrative adjustment is to reduce required parking from 90 spaces to 81 spaces; all other improvements on the site shall otherwise conform to the Unified Zoning Code unless a separate adjustment or variance is approved.

2) The configuration of on-site parking shall be in conformance with the approved site plan. The improvement shall be permitted and installed within one year from the date of approval.

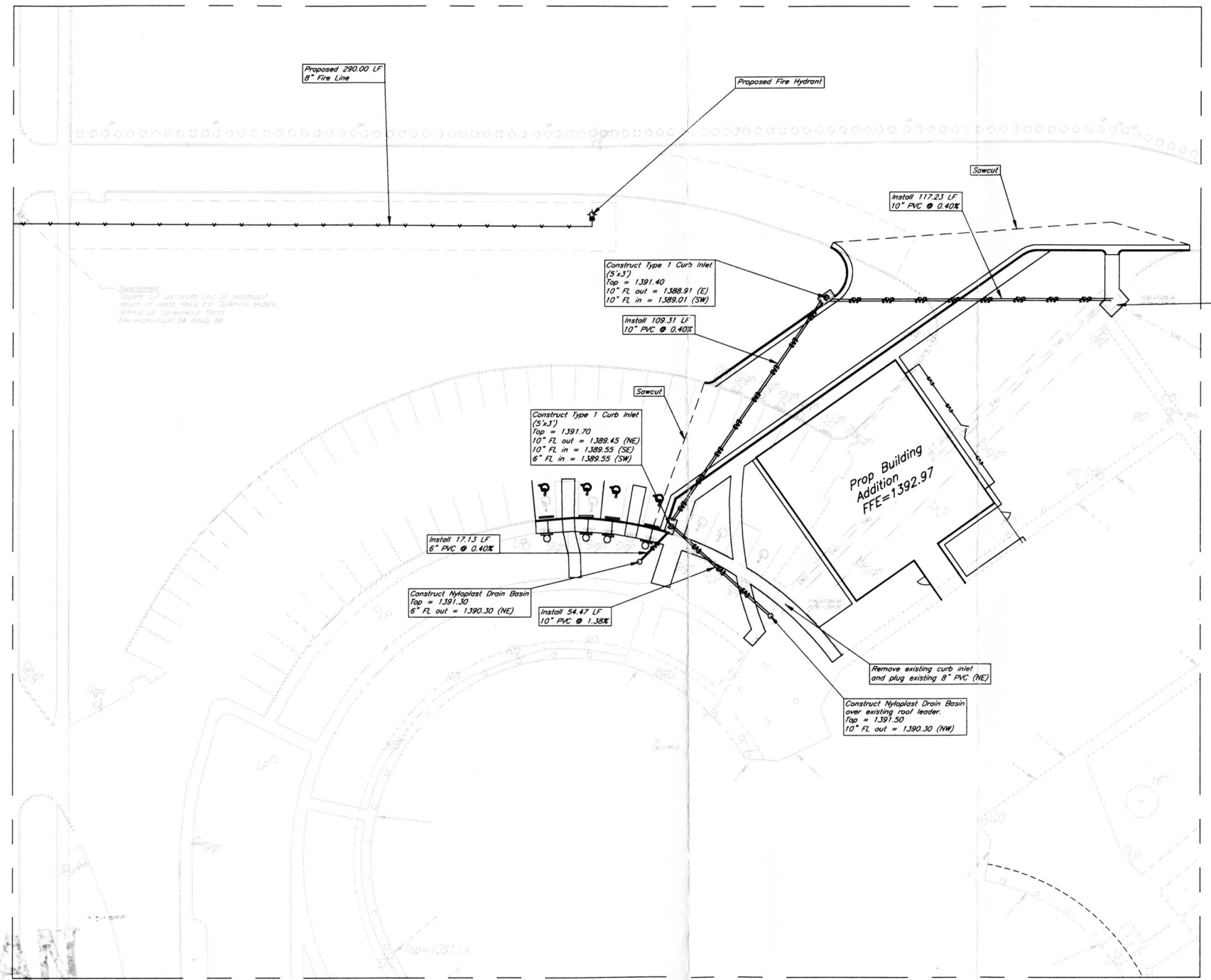
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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

The development application sign should now be removed from the property.

John L. Schlegel, Director
Metropolitan Area Planning Department

Tom J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: JR Cox, MABCD
Pete Meitzner, CM District II
Janet Johnson, Community Liaison CM District II


Proposed 290.00 LF
8" Fire Line
Proposed Fire Hydrant
Sawcut
Install 117.23 LF
10" PVC @ 0.40%
Construct Type 1 Curb Inlet
(5'x3')
Top = 1391.40
10" FL out = 1388.91 (E)
10" FL in = 1389.01 (SW)
Install 109.31 LF
10" PVC @ 0.40%
Sawcut
Construct Type 1 Curb Inlet
(5'x3')
Top = 1391.70
10" FL out = 1389.45 (NE)
10" FL in = 1389.55 (SE)
6" FL in = 1389.55 (SW)
Prop. Building
Addition
FFE=1392.97
Install 17.13 LF
6" PVC @ 0.40%
Construct Nyloplast Drain Basin
Top = 1391.30
6" FL out = 1390.30 (NE)
Install 54.47 LF
10" PVC @ 1.38%
Remove existing curb inlet
and plug existing 8" PVC (NE)
Construct Nyloplast Drain Basin
over existing roof leader.
Top = 1391.50
10" FL out = 1390.30 (NW)

SITE PLAN