

EIGHTEENTH STREET

EXIST. SIDEWALK

PROPERTY LINE

Remove Existing Telephone Pole  
Barriers and Replace with 21'-0"  
Long, 12" Round Steel Pipe  
Weld 90 Degrees to Form 12'-0" x 12'-0" Frame  
in 12" Diameter by 2'-0" Concrete Base.

Install 4" Concrete Curb to Prevent  
Washing out of Slope. Regrade  
and Install Compacted Soil to  
Grade and Proper Slope.

8'-0" SETBACK

Remove Existing Gravel Parking and Install  
Asphalt Paving Parking Lot as per Specifications.

Regrade as Required and  
Install Asphalt Paving and  
Base as per Specifications.

Install Four Standard  
9'-0" Parking Stalls.

Extend Dumpster's 8" Concrete  
Pad 6'-0" with Sand Base and  
6 x 6 Road Matt Reinforcement.

Install Signs for Service Vehicles  
with Dumpster (by Owner).

Concrete Slabs,

to align with top of Asphalt. Bottom  
of Concrete Base to be a minimum of  
7'-0" below ground.

Remove Existing 'Bump'  
Regrade and Level to Existing Grade.

New Stripped  
Drop-Off Area

No Parking Stalls  
in this Area, to be  
Drop-Off Area.

Thru Eight 9'-0" Standard Parking  
Stalls = 342'-0"

No Parking Stalls  
in this Area.

Nine 9'-0" Standard Parking  
Stalls = 81'-0"

No Parking Stalls in this  
Area, to be Bus Pathway.

Radius  
15'-0"

Radius  
15'-0"

Remove Existing Steel Pipe Guardrail as  
required, Round Corner of Parking on  
both sides, then Reinstall Steel Pipe Guardrail.

Grade, and Prep. Chosen, then  
Install Asphalt Paving as Specified.

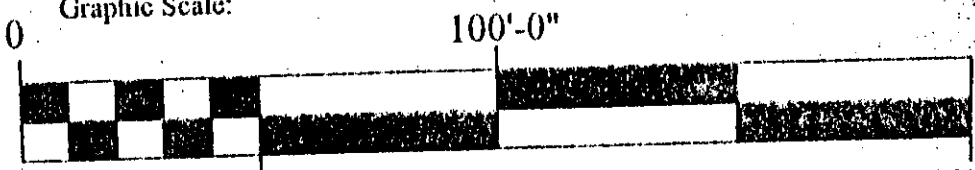
BZA2005-00026

# SITE PLAN

APPROVED 5-31-05 BY SK

## NORTHEAST MAGNET PAVING PLAN

Graphic Scale:



200'-0"

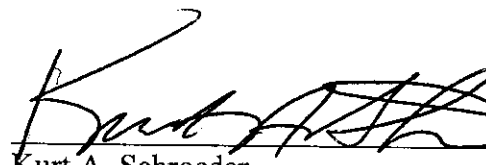
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the adjustment, as landscaping will be provided for the bus loading area to screen it from residential properties located across the street and no residential uses are located immediately adjacent to the bus loading area.
- 3) Compatibility with existing or permitted uses on abutting sites: Schools and associated accessory uses such as bus loading areas are permitted in residential zoning districts, and the allowance of a bus loading area within the setback should not compromise existing or permitted uses on abutting sites due to the minor nature of the encroachment into the setback.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a 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 a bus loading area for Northeast Magnet High School to be located within the street side setback along 18<sup>th</sup> Street North on property zoned "SF-5" Single Family but no closer than 8 feet from the property line is hereby granted, subject to the following conditions:

- 1) The bus loading area shall be developed in general conformance with the approved site plan.
- 2) The bus loading area shall be paved and marked.
- 3) The bus loading area shall be developed in general conformance with the landscape ordinance per a separate landscape plan to be approved prior to the issuance of a building permit.
- 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

  
Kurt A. Schroeder  
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
Randy Sparkman, Office of Central Inspection  
Herb Shaner, Office of Central Inspection



FILE COPY

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

May 31, 2005

Joe Hoover  
USD 259  
3850 N. Hydraulic  
Wichita, KS 67219

**Re: BZA2005-00026: Zoning Adjustment to permit a bus loading area for Northeast Magnet High School to be located within the street side setback along 18<sup>th</sup> Street North on property zoned "SF-5" Single Family.**

**Legal Description: Odd Lots 49-95 on Volutsia, Even Lots 50-96 on Erie, Odd Lots 49-95 on Erie, and Even Lots 50-96 on Chautauqua, College Terrace Addition, Wichita, Sedgwick County, Kansas, together with vacated Erie right-of-way adjoining said lots. Generally located north of 17<sup>th</sup> Street North and west of Hillside (1847 N. Chautauqua).**

Dear Mr. Hoover:

We have reviewed your request for a Zoning Adjustment to permit a bus loading area within the street side setback in a residential zoning district. From reviewing your application, we understand that you propose to pave an existing gravel lot to provide a paved bus loading area for Northeast Magnet High School. From reviewing your site plan, we understand that you propose to locate a portion of the bus loading area within the street side setback along 18<sup>th</sup> Street North. Therefore, you have requested an adjustment to permit the bus loading area within the street side setback but no closer than eight feet from the property line.

Section V-I.2.1. of the Unified Zoning Code allows an adjustment to permit a parking or loading area within the front or street side setback in a residential zoning district but in no case closer than eight feet from the property line when the four conditions required by Section V-I.6. of the Unified Zoning Code are met. We find that allowing the bus loading area within the street side setback 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 vehicular and pedestrian circulation: The proposed bus loading area should improve the safety and convenience of vehicular and pedestrian circulation in the vicinity by providing an off-street location for buses to load.