CENTERLINE OF ENTRY

LAYOUT PARKING AND WALKS FROM FACE OF EXISTING BUILDING

B2A2004-00014

SITE PLAN

APPROVED 3-12-04 BY SK

10'x10' TYP.

5'x5' TYP.

36"

43'-0"

40'-0"

20'-0"

22'-0"

5'-0"

54'-6"

6'-0"

5'-0"

6'-0"

9'-0"

24'-6"

37'-0"

25'-0"

18'-0"

10'x10' TYP.

18'-0"

3 EQUAL

5'-0"

6'-0"

5'-0"

6'-0"

5'-0"

13'-0"

HC

HC

10"

10"

FH

SALINA

16TH STREET NORTH

SCHAEFER JOHNSON COX FREY ARCHITECTURE
Emprise Center
257 N. Broadway
Wichita, Kansas
67202-2317
Ph. 316.684.0171
Fax.316.684.0835
www.sjcf.com
architecture@sjcf.com

NEW ON-SITE PARKING DIAGRAM

1/4" = 1'-0"

N

PRJ NO. **2817.00** / BID# 03-25-136

21 JAN 2004

WOODLAND ELEMENTARY SCHOOL
ADDITIONS AND RENOVATION
USD 259, WICHITA, KS.

3) Compatibility with existing or permitted uses on abutting sites: Schools and associated accessory uses such as parking are permitted in residential zoning districts, and the allowance of parking within the setback should not compromise existing or permitted uses on abutting sites due to the minor nature of the encroachment of the parking area into the setbacks and the provision of landscaping for the parking lot.

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 allow parking in the front and street side setbacks but no closer than 11'2" from the right-of-way line for 16th Street North and no closer than 9'0" from the right-of-way line for Salina is hereby granted subject to the following conditions:

1) The parking area shall be developed in general conformance with the approved site plan.

2) All parking areas shall be paved and marked.

3) The parking area shall be developed in general conformance with the landscape ordinance.

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 S. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

March 12, 2004

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

Re: **BZA2004-00014: Zoning Adjustment to allow a parking area for Woodland Elementary School to be located in the front and street side setbacks on residentially-zoned property.**

Legal Description: Lot 2, Block C, Ferrell's 4th Addition; and Lot 3, Block C, Ferrell's 4th Addition; and Even Lots 122 through 132 on Payne Avenue and Odd Lots 129 through 131 on Salina Avenue, Ferrell's 4th Addition; and Reserve A, Block C, Ferrell's 4th Addition. Located at the northwest corner of 16th Street North and Salina (1705 N. Salina).

Dear Mr. Hoover:

We have reviewed your request for a Zoning Adjustment to allow parking in the front and street side setbacks on the aforementioned property. You state in your application that you plan to use this area for required off-street parking for an elementary school and that you desire to park in the front and street side setbacks no closer than 11'2" from the right-of-way line for 16th Street North and no closer than 9'0" from the right-of-way line for Salina to preserve as much land as possible for use as a playground.

Sec. V-I.2.l. of the Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within required front and street side setbacks, but in no case closer to the property line than 8 feet, when the conditions required by Sec. V-I.6. of the Code are met. We find that allowance of parking within the setbacks as proposed meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: Sufficient open space between the parking area and the property line will remain to prevent vehicles from encroaching upon the sidewalk; therefore, the safety and convenience of vehicular and pedestrian circulation should not be negatively impacted.

2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of parking within the setback as no residential front yards are located adjacent to the parking area.