BZA2003-00067

SITE PLAN

APPROVED 12-19-03 BY

HORACE MANN DUAL LANGUAGE MAGNET SCHOOL

MAIN ST.

EXISTING CROSSWALK
NEW 24'-0" WIDE APPROA PER CITY CODE
REMOVE EXISTING WALK AS REQD
NOTE: ALL TREES SHOWN IN CITY RIGHT OF WAY ARE EXISTING
BM #2 (FL) 100.0
ONE WAY
24'-0"
102.0
8'
WATER FLOW
ONE WAY BUS LANE
102.6
20'-0"
18'-4 1/8"
EXISTING APPROACH
EXISTING APPROACH
24'-1"
*102.0
*101.8
19'-0"
7 SPACES ONE WAY
WATER FLOW
20'-0"
9'-0" TYP
1022+
47'-0"
NEW CHAINLINK FENCE
209'-7 3/4"
*102.6
45'-8 11/16"
36'-8 1/2"
184'-0 13/16"
NEW CHAINLINK FENCE
PLAYGROUND
436'-0 3/4"
EXISTING CONCRETE PAVEMENT
PAVED PLAYPAD
PLAYGROUND
REMOVE EXISTING CONCRETE
101.5
17'-0"
NEW 17'-0" APPROACH PER CITY CODE
REMOVE EXISTING SIDEWALK AS REQD
NOTE: ALL TREES SHOWN IN CITY RIGHT OF WAY ARE EXISTING
BM #1 (FL) 100.0
EXISTING APPROACH
23'-1 11/16"
MARKET ST.

SOCCER FIELD
NEW CHAINLINK FENCE
4" STRIPING - TYP
RESERVED HANDICAP #R7-8 PARKING SIGN - SEE DETAIL
250'-8 3/4"
9'-2 5/8"
RESERVED HANDICAP #R7-8 AND VAN ACCESSIBLE PARKING SIGNS - SEE DETAIL
8'-0" 8'-0" 8'-0" 8'-0"
20 SPACES
*102.2
*102.7
*102.1
WATER FLOW
WATER FLOW
20'-0"
5'-0"
18 SPACES ONE WAY
WATER FLOW
*102.0
WATER FLOW
*102.4
*101.7
ONE WAY
ONE WAY
*101.1
9'-0" TYP
20'-0"
KALLAY JUNIPER TYP OF 28
EXISTING CHAIN LINK FENCE WITH PLANT SCREENING
COTONEASTER TYP OF 32
3" SHREDDED WOOD MULCH WEED BARRIER TYP AT ALL BEDS
FRUITLESS CRAB APPLE TREE - TYP OF 2

HANDICAPPED RESERVE SIGN #R7-8
RESERVED PARKING
RESERVED PARKING
VAN ACCESSIBLE
VAN ACCESSIBLE SIGN
18"
12"
60" MIN ABOVE GRADE

ADA SIGN DETAILS

2 — 1 1/2" = 1'-0"

NEW PARKING LOT
REMOVE PAVEMENT AS REQD
HORACE MANN DUAL LANGUAGE MAGNET SCHOOL
REMOVE EXISTING CHAIN LINK FENCE
NEW PARKING LOT

KEY PLAN / DEMO PLAN

3 — 1" = 100'-0"

WICHITA PUBLIC SCHOOLS

NORTH
0 10 FT 40 FT
5 FT 20 FT

PLAN

1 — 1" = 20'-0"

LEGAL DESCRIPTION

LOTS 248, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 283, 285, 287, 289, 291, 292, 293, 294, 295, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, AND THE NORTH 12 FEET OF LOT 276, HYDE AND PERRELL'S ADDITION TO THE CITY OF WICHITA, KANSAS, TOGETHER WITH LOTS 1251, 1252, 1253, 1254, THE SOUTH 25 FEET OF LOT 1255 AND ALL OF LOT 1256, BUSH'S ADDITION TO THE CITY OF WICHITA, KANSAS, AND VACATED 12TH STREET ORDINANCE 33-160.

PLANT SCHEDULE

Qty	Botanical Name	Common Name	Size	Condition
28	Juniperus Chinesis	Kallay Juniper	2 Gal	Container
32	Cotoneaster Divaricatus	Spreading Cotoneaster	2 Gal	Container
2	Malus Spring Snow	Fruitless Crab Apple	1 ½"	B & B

LANDSCAPE NOTES

- ALL SHRUBS: 4 FT. SPREAD AND 4 FT. ON CENTERS
- SHRUBS TO BE CENTERED IN BEDS
- 3" MULCH WITH WEED BARRIER IN ALL BEDS
- SHRUBS TO ALTERNATE VARIETIES IN GROUPS OF 4

PARKING INVENTORY

LOT	HANDICAPPED	NON HANDICAPPED	TOTAL
NORTHEAST ALONG MARKET ST	3	38	41
NORTHWEST ALONG MAIN ST		17	17
TOTAL - BOTH LOTS	3	55	58

PARKING LOT PLAN

HORACE MANN
DUAL LANGUAGE MAGNET SCHOOL
1243 N MARKET WICHITA KANSAS
DECEMBER 4, 2003 DRAWN BY LEONARD JOCHEMS

residential front yards located adjacent to the paved surface areas will be appropriately screened to mitigate negative impacts on residential uses.

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

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 areas and a bus loading zone in the front setback along Main and Market, but no closer than 8 feet from the property line, is hereby granted subject to the following conditions:

1) The parking areas and bus loading zone shall be developed in general conformance with the approved site plan.

2) The parking areas and bus loading zone shall be paved and marked.

3) The parking areas and bus loading zone shall be developed in general conformance with the landscape ordinance.

4) The parking areas and bus loading zone shall be screened from abutting residential properties in accordance with the screening requirements of the Unified Zoning Code.

5) 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 zoning adjustment sign may now be removed from the property.

John L. 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

December 19, 2003

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

Re: **BZA2003-00067: Zoning Adjustment to allow parking areas and a bus loading zone for Horace Mann Elementary School to be located in the front setback along Main and Market on property zoned "B" Multi-Family Residential.**

Legal Description: Lots 1201, 1203, and 1205 on Main Street and Lots 1202, 1204, and 1206 on Market Street, Bush's Addition, together with vacated 12th Street between Main and Market, together with even lots 280 through 316 on Main Street and odd lots 249 through 295 on Market Street, Hyde and Ferrell's Addition. Located north of 11th Street North and west of Market (1243 N. Market).

Dear Mr. Hoover:

We have reviewed your request for a Zoning Adjustment to allow parking areas and a bus loading zone in the front setback on the aforementioned property. You state in your application that you plan to use this area for required off-street parking and a bus loading zone for an elementary school and that you propose the paved surface area be located in the front setback no closer than 8 feet from the right-of-way line for Main and Market in order to preserve as much land as possible for use as a playground.

Sec. V-I.2.1. of the Unified Zoning Code allows an adjustment to permit parking and drive aisles 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 and drive aisles within the front setback no closer than 8 feet from the property line 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 paved surface areas and the property lines 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 locating paved surface areas within the setback, as the