



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

August 14, 2002

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

Re: BZA2002-00048: Zoning Adjustment to allow parking in the front and street side setbacks on property zoned "B" Multi-Family Residential.

Legal Description: Lots 1-14, Reserve C, and Reserve D, Lawrence's 5th Addition; Lots 1-20 on Seneca, Humphrey's Addition; the vacated alleys and streets located between Texas, Exposition, Burton, and Seneca; and even Lots 2-10 on Exposition, Martinson's 3rd Addition. Generally located south of Douglas and west of Seneca (221 S. Seneca).

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 properties. You state in your application that you plan to use these areas for required off-street parking in conjunction with the expansion of Allison Middle School and that you desire to park in the front and street side setbacks no closer than 8 feet from the property line 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 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 front and street side setbacks no closer than 8 feet from the property lines 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: Providing additional off-street parking may improve the safety and convenience of vehicular and pedestrian circulation in the area by reducing the number of vehicles parking along the street. Sufficient open space between the parking area and the property line will remain to prevent vehicles from encroaching upon the sidewalk.
- 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 areas, and the parking areas will be appropriately screened and buffered from adjacent residential uses.

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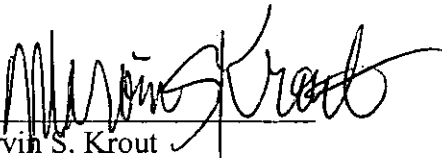
www.wichitagov.org

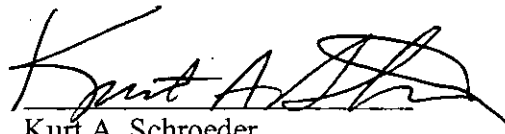
- 3) Compatibility with existing or permitted uses on abutting sites: Schools and associated accessory uses such as parking are permitted in residential zoning districts, and the allowance of parking within the setback should not compromise existing or permitted uses on abutting sites due to the minor 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 8 feet from the property lines, is hereby granted subject to the following conditions:

- 1) The parking lots shall be developed in accordance with the approved site plans.
- 2) All parking areas shall be paved and marked.
- 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 Article VIII of 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.


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

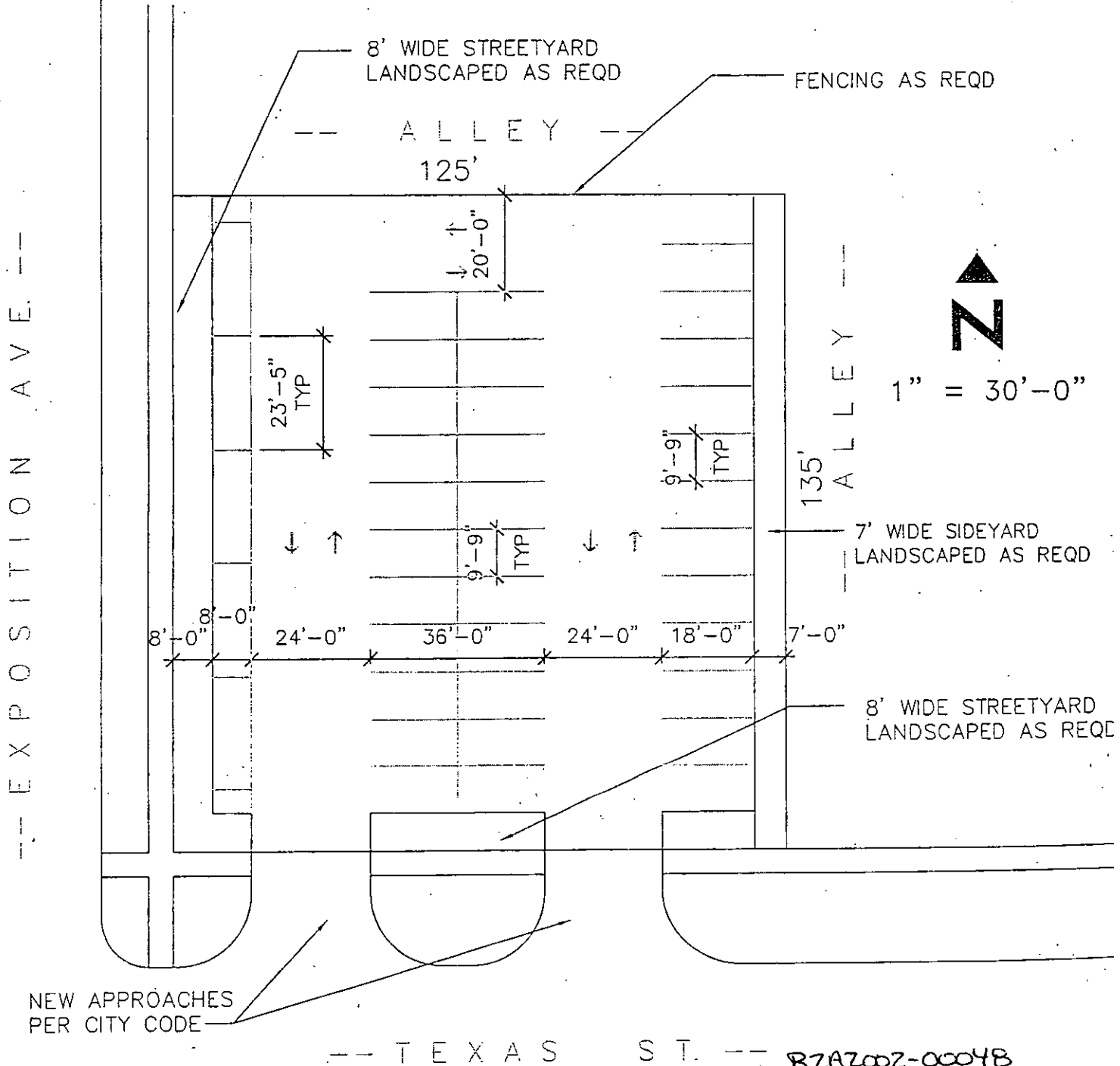
Enclosures

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

PARKING ADDITION for ALLISON TRADITIONAL MAGNET SCHOOL

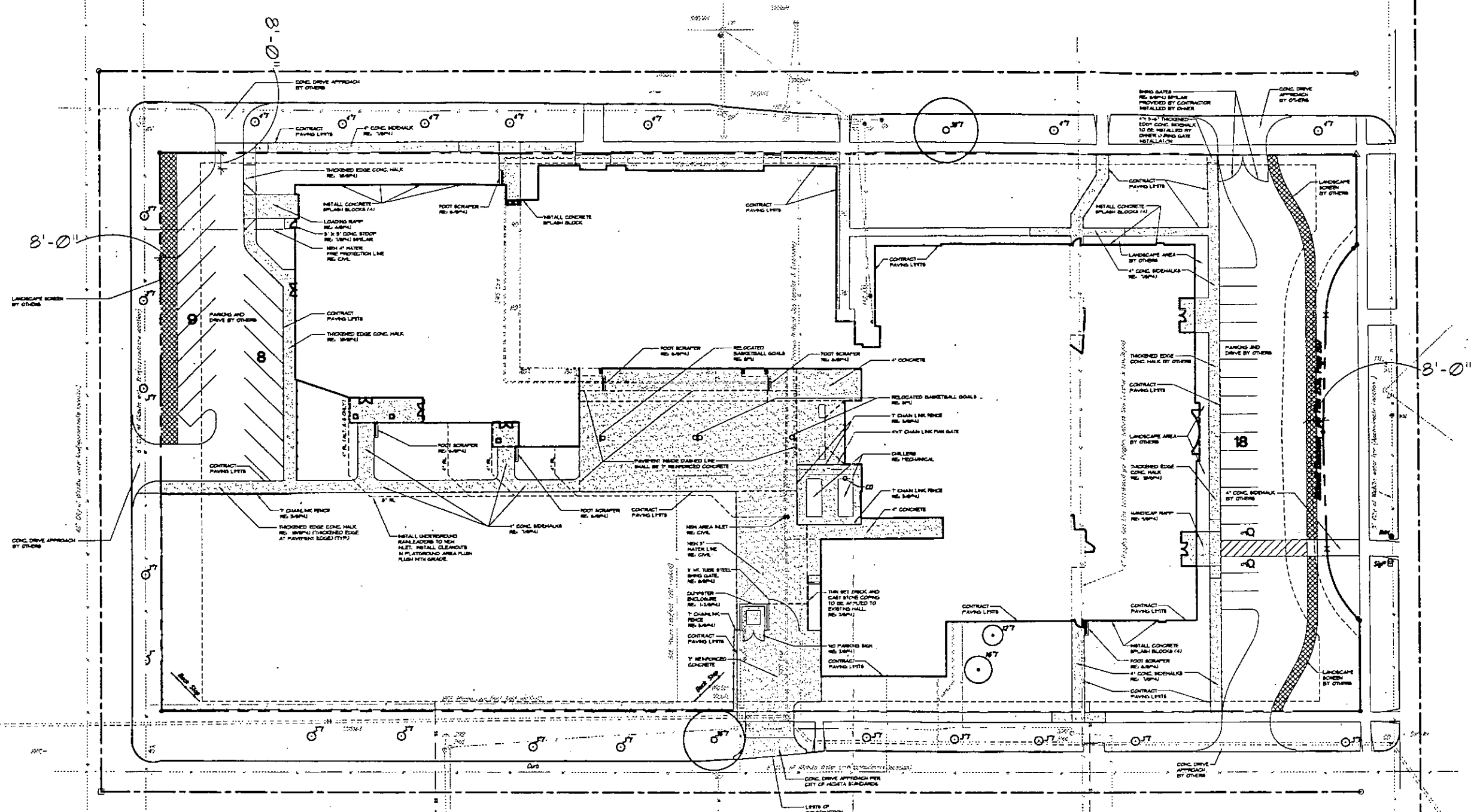
40 PARKING SPACES

REQD HANDICAPPED SPACES TO BE
ADJACENT TO SCHOOL BUILDING



SITE PLAN

APPROVED 8-14-02 BY *SL*



SITE LEGEND:

	LANDSCAPE SCREENING BY OTHERS
	NON-CONCRETE PAVEMENT

GENERAL NOTES AND CODE INFORMATION

1. CONTRACT PAVING LPTS INDICATES LPTS OF PAVING BY GENERAL CONTRACTOR AND/OR SUBCONTRACTOR. ANY PAVING LOCATED OUTSIDE OF THE CONTRACT PAVING LPTS AND ASSOCIATED CONSTRUCTION DOCUMENTS SHALL BE THE RESPONSIBILITY OF S.D. 24 AND/OR THEIR CONSULTANT/AGENCY.
2. STAFF PROVIDED PLUS 8 VISITOR STALLS - 66 PARKING STALLS REQUIRED. 36 STALLS PROVIDED. A VARIANCE IS REQUIRED FOR PARKING REDUCTION. S.D. 24 OR THEIR AGENT/CONSULTANT SHALL BE REQUIRED TO SUBMIT AN APPLICATION TO THE PLANNING DIRECTOR. CONTACT S.D. 24 WITH THE CITY OF WICHITA FOR ADDITIONAL REQUIREMENTS. APPROPRIATE PLANS SEE S.D. 24 (S.D. 24) (S.D. 24).
3. ALL PARKING SIGNAGE BY OTHERS UNLESS OTHERWISE NOTED.
4. ALL CONCRETE WALKS AND STAIRS AT DOORWAYS SHALL BE THICKENED TO 6" AND PAVED AND FOOTING AT 12" O.C.
5. FOR ALL UNDERGROUND RAIN LEADERS RE: MAIN FOR DOWN SPOUT BOOTS.
6. THE FOLLOWING LOCATIONS SHALL HAVE THE INDICATED REINFORCING:
A. THICKENED EDGE CONCRETE WALKS - 6" WALK 12" O.C. REINFORCING
B. 4" CONCRETE WALKS 12" O.C. REINFORCING
C. 4" CONCRETE - 6" WALK 12" O.C. REINFORCING



ALLISON MIDDLE SCHOOL
221 SOUTH SENECA
WICHITA, KANSAS 67213



PROJECT NO. 000003
DATE: MARCH 26, 2007
REVISION: JULY 5, 2007
ADDENDUM NO. 1-8
JULY 22, 2007

BZA2007-00048

SITE PLAN

APPROVED 8-14-07 BY SIC