Wichita-Sedgwick County Metropolitan Area Planning Department

August 5, 2022

Classical School of Wichita Association
Attn: Ben Zickafoose
6355 E Willowbrook St.
Wichita, KS 67218

TEAM Architecture, LLC
Attn: Doug Allison
PO Box 43
Andover, KS 67002

Re: **BZA2022-00032: Administrative Adjustment in the City to waive the compatibility setbacks for a school use on property zoned SF-5 Single-Family Residential, located within one-block west of South Woodlawn Blvd. and one-quarter mile north of East Kellogg (6318 E. Willowbrook Road).**

Legal Description: Lot 2, Block Q, The Village 5th Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the Compatibility Setback from 25 feet to 6 feet on the side property lines and 20 feet on the rear property line to allow a new school structure to be built behind an existing school structure on the property.

Section V-I.2.d of the Unified Zoning Code ("UZC") allows reducing or waiving the required Compatibility Setback. This adjustment is permissible when the provisions of the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the Compatibility Setback to allow for the redevelopment of the subject lot as proposed meets the provisions of Section V-I.2.d and the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: Reduction of the compatibility setback from to 25 feet to 6 feet on the side property lines and 20 feet on the rear property lines will have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the compatibility setback reduction. The existing, residential building on the site is currently being utilized for a school use. The proposed additional building meetings standard building setbacks and will comply with the 35-foot height restriction in SF-5 zoning.

3) Compatibility with existing or permitted uses on abutting sites: Properties on the north, east, and west are zoned SF-5 Single-Family Residential and are developed and used as single-family dwellings. Property to the south is zoned SF-5 Single-Family Residential and is developed with the main building of the Classical School which owns the subject site. The school also owns the

property two lots to the east located at 6342 East Willowbrook, which is zoned SF-5, developed with a single-family dwelling, but utilized for school activities.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or rights-of-way. There will be no 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 reduce the Compatibility Setback from 25 feet to 6 feet on the side property lines and 20 feet on the rear property line is hereby **GRANTED** for the aforementioned property, subject to the following conditions:

1. The proposed structure shall comply with all standard zoning setbacks in the SF-5 Single-Family Residential zoning district as set forth in the Unified Zoning Code.

2. 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.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR for
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Brandon Johnson, CM District I
Tasha Hayes, Community Service Representative, District I

SITE PLAN

APPROVED 8/5/22 BY

KEYNOTE LEGEND

KEY	KEYNOTE
10-S31	HANDICAP ACCESSIBLE RESERVED PARKING SIGN - SEE DETAIL
23-C10	CONDENSING UNIT - REF. MECHANICAL

SITE LAYOUT NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT, IF AVAILABLE, AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY THAT MAY EXIST BETWEEN SOILS REPORT AND PLANS.

3. THE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.

4. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DRAWN FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY NOT SHOWN BY CONTACTING THE UTILITY LOCATOR SERVICE A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF DIGGING OPERATIONS. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

5. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST TO OBTAIN ANY NECESSARY CHANGES, PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

6. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

7. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

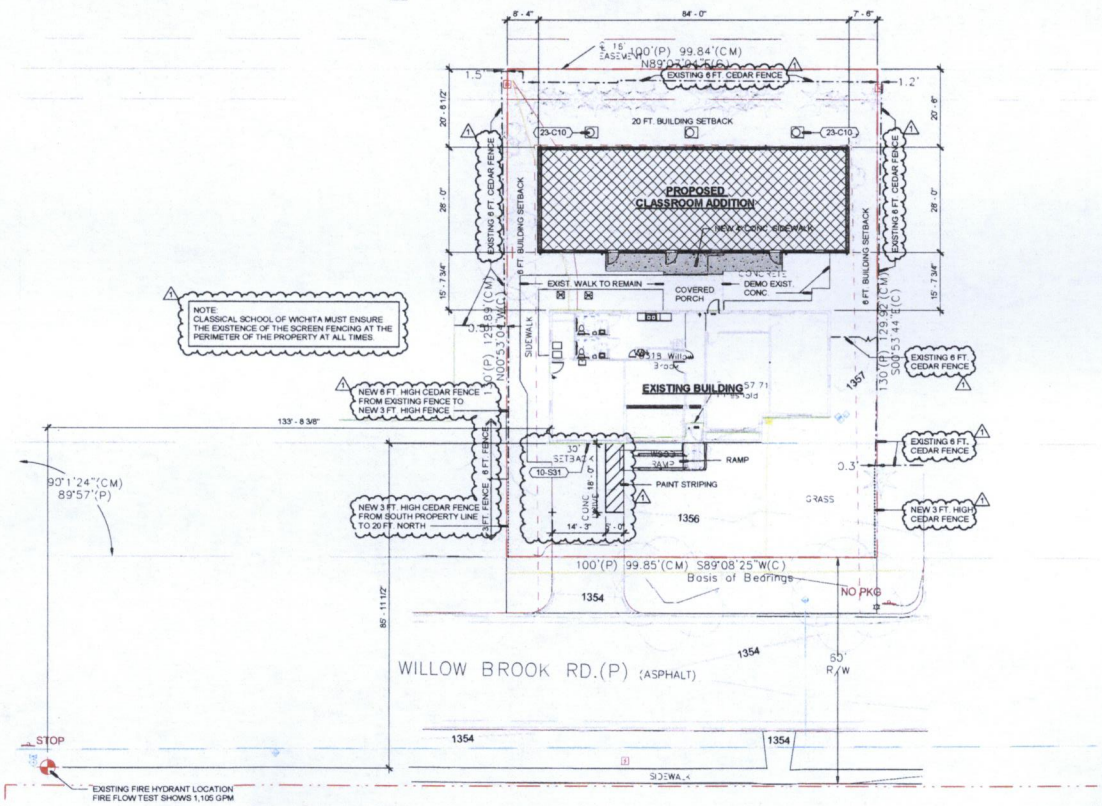
8. CONTRACTOR IS TO PROVIDE ALL SAFETY BARRIERS, FENCING ETC AROUND CONSTRUCTION SITE AS REQUIRED BY LOCAL REGULATIONS. CONTRACTOR SHALL USE SAFETY FENCE TO PROTECT PATRONS FROM CONSTRUCTION ACTIVITIES.

9. WORK WHICH WILL CAUSE THE CLOSING OF NORMAL TRAFFIC AND ACCESS WAYS SHALL REQUIRE A NOTICE OF CLOSURE TO BE SUBMITTED FORTY-EIGHT (48) HOURS IN ADVANCE OF THE STREET CLOSURE TO THE TRAFFIC ENGINEER. THE NOTICE OF CLOSURE SHALL SPECIFY THE PURPOSE OF CLOSURE, THE LOCATION, THE PLANNED DURATION AND THE HOURS OF THE DAY DURING WHICH THE STREET WILL BE CLOSED. THE CLOSURE SHALL BE SCHEDULED TO MINIMIZE INTERFERENCE WITH VEHICULAR AND PEDESTRIAN TRAFFIC.

10. PROVIDE SPLASH BLOCKS 32" L X 18" W MIN. REINFORCED PRECAST CONCRETE AT ALL DOWNSPOUTS AND RAIN LEADER DISCHARGE LOCATIONS.

11. THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION, ADJACENT (OFF-SITE) PROPERTY DISTURBED BY HIS OPERATIONS.

1 RESERVED PARKING SIGN
1" = 1'-0"



A SITE LAYOUT PLAN
1/16" = 1'-0"
0' 8' 16' 32'
NORTH

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Classical School of Wichita
CLASSROOM ADDITION
6318 WILLOWBROOK - WICHITA, KS

PRINTS ISSUED:
04-11-22 - PERMIT

REVISIONS:
1 7-22-22 MABCD Response

Project No. TA21-060 Drawn TEAM Checked DGA

SITE LAYOUT PLAN

7-22-22

A0.4

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