

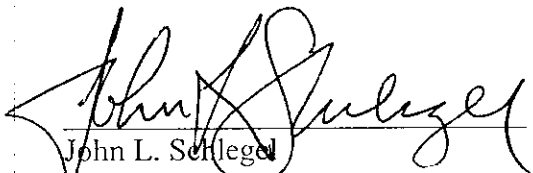
provided, and parking areas will be landscaped.

- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no 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 parking within the front setback in residential zoning, but no closer than 8 feet from the property line is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The adjustments shall apply only to the parking as illustrated on the approved site plan. All other structures, additions, or parking on the subject property shall conform to the locations and setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) A landscape plan, meeting the requirements of the Landscape Code, shall be submitted and approved by Planning Staff for this site.
- 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



Ricky Stubbs
Interim Co-Superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Paul Hays, Office of Central Inspection
Pete Meitzner, CM District II
Antione Sherfield, NA District II

**BEECH ELEMENTARY SCHOOL
PARKING LOT ADDITION
1830 SOUTH CYPRESS
WICHITA, KANSAS 67207**

**USD 259
WICHITA SCHOOL DISTRICT
WICHITA, KANSAS**

USD 259 • www.usd259.com • Design & Construction
School Service Center • 3850 N. Hydraulic • Wichita, KS 67219



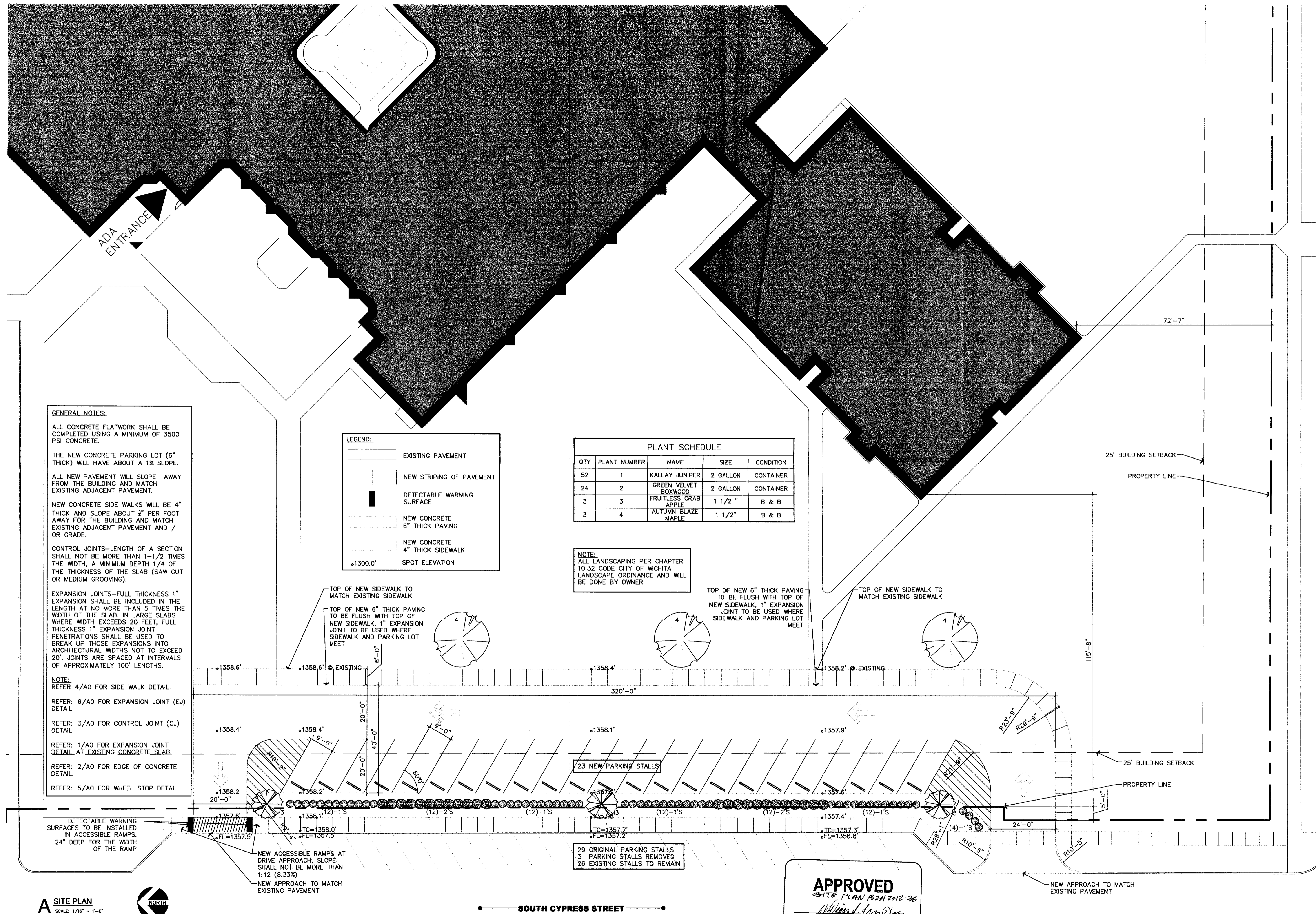
USD PROJECT

DRAWN BY: NH
CHECKED BY: SK
DATE: 05-21-12

SITE PLAN

A1

OF



GENERAL NOTES:

ALL CONCRETE FLATWORK SHALL BE COMPLETED USING A MINIMUM OF 3500 PSI CONCRETE.

THE NEW CONCRETE PARKING LOT (6" THICK) WILL HAVE ABOUT A 1% SLOPE.

ALL NEW PAVEMENT WILL SLOPE AWAY FROM THE BUILDING AND MATCH EXISTING ADJACENT PAVEMENT.

NEW CONCRETE SIDE WALKS WILL BE 4" THICK AND SLOPE ABOUT 1/4" PER FOOT AWAY FOR THE BUILDING AND MATCH EXISTING ADJACENT PAVEMENT AND / OR GRADE.

CONTROL JOINTS--LENGTH OF A SECTION SHALL NOT BE MORE THAN 1-1/2 TIMES THE WIDTH, A MINIMUM DEPTH 1/4 OF THE THICKNESS OF THE SLAB (SAW CUT OR MEDIUM GROOVING).

EXPANSION JOINTS--FULL THICKNESS 1" EXPANSION SHALL BE INCLUDED IN THE LENGTH AT NO MORE THAN 5 TIMES THE WIDTH OF THE SLAB. IN LARGE SLABS WHERE WIDTH EXCEEDS 20 FEET, FULL THICKNESS 1" EXPANSION JOINT PENETRATIONS SHALL BE USED TO BREAK UP THOSE EXPANSIONS INTO ARCHITECTURAL WIDTHS NOT TO EXCEED 20'. JOINTS ARE SPACED AT INTERVALS OF APPROXIMATELY 100' LENGTHS.

NOTE:
REFER 4/AO FOR SIDE WALK DETAIL.
REFER: 6/AO FOR EXPANSION JOINT (EJ) DETAIL.
REFER: 3/AO FOR CONTROL JOINT (CJ) DETAIL.
REFER: 1/AO FOR EXPANSION JOINT DETAIL AT EXISTING CONCRETE SLAB.
REFER: 2/AO FOR EDGE OF CONCRETE DETAIL.
REFER: 5/AO FOR WHEEL STOP DETAIL.

LEGEND:

- EXISTING PAVEMENT
- NEW STRIPING OF PAVEMENT
- DETECTABLE WARNING SURFACE
- NEW CONCRETE 6" THICK PAVING
- NEW CONCRETE 4" THICK SIDEWALK
- 1300.0' SPOT ELEVATION

PLANT SCHEDULE

QTY	PLANT NUMBER	NAME	SIZE	CONDITION
52	1	KALLAY JUNIPER	2 GALLON	CONTAINER
24	2	GREEN VELVET BOXWOOD	2 GALLON	CONTAINER
3	3	FRUITLESS CRAB APPLE	1 1/2 "	B & B
3	4	AUTUMN BLAZE MAPLE	1 1/2 "	B & B

NOTE:
ALL LANDSCAPING PER CHAPTER 10.32 CODE CITY OF WICHITA LANDSCAPE ORDINANCE AND WILL BE DONE BY OWNER

TOP OF NEW 6" THICK PAVING TO BE FLUSH WITH TOP OF NEW SIDEWALK, 1" EXPANSION JOINT TO BE USED WHERE SIDEWALK AND PARKING LOT MEET

TOP OF NEW SIDEWALK TO MATCH EXISTING SIDEWALK

NEW ACCESSIBLE RAMPS AT DRIVE APPROACH, SLOPE SHALL NOT BE MORE THAN 1:12 (8.33%)
NEW APPROACH TO MATCH EXISTING PAVEMENT

29 ORIGINAL PARKING STALLS
3 PARKING STALLS REMOVED
26 EXISTING STALLS TO REMAIN

APPROVED
SITE PLAN #24 2012-26
William L. Van Duse
Date: 6-27-12

A SITE PLAN
SCALE: 1/16" = 1'-0"



— SOUTH CYPRESS STREET —



Wichita-Sedgwick County Metropolitan Area Planning Department

June 26, 2012

USD 259 C/O Shane Shumacher
3850 N. Hydraulic
Wichita, KS 67219

Re: BZA2012-36: City Administrative Adjustment to permit parking within the front setback in residential zoning, but no closer than 8 feet from the property line, generally located east of Cypress and south of Funston (1830 S. Cypress Street).

Legal Description: LOT 1 EXC W 5 FT S 370 FT N 499 FT FOR ST BLOCK 1 FIRST ADDITION TO CEDAR RIDGE ADD, Wichita, Sedgwick County, Kansas.

Dear Applicants.

We reviewed your request for a Zoning Adjustment to permit parking within the front setback in residential zoning, but no closer than 8 feet from the property line on the aforementioned property. From reviewing the application and site plan, we understand that you wish to add parking to an elementary school site within the front setback.

Section V-I.2.1 of the Unified Zoning Code ("UZC") allows an administrative adjustment to permit parking within the front setback in residential zoning, but no closer than 8 feet from the property line. This adjustment is permissible when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that permitting parking within the front setback, but no closer than 8 feet from the property line, as proposed meets the four criteria required by Section V-I.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The additional parking should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because right-of-way, the driveways, and sidewalk will not be affected.
- 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 parking within the setback; additional parking should benefit surrounding uses by providing additional off-street parking.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed parking is compatible with existing and permitted uses on abutting sites; the parking within the setback should not reduce compatibility with adjacent sites as additional off-street parking will be

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