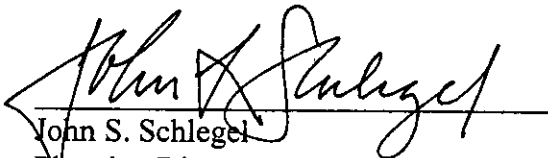


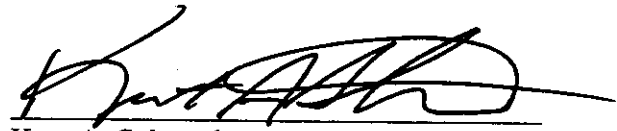
- 3) Compatibility with existing or permitted uses on abutting sites: Schools and associated accessory uses such as parking are permitted in residential zoning districts. Since the reduction of the parking requirement is within allowable limits, existing or permitted uses on abutting sites should not be negatively impacted.
- 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 reduce the parking requirement from 35 to 30 spaces is hereby granted subject to the following conditions:

- 1) The parking area shall be developed in general conformance with the site plan approved for BZA2004-00014.
- 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

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



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

August 17, 2004

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

Re: BZA2004-00059: Zoning Adjustment to reduce the parking requirement for Woodland Elementary School from 35 to 30 spaces.

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, Garden Grove Addition; and Reserve A, Block C, Garden Grove 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 reduce the parking requirement on the aforementioned property. You state in your application that you are constructing a major addition/remodel of Woodland Elementary School, which triggers the need to meet the parking requirement. We understand that you need to preserve as much land as possible for use as a playground; therefore, you are requesting to reduce the land area dedicated to parking by reducing the parking requirement from 35 to 30 spaces.

Sec. V-I.2.1. of the Unified Zoning Code allows an adjustment to reduce the parking requirement for remodeling projects by up to 25% when the conditions required by Sec. V-I.6. of the Code are met. We find that reducing the parking requirement 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: The subject property presently does not provide off-street parking; therefore, the provision of off-street parking, even at a reduced rate, should improve the safety and convenience of vehicular and pedestrian circulation.
- 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 reducing the parking requirement as many vehicles that currently park on the street will now be able to park within the new parking lot.

