

SALINA AVENUE

26TH STREET



**SITE PLAN**

ORIGINAL BUILDING

EXISTING BUILDING

EXISTING PORTABLE  
CLASSROOMS

EXISTING  
PLAYGROUND

EXISTING  
GYM

TRASH  
NEW  
ADDITION

EXISTING  
MICRO.  
TOWER

NEW  
PARKING  
LOT

25TH STREET

10'

10'-0" MIN.

342'-3"

221'-7"

**CLOUD ELEMENTARY**

1205 WEST 26TH STREET

2 AUGUST 05

residential uses located across the street.

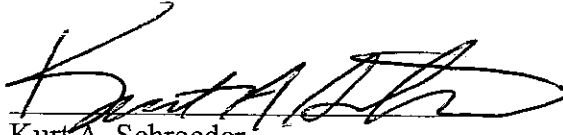
- 3) Compatibility with existing or permitted uses on abutting sites: Schools and associated accessory uses such as parking are permitted in residential zoning districts, and the allowance of parking within the setback should not compromise existing or permitted uses on abutting sites due to the minor 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 setback along 25<sup>th</sup> Street North, but no closer than 8 feet from the property line, is hereby granted subject to the following conditions:

- 1) The parking areas shall be developed in general conformance with the approved site plan.
- 2) All parking areas shall be paved and marked.
- 3) The parking areas 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 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 "Development Application" sign should now be removed from the property.

  
John L. 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  
Herb Shaner, Office of Central Inspection



**Wichita-Sedgwick County Metropolitan Area Planning Department**

August 16, 2005

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

**Re: BZA2005-00041: Zoning Adjustment to permit a parking area for Cloud Elementary School to be located within the front setback along 25<sup>th</sup> Street North on property zoned "SF-5" Single Family.**

**Legal Description: Lot 1, Henry Roe Cloud Addition, Wichita, Sedgwick County, Kansas. Generally located north of 25<sup>th</sup> Street North and east of Salina Avenue (1205 W. 26<sup>th</sup> Street North).**

Dear Mr. Hoover:

We have reviewed your request for a Zoning Adjustment to allow parking in the front setback on the aforementioned property. You state in your application that you plan to use these areas for required off-street parking for an elementary school and that you desire to park no closer than 8 feet from the right-of-way lines for 25<sup>th</sup> Street North.

Sec. V-I.2.1. of the Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required front setback, 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 street side setbacks 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 parking 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 parking within the setback as no residential front yards are located adjacent to the parking area, and the parking area will be appropriately screened from