



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.

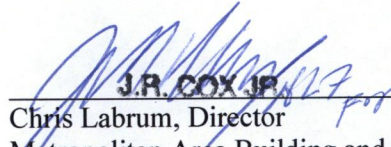
Our signatures below indicate that a Zoning Adjustment to reduce the Compatibility Setback from 25 feet to 6 feet on the side property lines and 20 feet on the rear property line is hereby **GRANTED** for the aforementioned property, subject to the following conditions:

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.
Chris Labrum, Director
Metropolitan Area Building and Construction
Department

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

KEYNOTE LEGEND	
KEY	KEYNOTE
10-01	HANDICAP ACCESSIBLE RESERVED PARKING SIGN - SEE 23-01
23-01	CONDENSED UNIT - SEE MECHANICAL

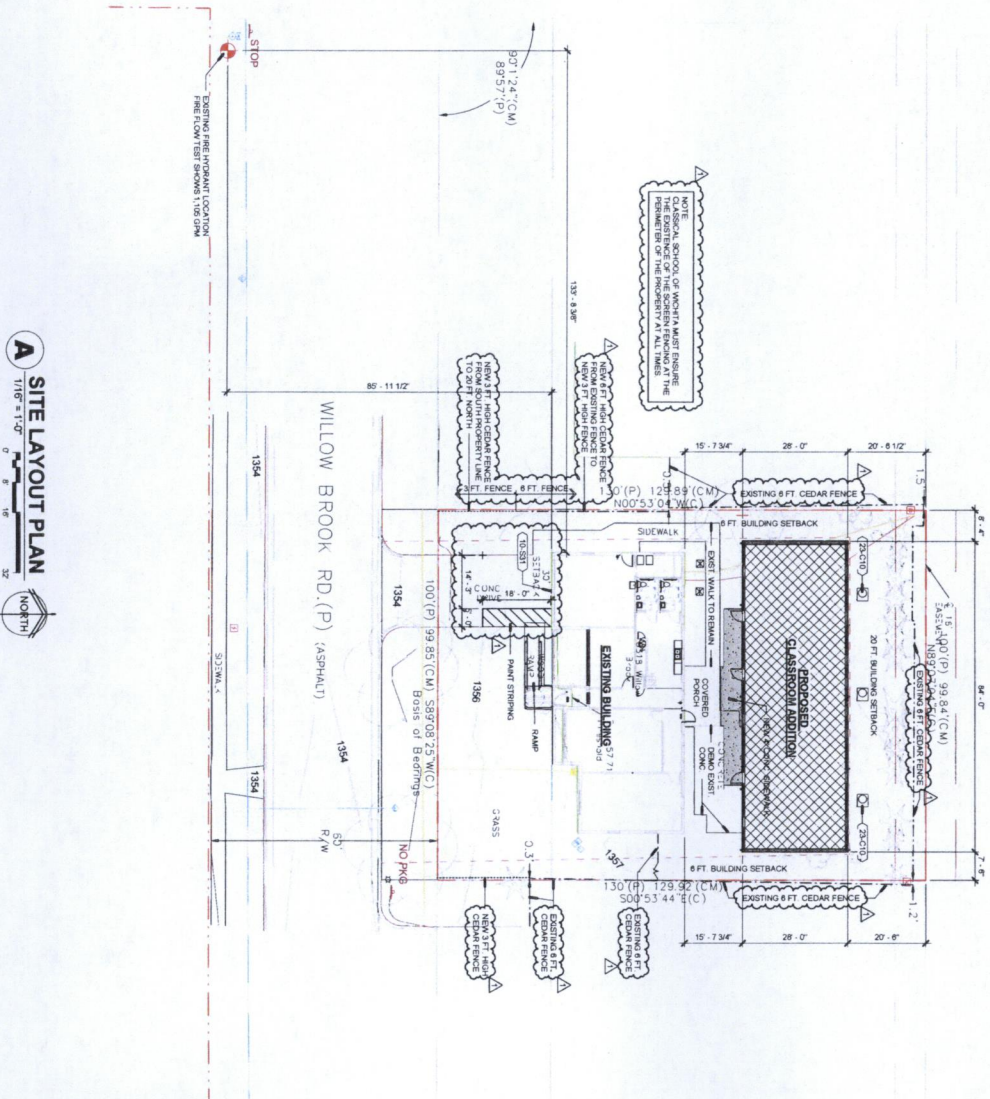
SITE LAYOUT NOTES

1. FROM TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM THE CITY OF WICHITA AND THE DISTRICT OF SOUTHWEST KANSAS. THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL APPLICABLE ORDINANCES AND REGULATIONS ENFORCED BY ALL OF THE APPLICABLE AGENCIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DISTRICT OF SOUTHWEST KANSAS AND THE CITY OF WICHITA OF ANY CHANGES TO THE PLANS, SPECIFICATIONS AND NOTES BEFORE THEY ARE MADE. THE CONTRACTOR SHALL NOTIFY THE DISTRICT OF SOUTHWEST KANSAS AND THE CITY OF WICHITA OF ANY CHANGES TO THE PLANS, SPECIFICATIONS AND NOTES BEFORE THEY ARE MADE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVALS FOR ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN THE CONTRACTOR'S FIELD SURVEY AND THE RECORDS MUST BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND FACILITIES BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVALS FOR ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN THE CONTRACTOR'S FIELD SURVEY AND THE RECORDS MUST BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND FACILITIES BEFORE ANY CONSTRUCTION BEGINS.
4. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD DIMENSIONS AND GRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVALS FOR ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN THE CONTRACTOR'S FIELD SURVEY AND THE RECORDS MUST BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND FACILITIES BEFORE ANY CONSTRUCTION BEGINS.
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7. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
8. CONTRACTOR IS TO PROVIDE ALL SAFETY BARRIERS, FENCING ETC. CONTRACTOR SHALL USE SAFETY FENCE TO PROTECT PATRONS FROM CONSTRUCTION ACTIVITIES.
9. WORK WHICH WILL CAUSE THE CLOSING OF NORMAL TRAFFIC AND ACCESS TO ADJACENT PROPERTIES SHALL BE APPROVED BY THE DISTRICT OF SOUTHWEST KANSAS AND THE CITY OF WICHITA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVALS FOR ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN THE CONTRACTOR'S FIELD SURVEY AND THE RECORDS MUST BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND FACILITIES BEFORE ANY CONSTRUCTION BEGINS.
10. PROVIDE 50' X 80' BLOCKS OF 1.5" X 1.5" W/M REINFORCED BRICK/CONCRETE IN ALL DOWNPOUTS AND MAN LATER (DISCHARGE) LOCATIONS.
11. THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION ADJACENT OFF-SITE PROPERTY DISTURBED BY HIS OPERATIONS.



SITE PLAN

APPROVED 8/5/22 BY *[Signature]*



A0.4

Project No. **TA21-060**
 Drawn: **TEAM**
 Checked: **DGA**
 SITE LAYOUT PLAN

**Classical School of Wichita
 CLASSROOM ADDITION**

6318 WILLOWBROOK - WICHITA, KS



ARCHITECTURE

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 Amount: KS 67002
 TEAMArchitecture-LLC.com

PRINTED: 08/04/22
 08/04/22 - 08/04/22
 7:22:22 AM CDT
 7/22/22