



Wichita-Sedgwick County Metropolitan Area Planning Department

September 16, 2010

USD#259

Attn: Joe Hoover
3850 N Hydraulic
Wichita, KS 67219



FILE COPY

Re: BZA2010-00040: Zoning Adjustment to permit parking within the street side setback, but no closer than eight feet from the property line, on property zoned TF-3 Two-Family Residential ("TF-3") for a parking area on an institutional use (school).

Lot 1 except the west 30 feet, Tarlton's Second Addition, Wichita, Sedgwick County, Kansas. Generally located west of Grove Avenue between 10th Street North and 11th Street North.

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to permit parking within the street side setback of a parking lot on the aforementioned property, Spaght Elementary School. From reviewing the application, we understand that you desire to construct parking spaces up to ten feet of the east property line. The parking area contains approximately 40 parking spaces.

Section V-I.2.1 of the Unified Zoning Code allows an administrative adjustment for institutional use parking within the street side setback, but no closer than eight feet from the property line when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the parking as proposed meets the provisions of Section V-I.2.1 and 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 setback encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is 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 parking within the street side setback. The parking lot is only five feet closer to the right-of-way line than permitted without an administrative adjustment and will be softened by the required landscape plantings to screen the parking area from the residences across Grove Avenue, as well as for the traveling public along Grove Avenue.
- 3) Compatibility with existing or permitted uses on abutting sites: Parking within the front



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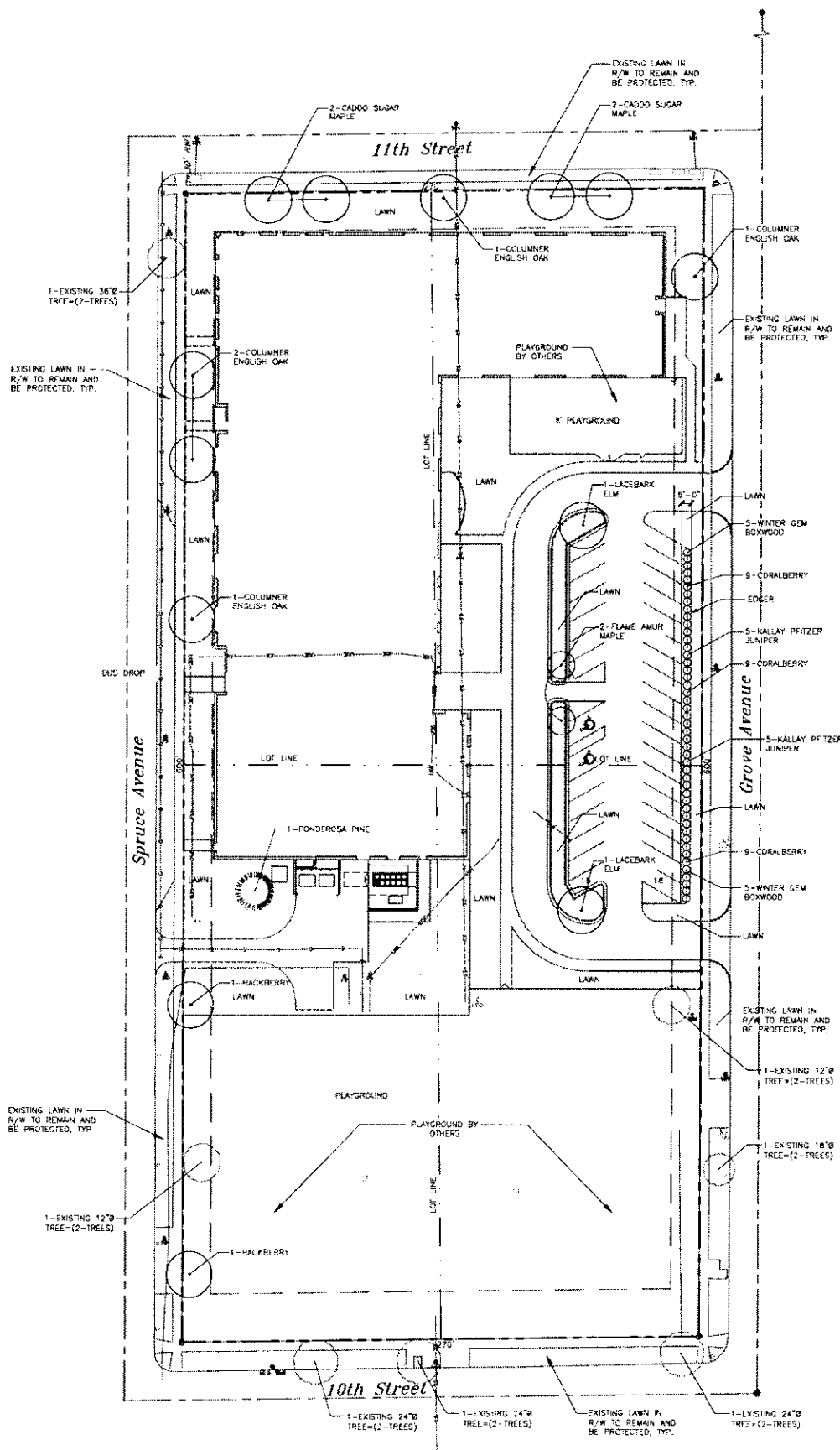
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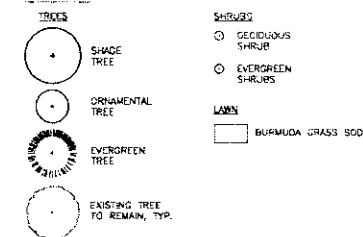
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- 3) Compatibility with existing or permitted uses on abutting sites: Parking within the front



PLANT SCHEDULE

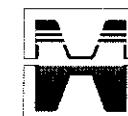
COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
SHADE TREES				
COLUMNAR ENGLISH OAK	Quercus robur 'Fastigiate'	2-2 1/2\" CAL	B & B	
CADD MAPLE	Acer saccharum 'Caddo'	2-2 1/2\" CAL	B & B	
LACEDARK ELM	Ulmus parvifolia	2-2 1/2\" CAL	B & B	
EVERGREEN TREE				
PONDEROSA PINE	Pinus ponderosa	5-6\" HT	B & B	
ORNAMENTAL TREE				
FLAME AMUR MAPLE	Acer ginnala 'Flame'	1-1 1/2\" CAL	B & B	SINGLE TRUCK
DECIDUOUS SHRUB				
CORALBERRY	Symphoricarpos orbiculatus	5 GAL	CONT.	
EVERGREEN SHRUB				
KALLAYS PITZER JUNIPER	Juniperus chinensis 'Katalpa Compacta'	5 GAL	CONT.	
WINTER GEM BOXWOOD	Buxus microphylla 'Winter Gem'	5 GAL	CONT.	
LAWS				
BURMUDA GRASS	Cynchisa dactylon 'Midown'		SEED	

LEGEND



LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPED STREET YARD	PARKING LOT SCREENING AND LANDSCAPING
270' Linear Feet of 11th Street Frontage 8.8' W. R. Factor 2,360' Total Landscape Street Yard Req'd. 2,160' 4,500' 4.32 or say 5 trees req'd 5 trees provided 800' Linear Feet of Street Access Frontage 8.8' W. R. Factor 7,040' Total Landscape Street Yard Req'd. 4,800' 5,500' 9.6 or say 10 trees req'd. 10 trees req'd initially -2 trees used to fulfill parking lot tree requirement 8 trees req'd. 8 trees provided (5 shade trees, 2 ornamental trees & 2 exist. trees)	Parking lots are screened w/ shrubs Parking Lot Trees 33' Total Width ±30' (one tree per 20 spaces) 1.65 or say 2 trees req'd. (One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement) 10 trees req'd. for landscape street yard (from req'd.) -2 total parking lot trees req'd. 8 shade trees req'd. for landscape street yard
210' Linear Feet of 10th Street Frontage 8.8' W. R. Factor 1,848' Total Landscape Street Yard Req'd. 2,700' 5,200' 5.4 or say 6 trees req'd 6 trees provided (1 existing tree)	
800' Linear Feet of Spruce Avenue Frontage 8.8' W. R. Factor 7,040' Total Landscape Street Yard Req'd. 4,800' 5,500' 9.6 or say 10 trees req'd. 10 trees req'd. for landscape street yard (from req'd.) -2 total parking lot trees req'd. 8 shade trees req'd. for landscape street yard	



Brian W. Hollis
Landscape Architect
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bwhollis@comcast.net

Landscape Plan
0 50 100
SCALE 1"=30'-0"

NOT FOR CONSTRUCTION