CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 6, 2017

Iasis Christian Center
Attn: Bill Vann
1914 E. 11th Street
Wichita, KS 67214

Kaw Valley Engineering
Attn: Scott Servis
200 N. Emporia, Suite 200
Wichita, KS 67202

Re: BZA2017-06: City zoning administrative adjustment to reduce the parking requirement by approximately 25%, from 87 to 66 spaces, in B Multi-Family Residential zoning, for a Place of Worship, generally located at the northeast corner of 11th Street and Minnesota (1914 E. 11th Street)

Legal Description: Lots 154 -158, Rosenthal's 2nd Addition, Wichita, Sedgwick County, Kansas

Dear Applicants,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you desire to reduce the on-site parking requirement from 87 to 66 spaces, approximately a 25% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for assembly (place of worship) by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking is available for the current need and does not interfere with public right-of-way.

2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned B Multi-Family Residential developed with multi-family and single-family residences. Therefore a 25% parking reduction should not compromise existing or permitted uses on abutting sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public right of way; the public's safety, health and welfare should not be impacted.

Our signatures below indicate that an administrative adjustment to reduce parking by 25%, from 87 to 66 spaces is hereby granted for the aforementioned property subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and parking improvements completed within one year.

2) All parking on the site shall be paved and marked in accordance with City standards. Gravel and unpaved areas shall have barriers to prevent parking on unimproved surfaces.

3) If the use changes from assembly "place of worship", the number of parking spaces must meet the current zoning code standard.

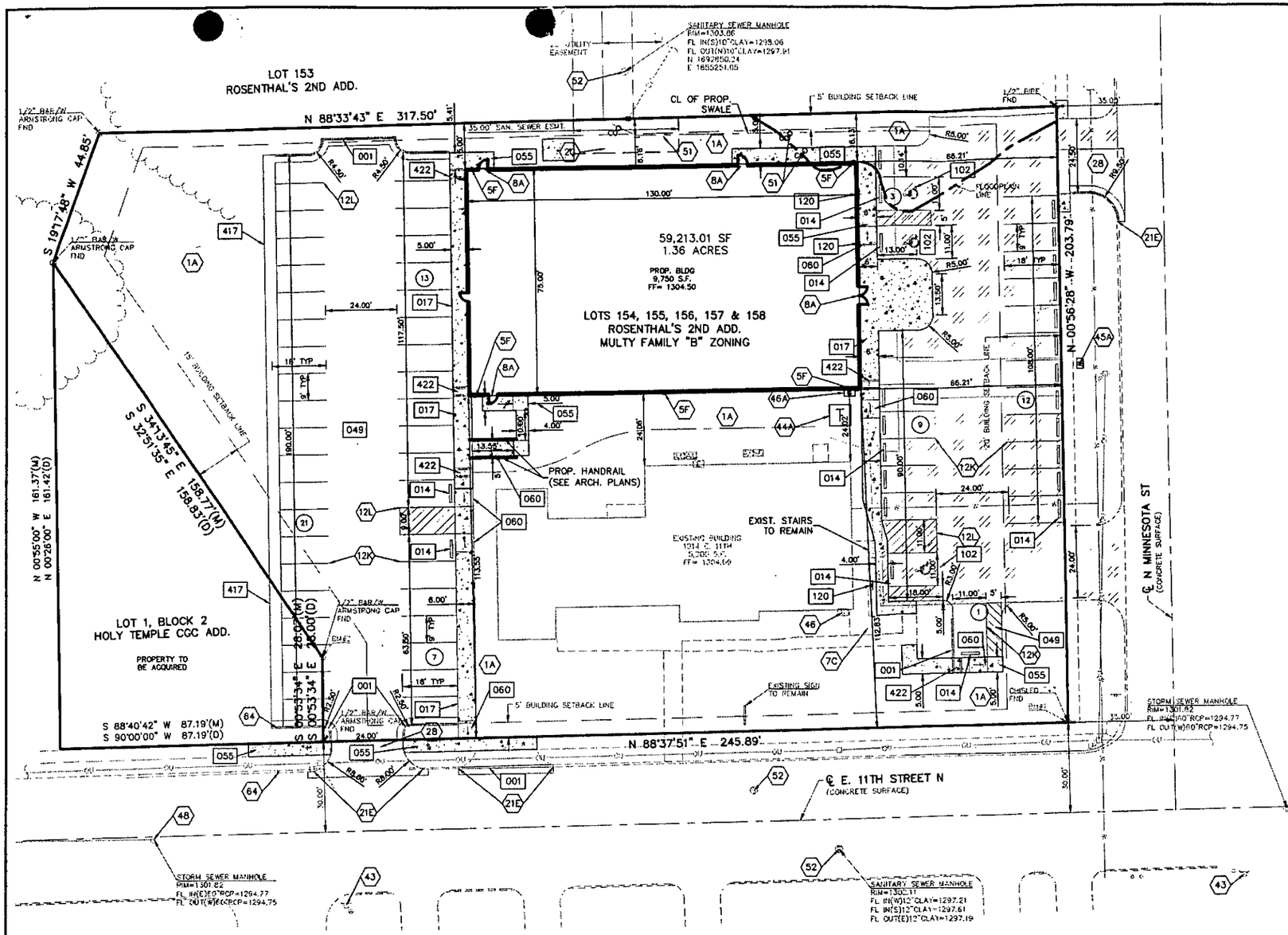
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

Kyle J. McLaren, Interim Director
Metropolitan Area Building and
Construction Department

cc: Kyle J. McLaren, MABCD
JR Cox, MABCD
Lavonta Williams, CM District I
Kameelah Alexander, Community Services Representative, District I



0 10 20 40
SCALE: 1" = 20'

LEGEND

EXIST. PAVING TO REMAIN

DOWN

LEGAL DESCRIPTION

LOTS 154– 155– 156– 157 & 158 ROSENTHAL'S 2ND ADDITION, RESERVE I EXCEPT THAT PORTION LYING EAST OF MINNESOTA AVENUE SWAN'S ADDITION & THAT PART OF LOT 2 HOLY TEMPLE C.G.C. ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER THEREOF; THENCE S90°00'00"W ALONG THE SOUTH LINE OF SAID LOT 2, 87.19 FEET; THENCE N00°26'00"E, 161.42 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE S32°51'35"E ALONG SAID EAST LINE, 158.53 FEET TO A CORNER OF SAID LOT 2; THENCE S00°26'00"W CONTINUING ALONG SAID EAST LINE, 28.00 FEET TO THE POINT OF BEGINNING.

CONSTRUCTION NOTES:

1. COORDINATE START–UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF WICHITA STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. REFER TO CITY OF WICHITA SPECIFICATIONS AND LANDSCAPING PLAN FOR LANDSCAPING AND SEEDING REQUIREMENTS.
8. THE CONTRACTOR SHALL VERIFY THE DIMENSION FROM THE EXISTING BOTTOM OF STAIR TREAD SURFACE AT THE EAST ENTRY DOOR TO THE EXISTING BUILDING TO THE SIDEWALK IS UNIFORM WITH THE OTHER STEP RISERS, AND NO LESS THAN 4" AND NO MORE THAN 7".

PARKING REQUIREMENTS

PARKING REQUIRED: 216 OCCUPANTS / 4 = 54 STALLS
PARKING PROVIDED: 86 STALLS (INCLUDING 3 HC STALLS)

NOTES:

1A	SEEDED LANDSCAPE AREA (SEE LANDSCAPING PLANS)
2G	HVAC/CONDENSER PAD (SEE ARCH. PLANS)
8A	ENTRY (SEE ARCH. PLANS)
5F	ROOF DRAIN (SEE ARCH PLANS)
7C	EXISTING RAMP IN SIDEWALK;
12K	WHITE PARKING LOT STRIPING (SHERWIN–WILLIAMS TM 2180 LEAD FREE OR APPROVED EQUAL)
12L	YELLOW PARKING LOT STRIPING (SHERWIN–WILLIAMS TM 2161 LEAD FREE OR APPROVED)
21E	SAW CUT & REMOVE EXISTING CURB AND GUTTER & MATCH EXISTING PAVEMENT
28	DRIVE ENTRANCE (SEE SHEET C–15)
43	EXIST. FIRE HYDRANT
44A	PROP. TRANSFORMER PAD (SEE UTILITY PLAN)
45A	PROP. WATER METER (SEE UTILITY PLAN)
46	EXIST. GAS METER
46A	PROP. BUILDING MOUNTED GAS METER (SEE UTILITY PLAN)
48	EXIST. STORM SEWER MANHOLE
51	CLEAN–OUT (SEE UTILITY PLAN)
52	EXIST. SANITARY SEWER MANHOLE
64	NEENAH CURB DRAIN (SEE SHEET C–16)

DETAILS – SEE DETAIL SHEET NO. C–13 THROUGH C–15 FOR THE FOLLOWING DETAILS

001	CONCRETE CURB AND GUTTER
014	CONCRETE WHEEL STOPS
017	CURB WALK/CURB (AT BUILDING)
049	SLURRY SEAL PAVING
055	CONCRETE SIDEWALK
060	ACCESSIBLE RAMPS
102	90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
120	ACCESSIBLE PARKING SIGNAGE (SEE ARCHITECTURAL PLANS FOR BUILDING MOUNTED SIGNAGE DETAIL)
417	CONCRETE DRAINAGE FLUME
422	SIDEWALK TRENCH DRAIN

SITE BENCHMARKS

BM #1: TOP OF CHISLED "+" AT NW INTERSECTION OF WALKS AT 11TH ST. & MINNESOTA
ELEV=1302.90 (NAVD 88)

BM #2: TOP OF BAR LOCATED APPROXIMATELY 58.2' WEST AND 4.7' SOUTH OF THE MOST SOUTHWEST CORNER OF THE EXISTING BUILDING
ELEV=1301.15 (NAVD 88)

SITE PLAN APPROVED 2/6/2017 DM

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

GAS SERVICE
JAMES COE
KANSAS GAS SERVICE
1021 E. 26TH ST. NORTH
WICHITA, KANSAS 67219
(316)832–3126

ELECTRIC SERVICE
WESTAR ENERGY
WICHITA, KANSAS
(316)261–6320
BECKY THOMPSON

WATER & SANITARY SEWER SERVICE
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455 NORTH MAIN, 8TH FLOOR
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COX COMMUNICATIONS
701 EAST DOUGLAS
WICHITA, KANSAS 67202
(316)262–4270/263–2061

ONE CALL KANSAS
CALL (811)

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	12-28-16	FOR CONSTRUCTION	SRS	EAM	KDB
1	1-5-17	C.O.W. REVISIONS	SRS	EAM	KDB

SCOTT R. SERVIS
ENGINEER
KS # 17874

KAW VALLEY ENGINEERING
200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
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www.kvey.com | www.kvliving.com
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E–113. EXPIRES 12/31/18

IASIS CHRISTIAN CENTER
1914 E 11TH ST N
WICHITA, KS

SITE PLAN

PROJ. NO. C16_0347
DESIGNER SRS | DRAWN BY EAM
CFN 0347SP
SHEET C–4 | REV 1

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.