



Wichita-Sedgwick County Metropolitan Area Planning Department

October 16, 2000

FILE COPY

Greater Holy Temple Church of God In Christ
c/o Willie Lynn, Trustee
2507 N Batin
Wichita, KS 67220

Re: Administrative Adjustment BZA2000-00041: An administrative adjustment to allow parking in the 25-foot front building setback on property zoned "B" Multi-Family Residential.

Legal Descriptions: Lot 1, Holy Temple C.G.C. Addition (1706 E.11th Street North)

Dear Mr. Lynn:

We have reviewed your request for an administrative adjustment to allow parking in the 25-foot front yard setback on the aforementioned Lot for the purpose of parking. You have stated that you plan to use this area for required off-street parking, in conjunction with the development of a new facility on this property.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required front yard, but in no case closer to the property line than eight feet. Therefore, we find that allowance of parking within 25-foot front yard setback meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

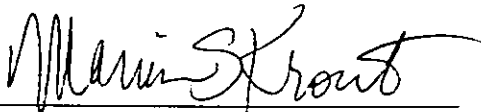
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachments would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The new development will generate more traffic along 11th Street North, but the adjustment to allow parking within the setback will not generate any additional traffic above what is expected for the new facility.

- 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 the reduction of the setbacks. Parking will be intermittent with the facility use and should not encroach or encumber any uses adjacent to this property.
- 3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the setbacks should not compromise any of the existing uses. There are similar church uses along the south side of 11th Street North.
- 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.

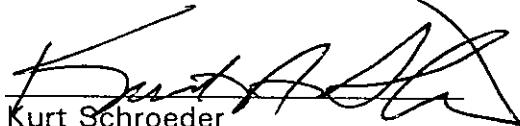
Our signatures below indicate that an administrative adjustment to allow parking in the 25-foot front building setback, but no closer than 8 feet to the property line, is hereby granted subject to the following condition:

- 1) The parking lots shall be developed in accordance with the submitted site plan.
- 2) The applicant shall be required to plant and maintain parking lot screening along 11th Street North as required by the Landscape Ordinance. The applicant shall submit a landscape plan to the Planning Director for review and approval.

The zoning adjustment sign may now be removed from the property.



Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

MK/KS/dg

cc: Paul Hayes, Office of Central Inspection
Loren Deines, Office of Central Inspection
Curtis McNay, Caber Associates Inc., 530 N. Ridge Road, Suite "D", Wichita, KS 67212

NW Corner, SW 1/4,
NW 1/4,
Sec. 15, T27S,
R1E

PARKING SCHEDULE

REQUIRED : 414 PERSONS
104 SPACES REQUIRED AT ONE
SPACE PER 4 OCCUPANTS.
PROVIDED :
101 REGULAR SPACES
6 HANDICAPPED SPACE
107 TOTAL SPACES PROVIDED

MINIMUM PLANTING SIZES

SHADE TREES 2" CALIPER
ORNAMENTAL TREES 1" CALIPER
CONIFER TREES 5'-0" IN HEIGHT
SHRUBS 2 GALLON
(18" HEIGHT MIN.)

REQUIRED LANDSCAPED STREET YARD

LANDSCAPE REQUIRED:

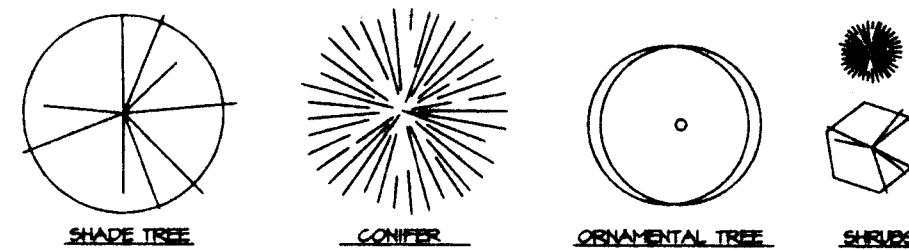
STREET FRONTAGE (TOTAL) = 600.00 FEET
LESS PERPENDICULAR DISTANCE TO BUILDING = 80.00 FEET
SITE DEPTH (AVERAGE) = 335.00 FEET
FACTOR X FRONTAGE = 15 TIMES
PROVIDED:
SHADE TREES = 13 SHOWN (EXISTING) (6,500)
ORNAMENTAL TREES = 4 SHOWN (NEW) (1,000)
SHRUBS = 132 SHOWN (NEW) (6,500)
TOTAL LANDSCAPED STREET YARD PROVIDED : 14,000
GRASS AREA = KANSAS PREMIUM MIX FINE BLADE FESCUE.

CALCULATION :
THUS 520.00 FEET X 15 =
7,800 SQUARE FEET OF
LANDSCAPED STREET
YARD AREA.

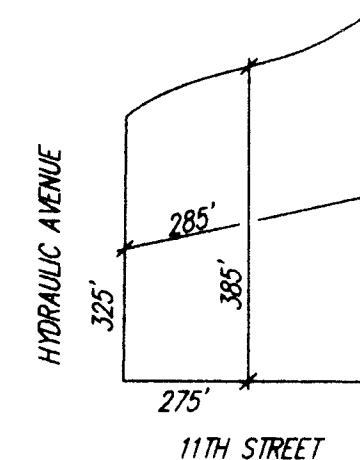
LANDSCAPE PLANTING SCHEDULE

PK	COMMON NAME	BOTANICAL NAME	SIZE	TYPE	QTY
1	EASTERN REDBUD	CERCIS CANADENSIS	1" CAL.	ORN. TREE	2
2	OKLAHOMA REDBUD	CERCIS RENIFORMIS CV. OKLAHOMA	1" CAL.	ORN. TREE	2
3	AUTUMN BLAZE MAPLE	ACER RUBRUM "AUTUMN BLAZE"	2" CAL.	SHADE TREE	6
4	PATMORE ASH	FAXINUS PENNSYLVANICA "PATMORE"	2" CAL.	SHADE TREE	7
5	OSAGE ORANGE	MAELURA POMIFERA	"E"	EXISTING SHADE TREE	SEE PLAN
6	EUONYMUS, MANHATTAN	EUONYMUS ALATUS 'COMPACTUS'	2 GAL	SHRUB	186
7	EUONYMUS, DWARF WINGED	EUONYMUS ALATUS 'COMPACTUS'	2 GAL	SHRUB	18
8	AMERICAN ELM	ULMUS AMERICANAS	"E"	EXISTING SHADE TREE	SEE PLAN
9	ALDER, COMMON	ALNUS GLUTINOSA	"E"	EXISTING SHADE TREE	SEE PLAN

"E" DESIGNATES EXISTING TREE.



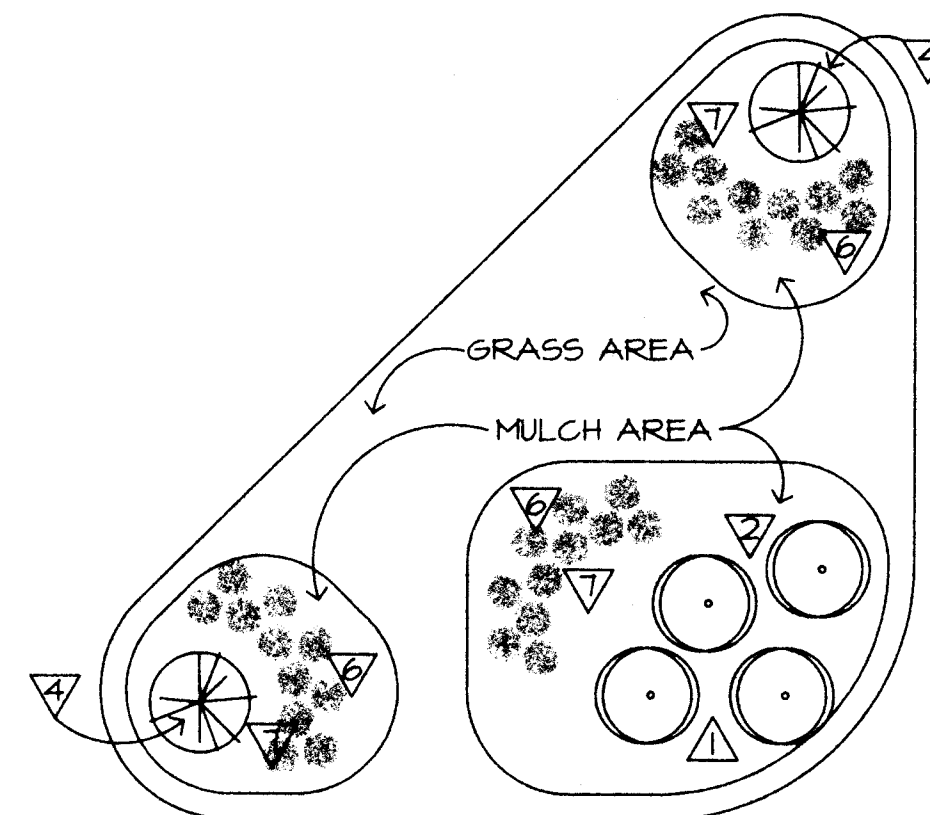
PLANT SYMBOL LEGEND



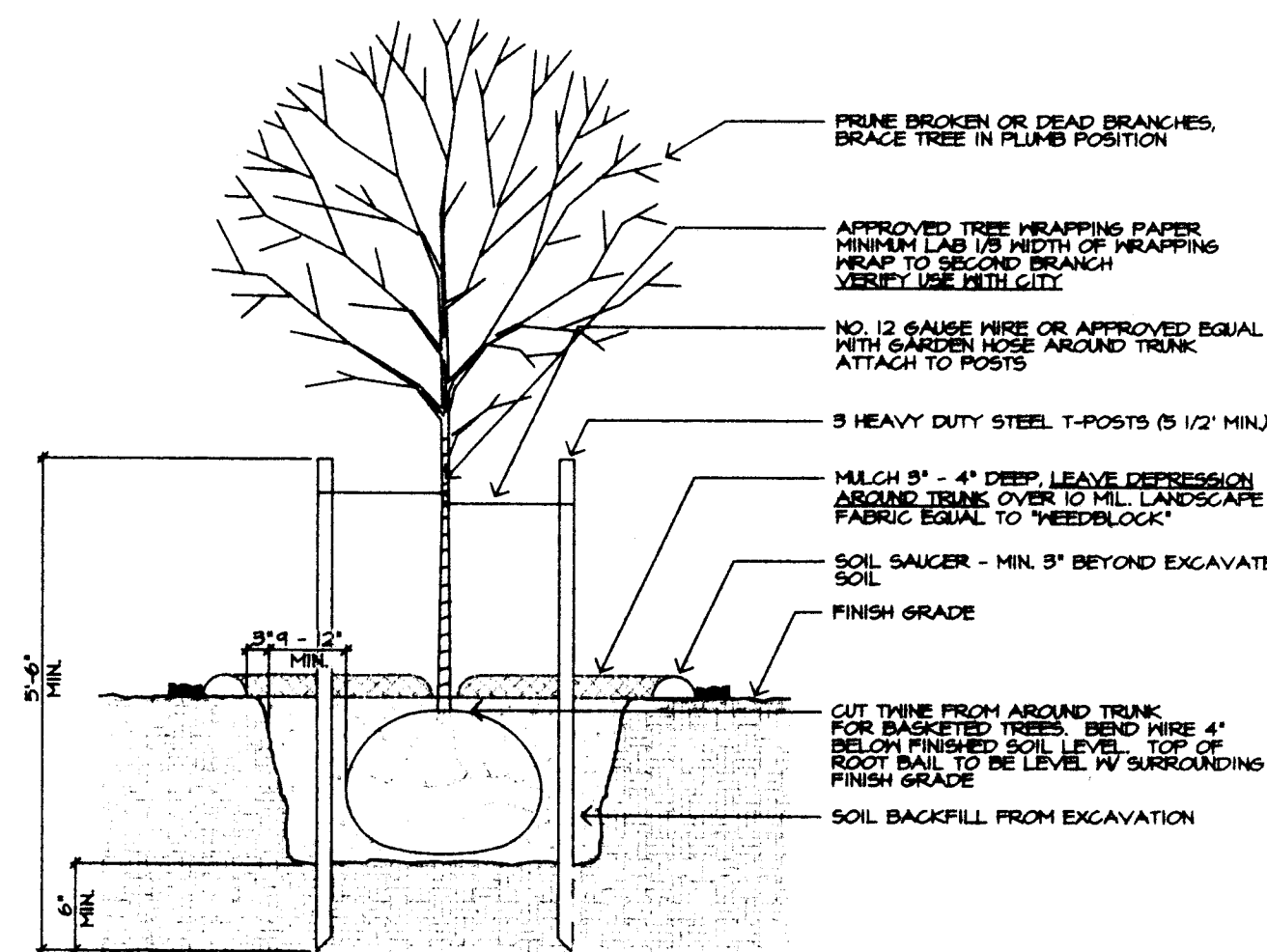
AVERAGE LOT DEPTH
CALCULATION - DUAL STREET
FRONTAGE
NO SCALE

RUMSEY AVE.

LOT 1
BLOCK 2
UNDEVELOPED



ENLARGED LANDSCAPE
ISLAND PLANTING LAYOUT
NO SCALE



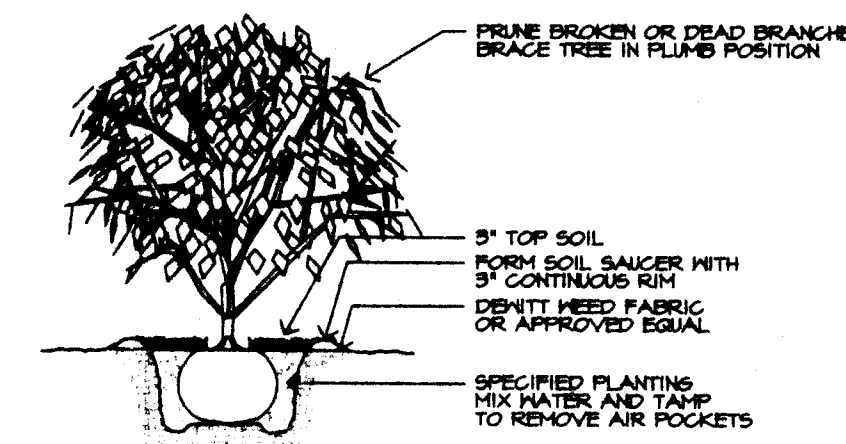
TREE PLANTING AND STAKING DETAIL
DECIDUOUS TREE LARGER THAN 2" CALIPER AND SMALLER
EVERGREEN TREES LARGER THAN 6"

GENERAL NOTES- LANDSCAPING

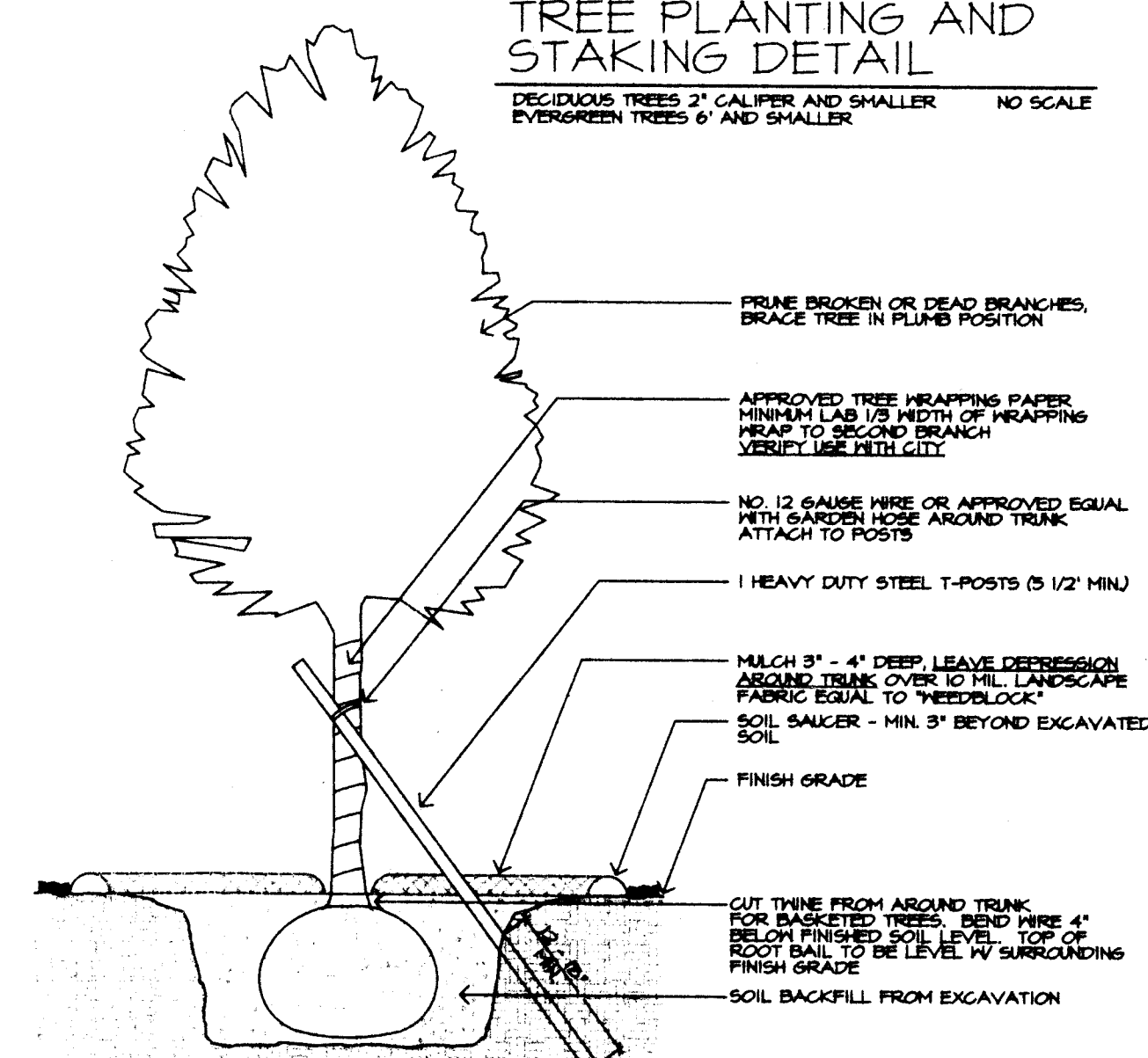
PROJECT DESCRIPTION : A NEW CHURCH COMPLEX
PROJECT NAME : GREATER HOLY TEMPLE
PROJECT ADDRESS : 1065 E 11TH STREET NORTH
NICHITA, KANSAS
LEGAL DESCRIPTION : GREATER HOLY TEMPLE CHURCH OF GOD IN
CHRIST ADDITION TO NICHITA, SEDGWICK
COUNTY, KANSAS
ZONING : LG (LIGHT COMMERCIAL)
WATER SUPPLY : CITY OF NICHITA
MISCELLANEOUS INFORMATION :
METHOD OF WATERING : MANUAL SPRINKLER
SYSTEM.
WATER SOURCE : NICHITA WATER DEPARTMENT
PLANTS SHALL BE HIGH QUALITY NURSERY
GROWN STOCK WHICH MEETS THE AMERICAN
ASSOCIATION OF NURSERYMEN STANDARDS,
OR APPROVED EQUAL.
USE DECORATIVE EDGING OF STEEL, PLASTIC, ETC.
TO SEPARATE GRASS AREAS FROM PLANTING BEDS.
USE MULCH, BARK, OR RIVER ROCK AT PLANTING
BEDS TO PREVENT WIND AND WATER EROSION.
ALL LANDSCAPING SHALL BE PER THE CITY OF
NICHITA CODE REQUIREMENTS.

NOTES. SITE- LANDSCAPE

1. PER THE SUBDIVISION REQUIREMENTS, EACH LOT
FRONTING ON 11TH STREET SHALL HAVE A MINIMUM
LANDSCAPED AREA BETWEEN THE NORTH FACE OF
THE BUILDING AND THE 11TH STREET RIGHT-OF-WAY
OF 12 SQUARE FEET PER FRONTAGE FOOT. THERE
SHALL BE PLANTED A MINIMUM OF ONE SHADE TREE
OR TWO ORNAMENTAL TREES PER EACH 500 SQUARE
FEET OF REQUIRED LANDSCAPED AREA. PARKING
AREAS ALONG 11TH STREET SHALL BE SCREENED WITH
A SOLID ROW OF SHRUBS IN THE LANDSCAPE STRIP
AND SHALL BE MAINTAINED AT A MINIMUM HEIGHT
OF THREE FEET.
2. AT LEAST 12 HOURS PRIOR TO BEGINNING ANY EXCAVATION
(EXCLUDING WEEKENDS AND HOLIDAYS), THE CONTRACTOR
SHALL CONTACT THE KANSAS ONE-CALL SYSTEM, A UTILITY
LOCATION SERVICE, AT (316) 687-2410 TO REQUEST THE LOCAL
UTILITY COMPANIES TO LOCATE ANY EXISTING LINES WITHIN THE
PROJECT AREA.
3. THE CONTRACTOR SHALL CONTACT THE FOLLOWING IN CASE
OF EMERGENCY:
CITY OF NICHITA WATER DEPARTMENT (316) 265-1300
CITY OF NICHITA SEWER DEPARTMENT (316) 265-1300
MULTIMEDIA CABLEVISION (316) 262-4210
KGE GAS SERVICE (316) 892-3131
KGE ELECTRIC (316) 892-3131
SOUTHWESTERN BELL TELEPHONE COMPANY (316) 268-2431
4. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR
TO THE START OF CONSTRUCTION FOR THIS PROJECT.
5. EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE
PLANS, REPRESENT THE BEST AVAILABLE INFORMATION. IT
SHOULD BE NOTED THAT OTHER BURIED LINES AND CABLES
MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE
CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING
TRENCHING OPERATIONS TO AVOID DAMAGING THESE LINES AND
CABLES. ANY UTILITIES DAMAGED SHALL BE REPLACED OR
REPAIRED IMMEDIATELY AS DIRECTED BY THE UTILITY COMPANY
AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL
PROTECT EXISTING UTILITIES FROM DAMAGE AND SHALL SUPPORT
SAID UTILITIES DURING THE CONSTRUCTION PERIOD PER THE
UTILITY COMPANY, AT THE CONTRACTOR'S SOLE EXPENSE.



TREE PLANTING AND
STAKING DETAIL
DECIDUOUS TREES 2" CALIPER AND SMALLER
EVERGREEN TREES 6" AND SMALLER
NO SCALE



TREE PLANTING AND
STAKING DETAIL
DECIDUOUS TREES 2" CALIPER AND SMALLER
EVERGREEN TREES 6" AND SMALLER
NO SCALE

BZA2000-00041
LANDSCAPE PLAN

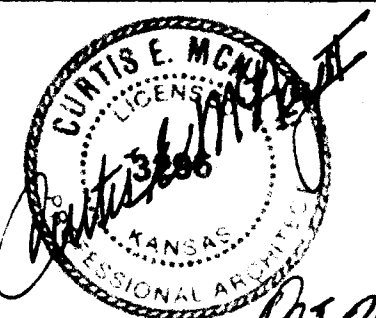
APPROVED 10/21/00 BY D6
MAPD Crg, 10/22

REVISIONS

10/21/00
10/21/00

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UNPUBLISHED WORK OF THE ARCHITECT.

FILE NO.:
HOLYTMPSITE/MKGDWG



PROJECT:
A NEW CHURCH COMPLEX FOR:
GREATER HOLY TEMPLE
CHURCH OF GOD IN CHRIST
NICHITA, KANSAS

CABER ASSOCIATES INC.

ARCHITECTS/ DESIGNERS/ PLANNERS
530 N. RIDGE ROAD, SUITE "D"
NICHITA, KANSAS 67212 (316) 942-6740

DATE:
AUGUST, 1999
PROJECT NO.:
278W99

SHEET NO.:
A-21