



Wichita-Sedgwick County Metropolitan Area Planning Department

May 30, 2000

Park Place Assembly of God Church
c/o Rev. Darin D. Mabe
1557 North Park Place
Wichita, KS 67203

FILE COPY

Fairhaven Christian Church
c/o Lloyd W. Dunn
P.O. Box 771394
Wichita, KS 67277-1394

Re: Administrative Adjustment BZA2000-00013: An administrative adjustment to waive the screening requirement between two properties, both identified as a church use, on property zoned "SF-6" Single-Family Residential.

Legal Descriptions: Lot 1, Block 3, Lindsay's Orchard Addition AND Lot 32, Block 5, Prairie Woods Second Addition to Wichita, Sedgwick County, Kansas. Generally located on the west side of Maize Road, 1/4 mile north of Pawnee.

Dear Sirs:

We have reviewed your request for an administrative adjustment to waive the screening requirement between your two properties. You have identified both of the aforementioned lots as church properties to be developed with new church facilities. The Zoning Code requires that proper screening be required between non-residential uses and residential zoning. Although both of your properties are zoned residentially, the uses are the same and both parties wish to have this requirement waived.

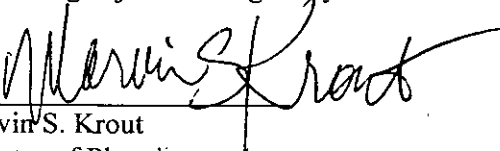
The Unified Zoning Code allows an adjustment to waive the required screening requirements specified in Sec. IV-B.3.a of the Code when the adjacent residential property is developed with an institutional or multi-family uses and the location of improvements on one or both properties provides adequate screening. Both parties have agreed that there will be adequate screening and buffering provided between the two similar uses. In a letter dated March 20, 2000, the requisite buffer between the two church sites was also waived, at the property owners' request. Therefore, we find that waiving of the screening requirements between the aforementioned lots meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

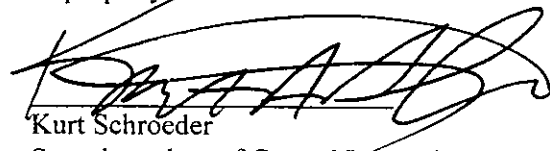
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed elimination of screening requirements would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The screening is only applicable between two lots of the same use with no cross-lot access between them.
- 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 elimination of screening between the two church uses. Screening will still be required for surrounding residential uses.
- 3) Compatibility with existing or permitted uses on abutting sites The elimination of screening between the two churches will not interfere with the surrounding permitted uses, as they will still have appropriate screening required.
- 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 waive the required screening between the aforementioned lots is hereby granted subject to the following condition:

- 1) The site shall be developed in general conformance with the submitted site plan.
- 2) No other screening requirements shall be waived. However, screening along the north boundary of Lot 1, Block 3, Lindsay's Orchard Addition, shall not be required, except as shown on the submitted site plan, until such time as future expansion occurs.

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

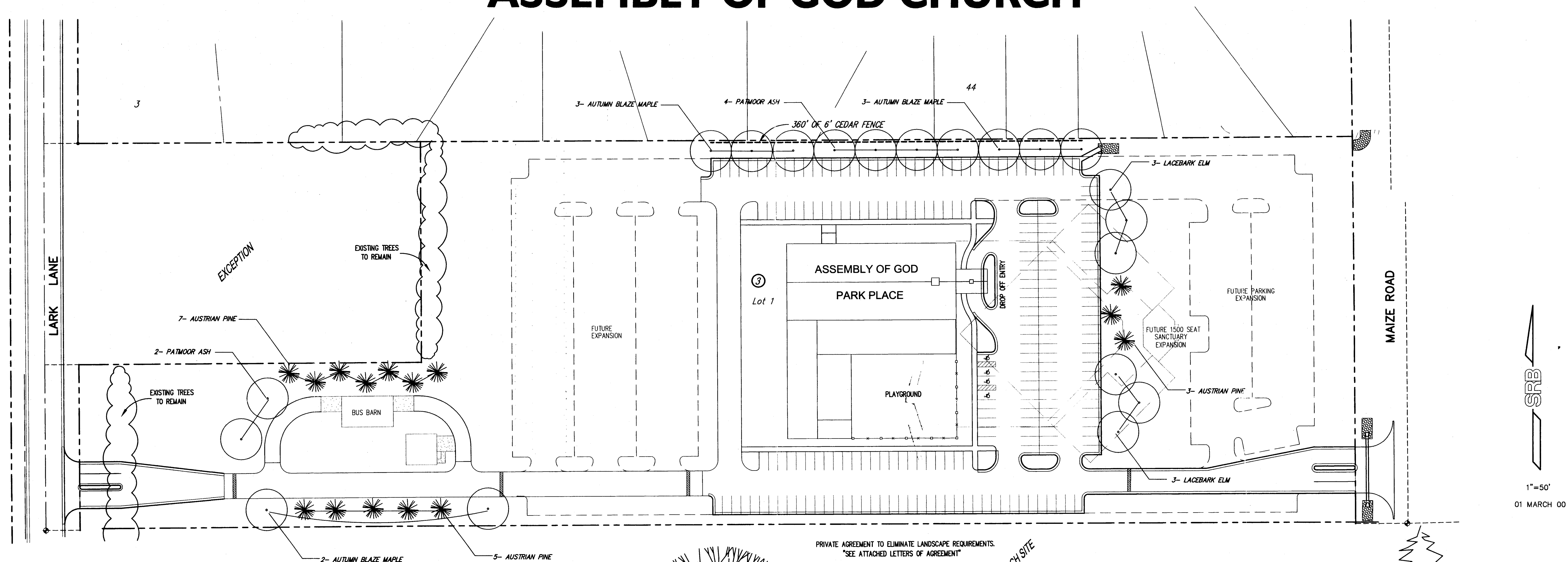

Marvin S. Krout
Director of Planning


Kurt Schroeder
Superintendent of Central Inspection

MK/KS/lv

cc: Paul Hayes, Office of Central Inspection
Kurt Schroeder, Office of Central Inspection
Randy Johnson, Savoy, Ruggles, and Bohm, P.A., 924 N. Main, Wichita, KS 67203

LANDSCAPE BUFFER PLAN FOR PARK PLACE ASSEMBLY OF GOD CHURCH



LANDSCAPE NOTES:

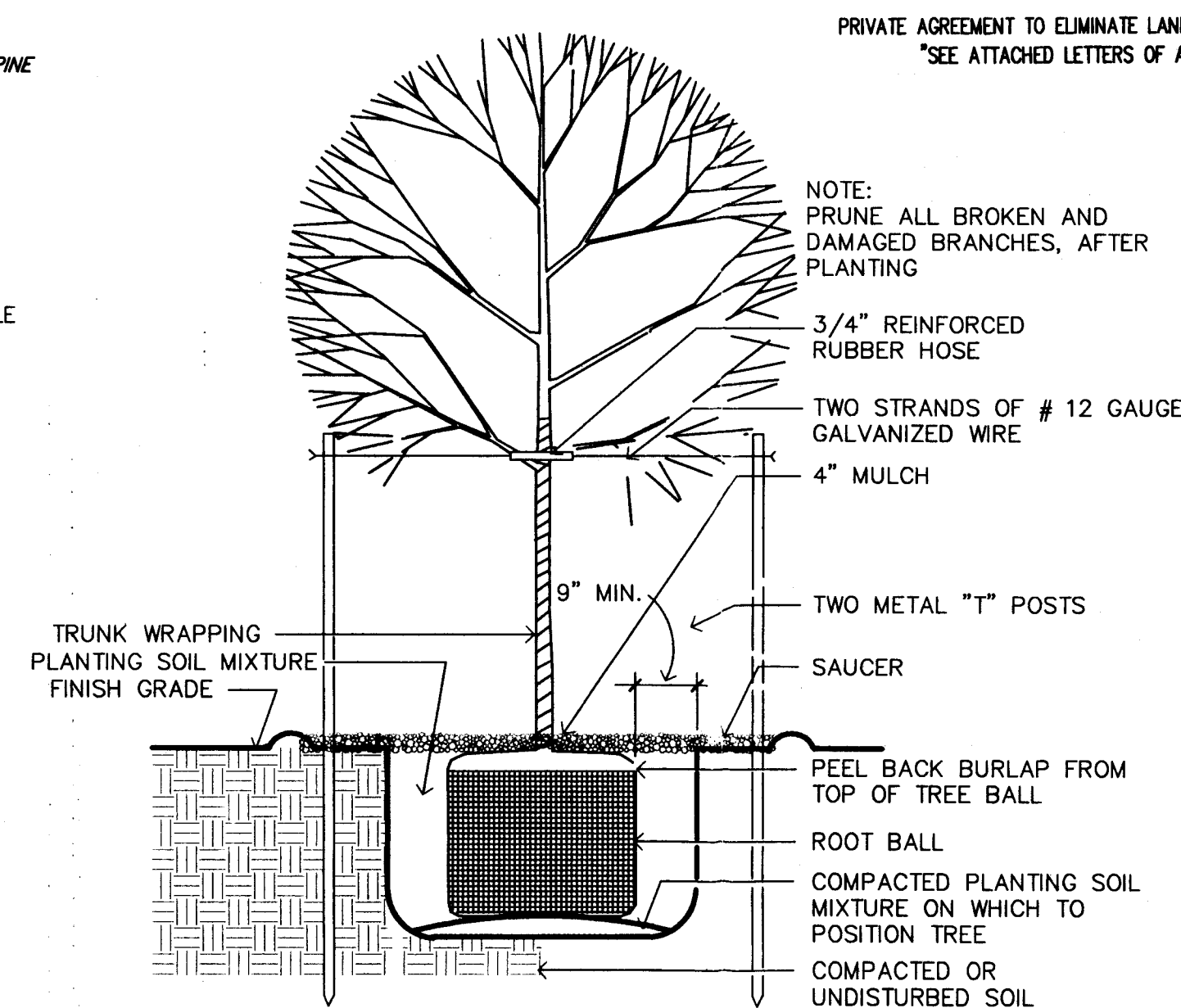
1. ALL WORK SHALL BE DONE AS PER THE CITY OF WICHITA LANDSCAPE SPECIFICATIONS AND LOCAL NURSERY STANDARDS.
2. ALL TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED.
ALL LANDSCAPING TO BE INSPECTED BY THE PROJECT MANAGER UPON DELIVERY.
3. TOPSOIL HAULED ONTO SITE SHALL BE FERTILE, FRIABLE, NATURAL SANDY LOAM TOPSOIL, OF UNIFORM QUALITY CHARACTERISTIC OF REPRESENTATIVE LOCAL SOILS WHICH PRODUCE HEAVY GROWTH OF CROPS, GRASS OR OTHER VEGETATION. IT SHALL BE FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STONES, TRASH OR OTHER MATTER TOXIC TO PLANT GROWTH.

TOPSOIL SHALL BE DELIVERED IN AN UNFROZEN AND NON-MUDDY CONDITION AND SHALL BE SUBJECT TO APPROVAL BY THE PROJECT MANAGER.

4. INSTALL 4" DEPTH OF MULCH IN ALL TREE PLANTING AREAS. MULCH SHALL BE SHREDDED CYPRESS MULCH. SHREDDED CYPRESS MULCH OR EQUAL.
5. CONTRACTOR SHALL LOCATE ALL ABOVE AND BELOW GROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION BY CALLING KANSAS ONE-CALL ☎ 687-2470. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED AND IS TO SEE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES.
7. LANDSCAPE CONTRACTOR SHALL SUBMIT A BID WITH UNIT PRICES FOR ALL PLANTS WHICH INCLUDE MULCH, INSTALLATION, STAKING, AND GUARANTEES.
8. IRRIGATION OF PROPOSED SHRUBS AND TREES SHALL BE ACCOMPLISHED BY THE COMBINATION USE OF AN AUTOMATIC IRRIGATION SYSTEM AND A MANUAL SYSTEM.
9. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE PROJECT MANAGER PRIOR TO THE START OF ANY CONSTRUCTION.

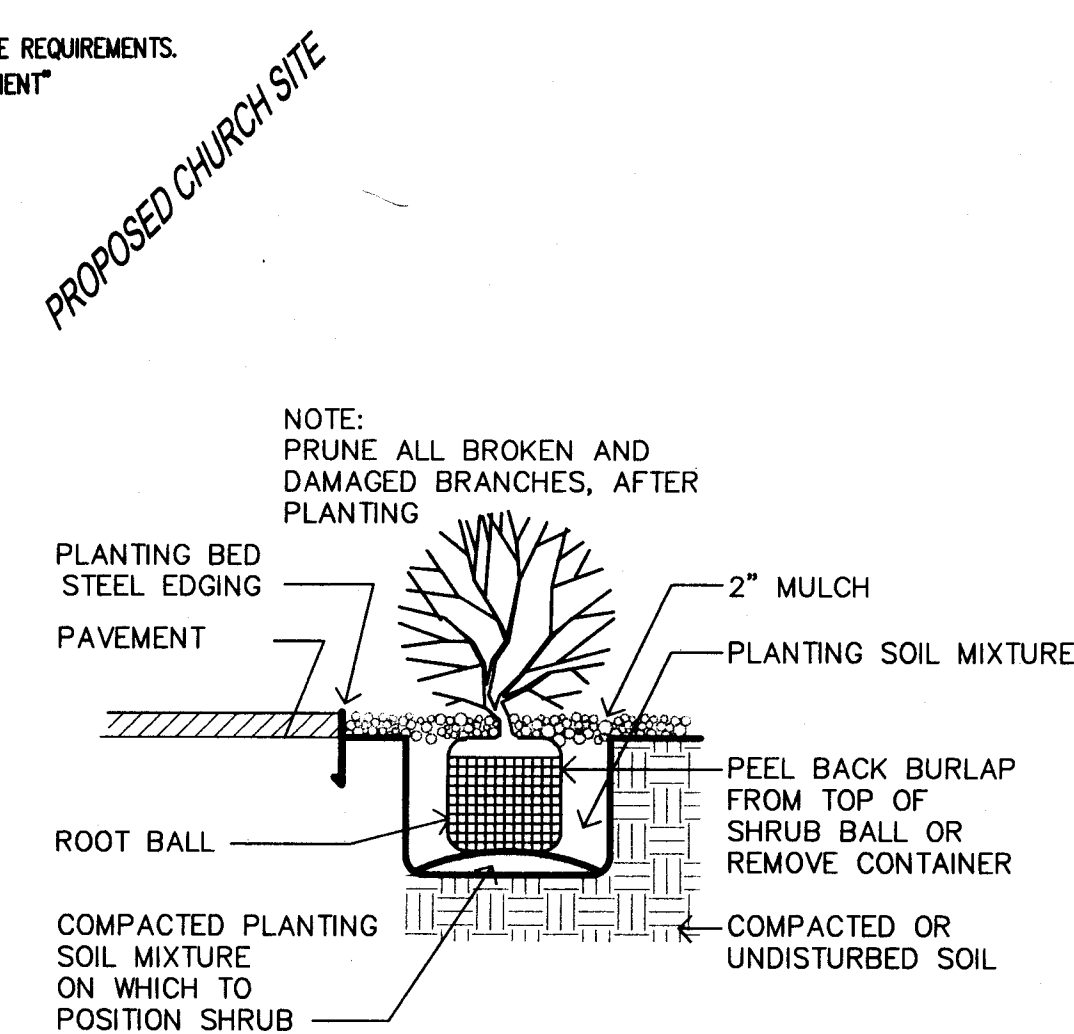
PLANT LIST

	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
	6	PATMOOR ASH	Fraxinus pensylvanica 'Patmore'	2' to 2 1/2' cal.	BB
	8	AUTUMN BLAZE MAPLE	Acer Rubrum 'Autumn Blaze'	2' to 2 1/2' cal.	BB
	6	LACEBARK ELM	Ulmus parvifolia	2' to 2 1/2' cal.	BB
	15	AUSTRIAN PINE	Pinus nigra	6-8'	BB



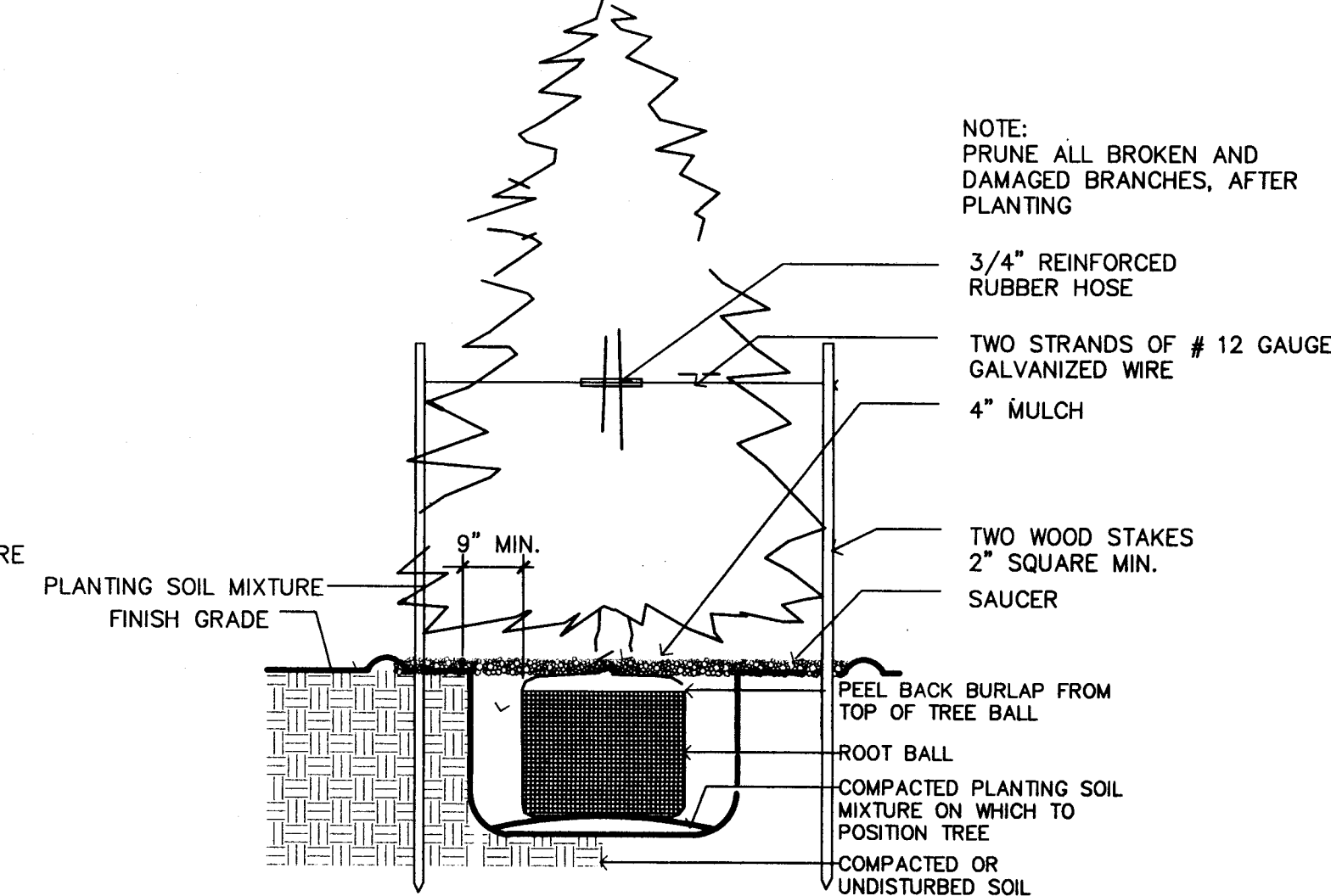
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



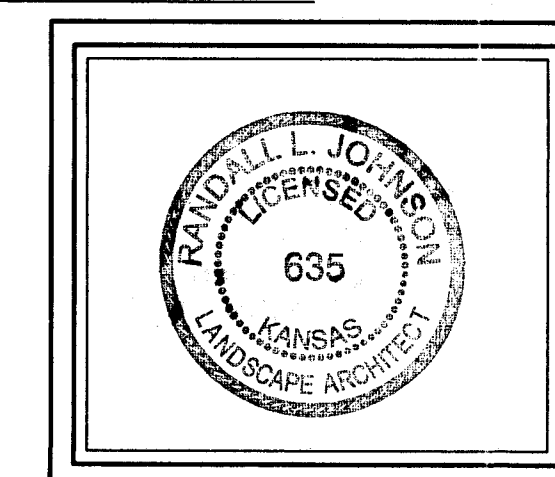
SHRUB PLANTING DETAIL

NOT TO SCALE



CONIFER TREE PLANTING DETAIL

NOT TO SCALE



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SAVOY, RUGGLES & BOHM, P. A.
ENGINEERING & SURVEYING