



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

March 5, 2019

USD 259
Attn: Shane Schumacher
3850 N. Hydraulic
Wichita, KS 67218

The District Church
Attn: Travis Roberts
400 N. Clarence
Wichita, KS 67204

Re: BZA2019-11: City zoning Administrative Adjustment to locate parking requirement for 128 S. Martinson to Franklin Elementary School and Allison Magnet School; generally located northwest of the intersection of East Lincoln Street and the Union Pacific RR track.

Legal Description: Lots 16 and 18 Lawrence's 3rd Addition; together with Lot 6, Martinson's 4th Addition, Wichita, Sedgwick County, Kansas

Dear Applicant,

We reviewed your Zoning Adjustment request to locate 100% of the parking requirement for the above-referenced property on parking lots owned by USD 259 on property legally described as Lots 2, 4, 6, 8, and 10 Martinson's 3rd Addition; together with Lots 2, 4, 6, 8, 10, 12, and 14 Lawrence's 3rd Addition; together with Lots 38, 40, and 42 Lawrence's 4th Addition, Wichita, Sedgwick County, Kansas; located at the northeast corner of S. Exposition Avenue and W. Texas Avenue and along the east side of S. Martinson Avenue between W. Texas Avenue and W. Burton Avenue.

Sec. IV-A.10 and Sec. IV.A.10.d of the Unified Zoning Code allows adjustments to allow remote parking from the supported use 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 relocation of parking to property within 350 feet of the subject site should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The proposed parking relocation should not impact the surrounding residential and commercial zoned neighborhood.



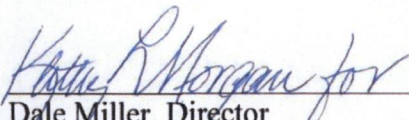
FILE COPY

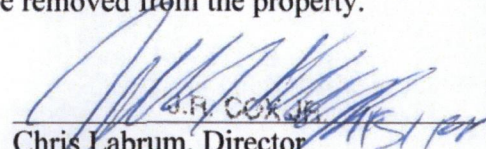
- 3) Compatibility with existing or permitted uses on abutting sites: Property to the north of the site is zoned LC Limited Commercial. Property east and west of the site is zoned SF-5 Single-Family Residential. Property south of the site is zoned TF-3 Two-Family Residential. Street visibility will not be affected. Properties surrounding the parking lots are zoned limited commercial and residential
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to locate parking for the institutional use located at 128 S. Martinson to existing USD 259 parking lots is hereby granted for the aforementioned property subject to the following conditions:

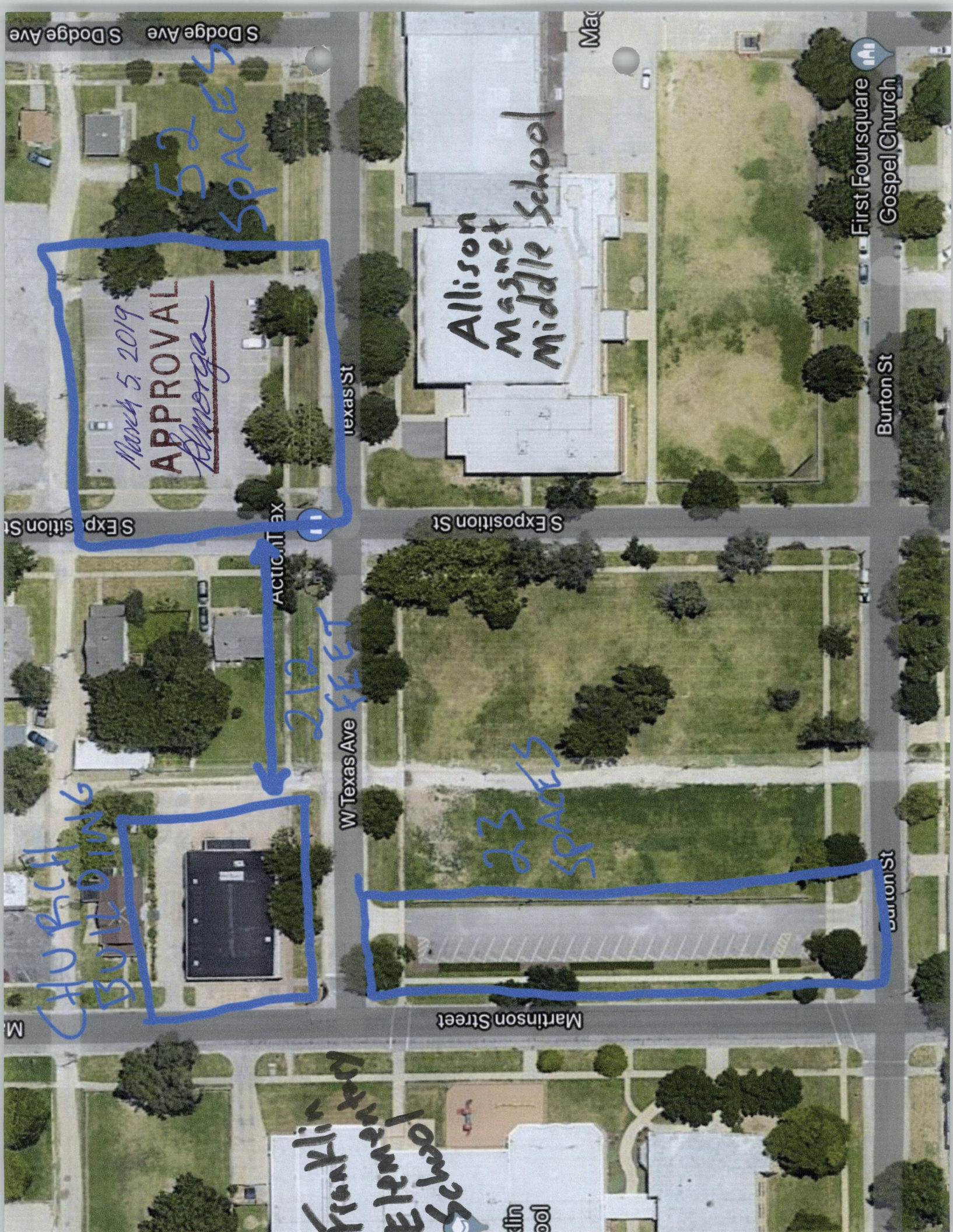
- 1) The applicant shall provide an attested copy of an agreement for the off-site parking area between the owners of record and filed with the Register of Deeds and a shared parking analysis statement.
- 2) The site shall be developed in general conformance with the approved site plan.
- 3) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the location of required parking for a church/place of worship located at 128 S. Martinson. Change in occupancy load of more than 299 persons will require a re-evaluation of parking requirements and a required 75 parking spaces.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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


Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, Community Services Representative District IV



CHURCH
BUILDING

March 5, 2019
APPROVAL
Emerga

52
SPACES

ACTUAL TAX

212
FEET

W Texas Ave

Exposition St

Martinson Street

23
SPACES

Allison
Magnet
Middle School

Burton St

Burton St

First Foursquare
Gospel Church