CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

March 11, 2009

Catholic Diocese of Wichita c/o Msgr. Robert Hemberger
424 N Broadway
Wichita, KS 67202

Baughman Company P.A. c/o Russ Ewy
315 Ellis
Wichita, KS 67211

**RE: BZA2009-09 - City zoning administrative adjustment to waive screening requirements for Bishop Carroll High School, generally located south of Central and west of Woodchuck (8101 W Woodchuck).**

**Legal Description: LOT 1 NOTRE DAME HIGH SCHOOL Addition to Wichita, Sedgwick County, Kansas; the NE 1/4 NW 1/4 EXC N 990 FT THEREOF SEC 21-27-1W; and the N 70 FT SE1/4 NW1/4 SEC 21-27-1W in Wichita, Sedgwick County, Kansas.**

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to waive the UZC screening requirements for an institutional use in SF-5 Single-family Residential zoning. From reviewing your application, we understand that you propose renovations on the site with a screening fence where abutting single and two-family residences, but without the code required screening where abutting multifamily development, a drainage way, and a local residential street.

Section V-I.2.m of the Unified Zoning Code allows an adjustment to waive the screening requirement when the adjacent residential property is developed with a multifamily residential use and when the location of improvements on one or both properties provides adequate screening. We find that this request meets the four conditions required by the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed screening waiver should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as the affected property is developed with multifamily uses, a drainage way, and a local residential street. Likewise, existing and proposed landscaping on the site and adjacent sites will mitigate the need for screening.

3) Compatibility with existing or permitted uses on abutting sites: The proposed screening waiver should not make the institutional use on this site incompatible with the existing and permitted uses on abutting sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should be no 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 a Zoning Adjustment to waive screening requirements adjacent to multifamily development, a drainage way, and a local residential street on the aforementioned property is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.
2) The applicant shall submit a landscape plan to be approved by planning staff.
3) 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 the Zoning Adjustment null and void.

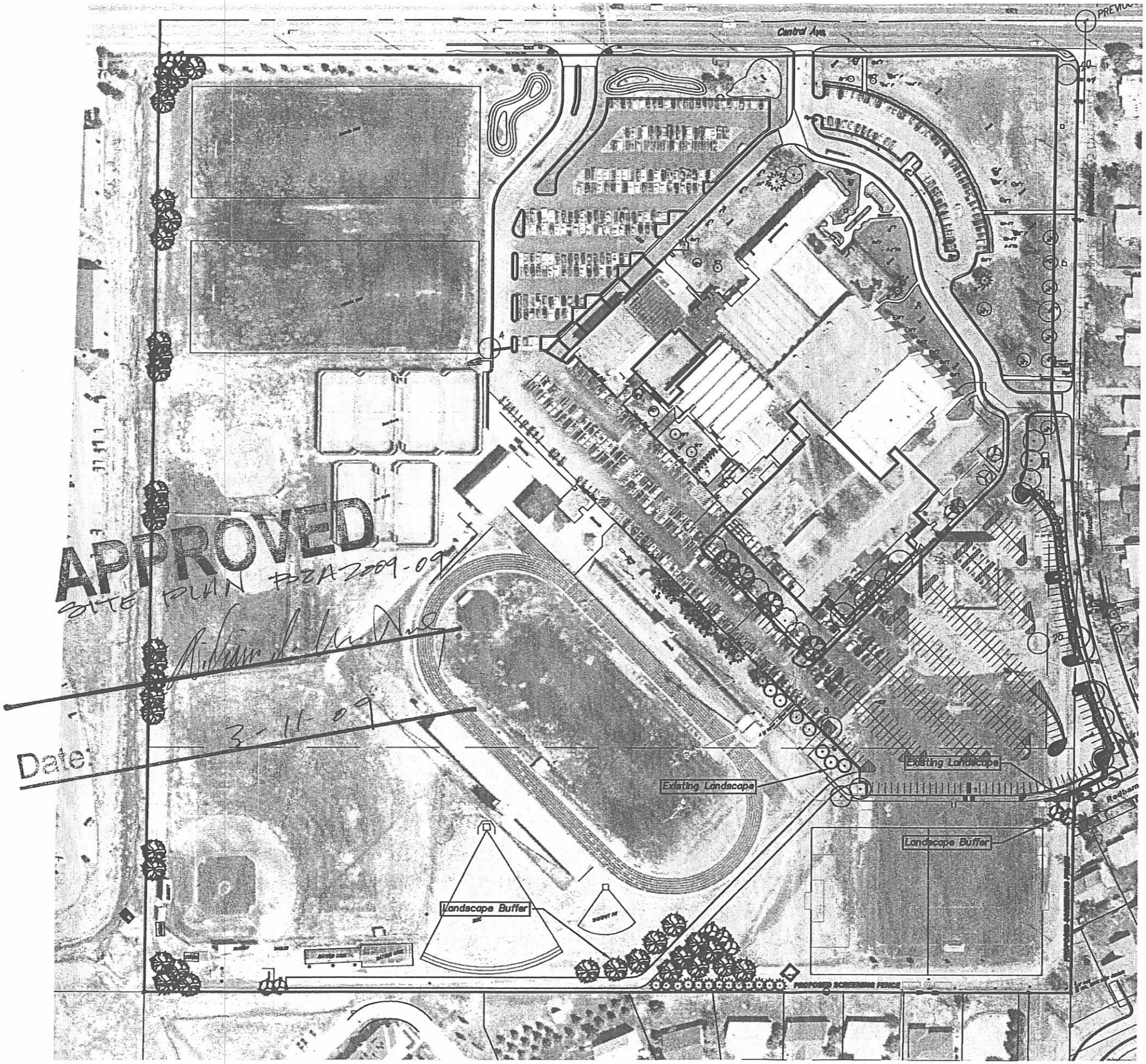
The development application sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

attachment

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Jeff Longwell, WCC District V, Mailstop 1-13




**Site Plan**
Scale 1"= 150'

*Landscape Buffer Requirements*

*Southeast Buffer*
- *Property Line Requiring Buffer = 282 LF*
- *7 Shade Trees Required*
- *2 Ornamentals Provided*
- *Equivalent = 1 Shade Trees (±35%)*

*South Buffer*
- *Property Line Requiring Buffer = 1,313 LF*
- *33 Shade Trees Required*
- *5 Ornamentals Trees Provided*
- *13 Evergreen Trees Provided*
- *16 Shade Trees Provided*
- *Equivalent = 31.5 Shade Trees (±94%)*

*West Buffer*
- *Property Line Requiring Buffer = 1,337 LF*
- *34 Shade Trees Required*
- *3 Ornamentals Trees Provided*
- *20 Shade Trees Provided*
- *Equivalent = 21.5 Shade Trees (±63%)*

*Landscape Buffer Summary*

*Total Buffer Trees Required*
- *74 Shade Trees*

*Total Buffer Trees Provided*
- *Equivalent = 54 Shade Trees (±73%)*

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