CITY OF WICHITA

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

August 3, 2009

NewSpring Church, Inc.
12200 E 21st Street North
Wichita, KS 67206

Michael Cathcart, Architects
151 N. Rock Island, 1B
Wichita, KS 67202

**RE: BZA2009-00032 - City zoning administrative adjustment to waive screening requirements adjacent to institutional uses in SF-5 Single-family Residential zoning. Generally located north of 21st Street North and east of K-96 (12200 E. 21st Street North).**

**Legal Description: Lot 1, Block A, Messiah Baptist Church 4th Addition to Wichita, Sedgwick County, Kansas.**

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to waive screening requirements adjacent to institutional uses in SF-5 Single-family Residential zoning. From reviewing your application, we understand that you are requesting that the code required screening be waived where your property abuts SF-5 zoning on its east property line. The abutting property is developed with another institutional use, Church of the Magdalen.

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 an institutional use and the location of improvements on one or both properties provides adequate screening. This site abuts church/school property to the east for approximately the south 1,000 feet of the property line zoned SF-5. The two church/school campuses are separated by the reserve area for drainage located on the Magdalen side of the site. We find that this request meets the four conditions required by the Unified Zoning Code for the south 1,000 feet of the east property line as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed screening waiving 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 surrounding residential zoned property in

residential use is screened and the portion for which the waiver is requested is used for institutional land uses.

3) Compatibility with existing or permitted uses on abutting sites: The proposed building will comply with all other development standards on other portions of the property line. The screening waiver should not make the proposed building incompatible with the existing and permitted uses on abutting site in institutional use or affect other uses surrounding the site where other development standards are in effect.
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 institutional uses for 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) The screening waiver shall apply only where abutting property is developed with institutional uses. Screening will be required in the future if abutting property is developed with residential uses.
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 the Zoning Adjustment null and void.

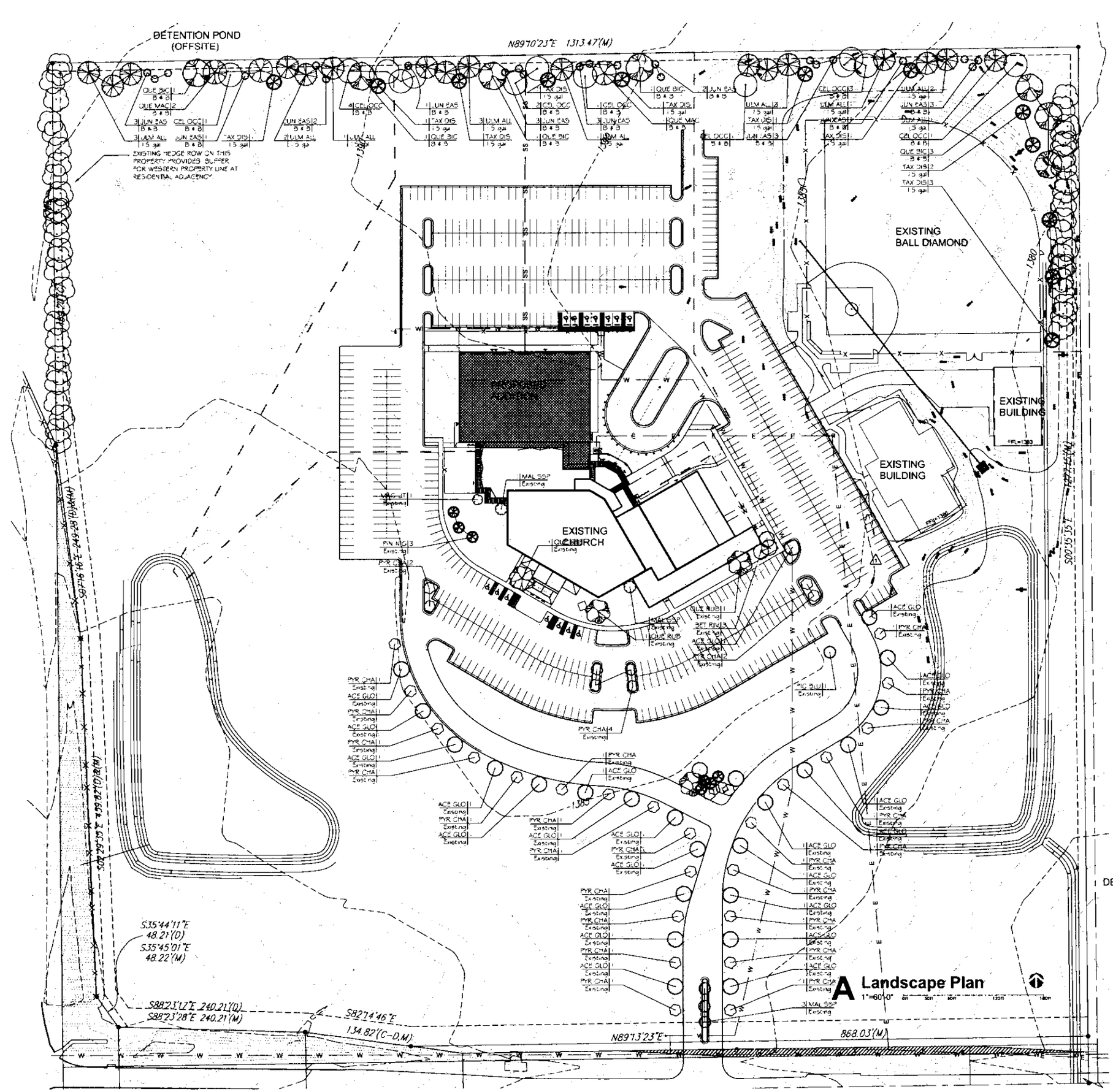
The development application sign should now be removed from the property.

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
J.R. Cox, Office of Central Inspection
Susan Schlapp, WCC District II, Mailstop 1-13




A Landscape Plan
1"=60'-0" 0m 30m 60m 120m 180m

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL/COMMON | CONT | CAL | SIZE |
|---|---|---|---|---|---|
| CEL OCC | 13 | Celtis occidentalis / Common Hackberry | B & B | 1.5 Ca | 8'-10' |
| QUE BIC | 7 | Quercus bicolor / Swamp White Oak | B & B | 1.5"Ca | 8'-10' |
| QUE MAC | 3 | Quercus macrocarpa / Burr Oak | B & B | 1.5"Ca | 8'-10' |
| ULM ALL | 7 | Ulmus parvifolia 'Allee' / Allee Lacebark Elm | 15 gal | 1.5 Ca | |
| **CONIFERS** | **QTY** | **BOTANICAL/COMMON** | **CONT** | **CAL** | **SIZE** |
| JUN SAS | 22 | Juniperus virginiana / Eastern Red Cedar | B & B | | 6' Ht. |
| TAX DIS | 2 | Taxodium distichum / Bald Cypress | 15 gal | 1.5 Ca | |
| **EXISTING TREES** | **QTY** | **BOTANICAL/COMMON** | **CONT** | **CAL** | **SIZE** |
| ACE GLO | 2 | Acer rubrum 'October Glory' TM / October Glory Maple | Existing | 3"Cal | |
| | 23 | Acer rubrum 'October Glory' TM / October Glory Maple | Existing | 6"Ca | |
| BET RIV | 3 | Betula nigra / River Birch | Existing | | 2-1.5" Ht. |
| MAG JT | - | Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia | Existing | 3"Cal | |
| MAL SSP | 5 | Malus hybrid / Crab Apple varieties/ssp. | Existing | 3.5"Cal | |
| PIC BLU | | Picea pungens glauca / Colorado Blue Spruce | Existing | | 6'-8' |
| PIN NIG | 7 | Pinus nigra / Austrian Black Pine | Existing | | 10' Ht. |
| PYR CHA | 4 | Pyrus calleryana 'Cranticeer' / Chanticleer Pear | Existing | 1.5 Ca | |
| | 3 | Pyrus calleryana 'Cranticeer' / Chanticleer Pear | Existing | 6"Ca | |
| QUE MHE | 1 | Quercus prinus / Chestnut Oak | Existing | 6"Ca | |
| QUE RUB | 2 | Quercus nigra / Red Oak | Existing | 2"Cal | |
| | 1 | Quercus nuara / Red Oak | Existing | 6" | |

Landscape Calculations - Full Compliance

STREET YARD LANDSCAPING:
Average Lot Depth exceeds 375', so 20sf of landscape area per linear foot of frontage is required.
243.06 frontage x 20 = 24,861 Zsf total landscape street yard required
> 675,000 sf Provided
2486 . 2/500 = 49.7 = 50 Trees Required
= 40 Shade Trees & 41 Ornamentals Existing
= 60.5 Trees Existing (This does not take into account any of the existing shrubs)
NO ADDITIONAL STREET YARD LANDSCAPING REQUIRED

PARKING LOT SCREENING AND LANDSCAPING
All lots are far beyond the 150 minimum distance, therefore none is required.

BUFFERS REQUIRED:
EAST:
The east property line adjoining the residential lots has extensive quantities of willow and cottonwoods. Although these currently provide a dense visual barrier, these species are currently disallowed. In addition to the trees, shrub willow and spanish vegetation create a strong visual barrier to 6' plus in height. There is approximately 390' of Residential frontage. Because of the existing shrubby vegetation creates a visual buffer which is the ultimate goal, we request a waiver to use the less dense (1 tree /40') requirement typically associated with the fence solution.
Required: 390'/ 40' = 10 Trees Required
Provided: 10 Trees provided

The east property line which adjoins another church is a similar use. The south third is another retention basin on the adjoining property, heavily vegetated, with no need for additional visual buffering. For these reasons we request a waiver of landscape buffering requirements for this portion of the east property line.

WEST:
The portion of the west property line adjoining residential property has an existing hedgerow on this property. Tree species includes mostly hackberry and osage orange. No additional buffer trees required.

NORTH:
North propertyline requires a buffer planting.
North Property line Buffer shall consist of 1.5 Shade Trees per 30 linear feet (no screen wall). 1313.47' ft. of Buffer
Required: (1313.47'/ 30) * 1.5 = 66 Trees Required
Provided: 66 Trees provided

# SITE PLAN

DETENTION POND
(OFFSITE)

APPROVED 28-03-09 BY DG
MAPD Copy 1 of 2

CATHCART ARCHITECTS
151 N Rock Island, 18
Wichita, KS 67202
316 262 3100

09005

1 April 2009 (For Permit)
10 June 2009 (City Revison)

Skinner Design Studios

| DATE | REVISION # |
|---|---|
| 7-03-09 | |

Landscape Plan

L1.1

NewSpring Church | addition + remodel

wichita kansas