CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 30, 2008

Commerce Construction
1008 South Santa Fe
Wichita, KS 67211

Re: **BZA2008-00049: City Zoning Adjustment for a 25% reduction to the parking requirement for a remodeling/expansion of an existing use and to allow parking in the 25-foot front building setback on property zoned SF-5 Single-family Residential ("SF-5") for an expansion to an existing church.**

Legal Description:
Lot 2, EXCEPT the Beginning 115 feet East of the Northwest Corner; East 41.01 feet; South 10.75 feet; East to the Northeast Corner; South 15 feet; West 205.59 Feet Northwest to the Beginning; EXCEPT 50 feet of the Este Cate 2nd Addition, Wichita, Sedgwick County, Kansas; generally located northwest of the intersection of South Hydraulic and East Denker Street (1550 E. Denker Street).

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to the parking requirement by 25% for a remodeling/expansion of an existing use and to allow parking in the 25-foot front building setback on the aforementioned Lot for the purpose of parking. This lot is currently zoned SF-5 Single-family Residential ("SF-5") and you have stated that you plan to use this area for parking, in conjunction with the addition of a new community center to the existing church complex.

The UZC Unified Zoning Code ("UZC") allows an adjustment to reduce the parking requirement up to 25% on remodeling/expansion projects of existing sites and the UZC also allows adjustments to allow parking in residential districts to be located within a required front yard or street side yard, but in no case closer to a front or street side property line than eight feet. Therefore, we find that allowance of parking within the 25-foot front yard setback and the reduction of parking from 40 spaces to 30 spaces (25%) 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. It is expected that the

pedestrian circulation in the vicinity of the application area. It is expected that the proposed development will generate only a minimal addition of vehicular traffic than currently exists. This request is for off-street parking for a church and new community center that will attract fewer people than the number of spaces required by City Code. Public vehicular and pedestrian circulation will not be affected.

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 front yard setbacks. There are single-family homes to the south of this site. The addition will not encroach into any of the sight angles for the homes to the south. There should be no negative impact on the existing uses in surrounding areas as a result of the reduction in parking spaces as there should be no overflow parking requirements for the people who attend the church.

3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the 25-foot front yard setback should not compromise the residential homes in the area. The reduction in parking requirements is within allowable adjustments and will not detract from the existing residential uses.

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 a Zoning Adjustment to reduce the parking requirement up to 25% on remodeling/expansion projects of existing sites and the adjustment to allow parking in residential districts to be located within a required front yard or street side yard, but in no case closer to a front or street side property line than eight feet is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The site shall be developed in conformance with all applicable codes, including but not limited to building, fire, and health codes.

3) All parking areas shall be paved and marked.

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 that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

LEGEND

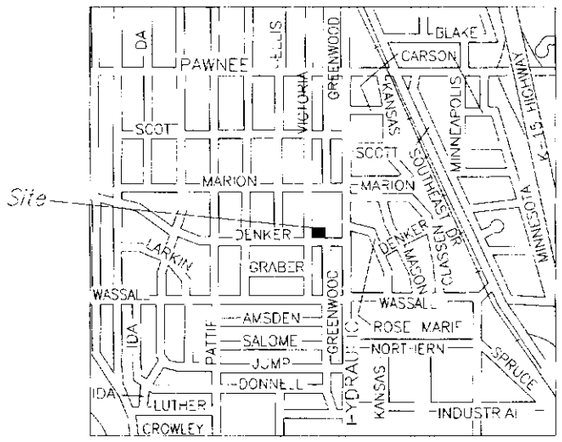
PROPERTY LINE:
PROPERTY CORNERS
EASEMENTS / SETBACKS
FENCING
WATER LINE: W W W
GAS LINE: G G G
ELECTRICAL LINE: E E E
SAN. SEWER LINE:

NEW UNDERGROUND ELEC. SERVICE - SEE ELEC.
NEW COMMUNITY CENTER FIN. FLOOR ELEV. = 100'-0" = 1284 DATUM
EXIST. CHURCH Building # 1550
NEW ELEC. METER SEE ELEC.
NEW SAN. SEWER LINE SEE MECH. - PATCH ASPHALT PARKING TO MATCH
4" THICK REINF. CONC. SIDEWALK (TYP.)
NEW GAS METER SEE MECH.
NEW GAS LINE SEE MECH.
NEW WATER LINE SEE MECH.
MATCH EXIST.
Exist Conc. Pad
Exist Covered Walk
Exist Asphalt Parking
Exist Sanitary Sewer Line
Exception
Lot 2 Este Cate Second Addition
Lot 1 Este Cate Second Addition now Platted as Fire Station 22 Addition
10' Utility Easement per Recorded Plat
60' x 20' Utility Easement per Recorded Plat
8" Sanitary Sewer Line per City Records
12" City of Wichita Water Line per City Records
Site Bench Mark "LT Square Cut Top of Curb Elevation = 1281.83 NGVD Bt
Top Elev. 1282.16 Fl. Elev. 1278.39
Top Elev. 1283.63 Fl. Elev. 1279.12
DESC Top Elev. 1281.81
Assumed Basis of Bearing S29°36'09"W 342.48'M. S31.60'D.
Hydraulic

SITE LAYOUT PLAN

1" = 20' - 0"

NORTH



Vicinity Map

Architectural Development Services, L.L.C.
P.O. Box 49105
Wichita, Kansas 67201
Phone: 316 992-4343
Fax: 316 686-8084

RODNEY A. COKER LICENSED 3776 ARCHITECT 9-3-08

A New Community Center Building for Indian Southern Baptist Church

1550 Denker Street
Wichita, Kansas

prints issued
9-3-08
For Construction

project no.
0811

drawn rac check

Site Layout Plan

SA-1

of

Xrefs: None
Drawing Name: G:\...\XX.DWG
Date: 00/00/04
Time: 00:00