CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 24, 2010

Catholic Diocese of Wichita
Attn: Reverend Jose Machado
Our Lady of Perpetual Help
2351 North Market
Wichita, KS 67219

FILE COPY

Baughman Company, PA
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

Re: BZA2010-00024: Zoning Adjustment to permit parking within the front yard setback to be reduced to eight feet from the property line and to waive the screening requirements for a portion of the site on property zoned B Multi-Family ("B").

Lots 4 and 6 on Main Street, West Mt. Carmel Addition and Lots 14, 16 and 18, except the south 8 feet thereof, on Market Street, West Mt. Carmel Addition. Generally located east of Market Street 150 feet south of 23rd Street North and east of Park Place 40 feet south of 23rd Street North.

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to permit parking within the front yard setback to be reduced to eight feet from the property line and to waive the screening requirements for a portion of the subject property on properties zoned B Multi-Family ("B").

Section V-I.2.l. of the Unified Zoning Code allows an administrative adjustment for institutional use parking within the front setback, but no closer than 8 feet from the property line when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6. are met. Section V-I.2.m of the Unified Zoning Code allows screening to be waived when the adjacent residential property is developed with an institutional use. We find that the parking as proposed meets the provisions of Section V-I.2.l and m and the four criteria required by Section V-1.6. as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The setback encroachment should have no impact on the safety and convenience of vehicular and

pedestrian circulation in the vicinity as no public right-of-way is affected.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of moving the parking lot 12 feet closer to the property line within this established neighborhood where other setbacks are below normal UZC standards. The front yard will maintain a minimum of eight feet for landscaping except for drive aisles. Buffers will be provided for interior property lines except when adjacent to the same type of institutional (parking lot) use.

3) Compatibility with existing or permitted uses on abutting sites: Parking within the front setback should not reduce compatibility with abutting and adjacent sites. The south property line on Park Place abuts the parking lot for a different institutional (church) use.

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 permit parking within the front setback, but no closer than 8 feet from the property line, 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) Parking on the site shall be paved and developed in conformance with all other City standards.

3) The site shall maintain conformance with the Landscape Ordinance.

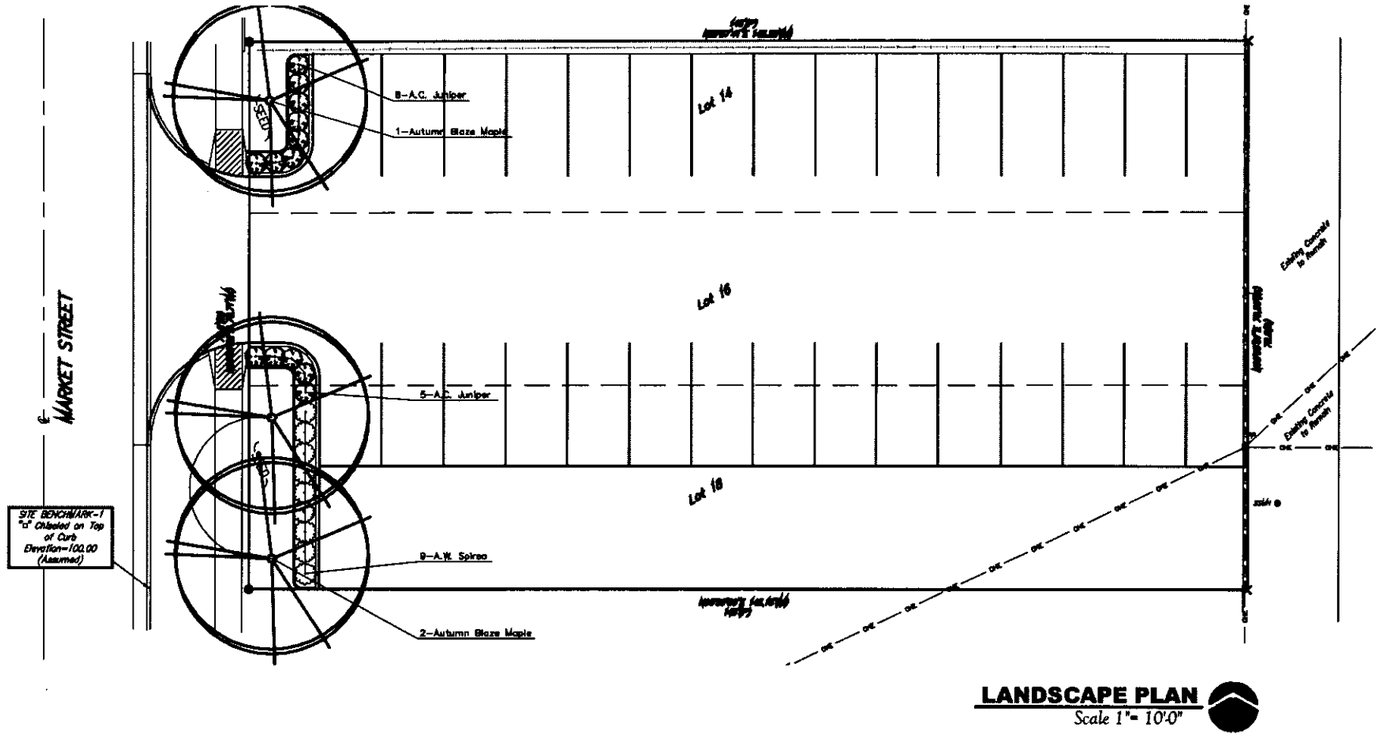
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

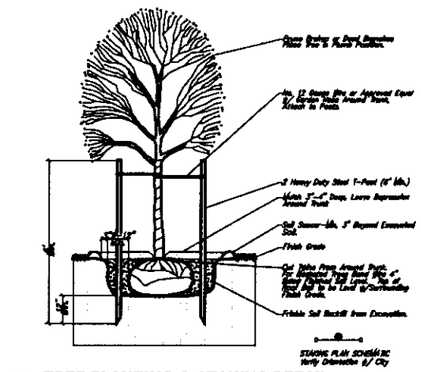
cc: Kurt Schroeder, OCI
Paul Hays, OCI
JR Cox, Office of Central Inspection
Janet Miller, District VI, mailstop 1-13



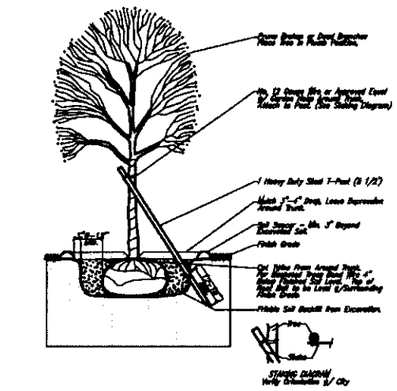
LANDSCAPE PLAN
Scale 1"= 10'-0"

LANDSCAPE NOTES:

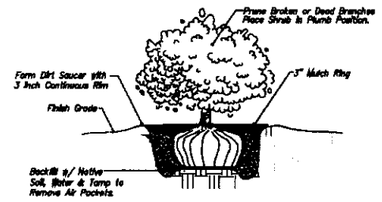
1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Seed" shall be installed and fertilized as follows:
   SEED—Kansas Premium Pasture Seed
   FERTILIZER—16-20-0 ratio 46/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by tilling all existing vegetation with Roundup (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (OR) (or equal) shall be applied per label directions. All planting beds to receive 3" organic matter (such as cotton bur meal, compost, or manure) and shall be rototilled in to a depth of 10–12".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer rings with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site.
8. Topsoil hauled onto site shall be fertile, friable, natural 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 trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an optimum and non-muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 913-342-1500 or 800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including quotes, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
17. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and guaranty.



1 TREE PLANTING & STAKING DETAIL



2 TREE PLANTING & STAKING DETAIL



3 SHRUB PLANTING DETAIL

LANDSCAPE ORDINANCE CALCULATIONS

Streetyard shown:	900 sq.ft.
Streetyard Trees Required:	1 per 800 sq. ft.= 1 Shade Tree
Streetyard Trees Shown:	1 Shade Tree
Parking Trees Required:	1 per 20 Spaces with 20 Spaces Shown= 1.5 Shade Trees=2 Shade Trees
Parking Trees shown:	2 Shade Trees

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
1	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" Cal.	B&B	Shade Street Tree
3	Ginkgo sentilis	Ginkgo Tree	2" Cal.	B&B	Shade Street Tree
32	Juniperus horizontalis 'Hetzeri Compacta'	Hetzeri Compact Juniper	5-Gal.	Container	Full & Healthy
8	Juniperus x media 'Sabinca Glauca'	Sabinca Glauca Juniper	5-Gal.	Container	Full & Healthy

BZA2010-00024 Site Plan*
APPROVED
DG
Date: 07-20-10
SHEET 1 of 2

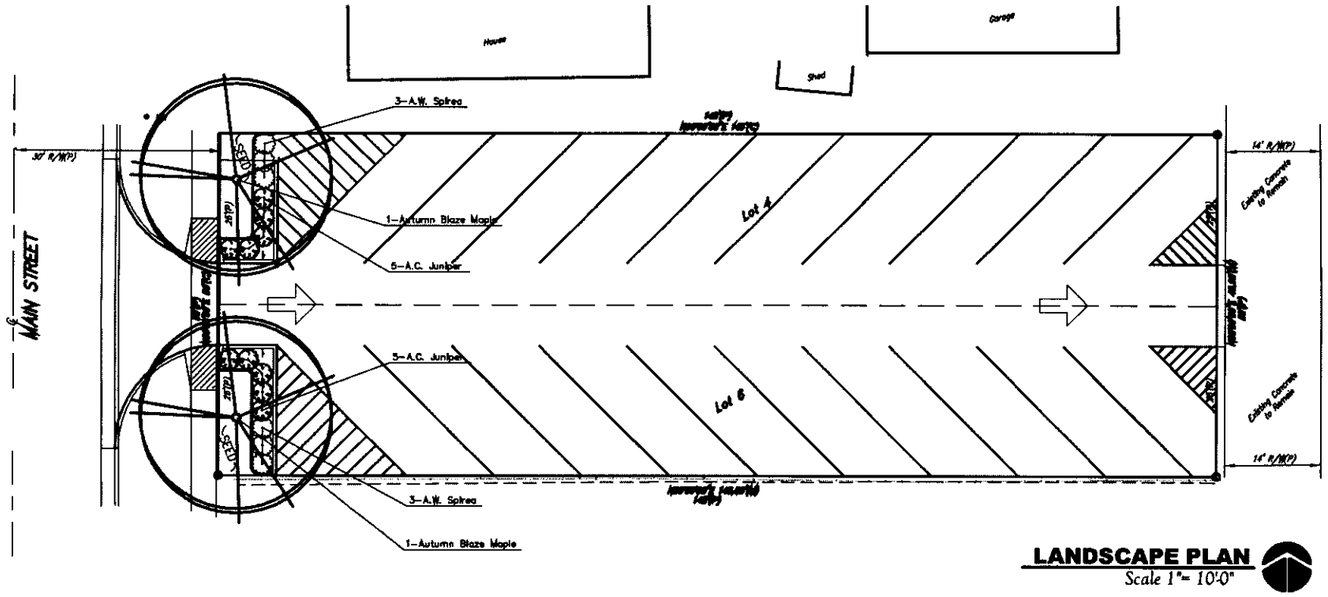
*Does Not Convey Landscape Plan Approval

Baughman

Parking Lot Grading Plan
Lots 14, 15 & 16; Mt. Carmel Ad
Wichita, Kansas

Baughman Company, P.A. 315 W. 2nd St. Wichita, KS 67211 P 316.267.0721 F 316.267.0749
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

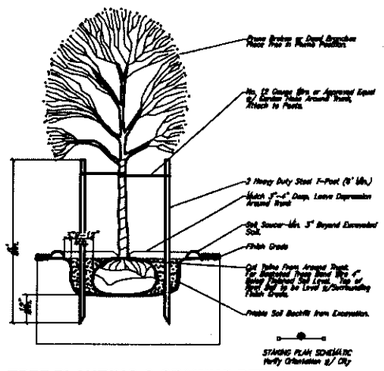
REVISIONS	APPROVED	DRAWN
	NBW	DML
	SCALE: As Shown	DATE: July 12, 2010



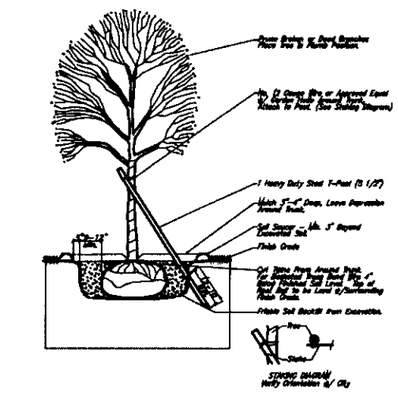
LANDSCAPE PLAN
Scale 1"= 10'0"

LANDSCAPE NOTES:

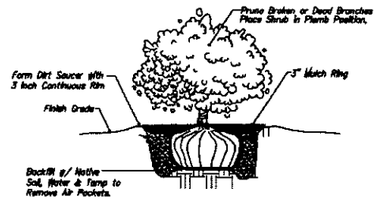
1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Seed" shall be installed and fertilized as follows:
   SEED—Kentucky Bluegrass Mixture
   FERTILIZER—10-20-10 ratio 4#/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by tilling all existing vegetation into Thoroughly (or equal) according to local directions. A Pre-emergent herbicide such as Treflan (2#) (or equal) shall be applied per label directions. All planting beds to receive 3" organic matter (such as cotton bur mulch, compost, or manure) and shall be rototilled in to a depth of 10-12".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer rims with min. 3" of mulch. Mulch material to be shredded cypress bedded of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site.
8. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of grass, grain, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered to an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to walk site process to install the plants and materials granted, until final acceptance from owner. Upon final acceptance, the are (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and materials granted, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. General Contractor to coordinate with appropriate Local City Officials to Remove/Transplant exist trees.
16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
17. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.



① **TREE PLANTING & STAKING DETAIL**
Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 5' Height
No Scale



② **TREE PLANTING & STAKING DETAIL**
Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 5' Height and Smaller
No Scale



③ **SHRUB PLANTING DETAIL**
5 Gallon and Smaller
No Scale

BZA 2010-00024 Site Plan*
APPROVED
DG
Date: 07-20-10
SHEET 2 of 2

* Does Not Convey Landscape Plan Approval

LANDSCAPE ORDINANCE CALCULATIONS

Streetyard shown:	280 sq/ft.
Streetyard Trees Required:	1 per 250 sq. ft.=0.88= 1 Shade Tree
Streetyard Trees Shown:	1 Shade Tree
Parking Trees Required:	1 per 20 Spaces with 20 Spaces Required= 1 Shade Tree/ Shade Tree
Parking Trees shown:	1 Shade Tree

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	Acer Truncatum "Pacific Sunset"	Pacific Sunset Maple	2" Cal.	B&B	Shade Tree Only
10	Juniperus horizontalis "Andorra Compacta"	Andorra Compact Juniper	5 Gal.	Container	Full & Healthy
8	Viburnum x burkwoodii "Mohawk Viburnum"	Mohawk Viburnum Shrub	5 Gal.	Container	Full & Healthy

Baughman — **Parking Lot Grading Plan**
Lots 4 & 6, West Mt. Carmel Add
Wichita, Kansas

Baughman Company, P.A. 110 Nth St. Wichita, KS 67211 P 316.262.2221 F 316.262.0949
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

REVISIONS	APPROVED NBW	DRAWN DML
	SCALE As Shown	DATE July 12, 2010