



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

October 29, 2012

West Side Church of the Nazarene  
2300 S. Seneca  
Wichita, KS 672

Howard Helmer Architecture  
c/o Jeff Sheppard  
3506 N. Rock Bldg. 500  
Wichita, KS 67206

Re: BZA2012-59: City Administrative Adjustment to decrease the required parking for a church on SF-5 zoned property, generally located east of Seneca and north of Pawnee (2300 S. Seneca).

Legal Description: LOT 1 CORNERSTONE ADDITION, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We reviewed your request for a Zoning Adjustment to decrease the required parking from 124 to 98 spaces for a church, a 21% reduction. From reviewing the application and site plan we understand that you plan a building addition on the site without adding to the sanctuary capacity, and therefore not adding to the parking requirement.

Section V-1.2.1 of the Unified Zoning Code allows an administrative adjustment to decrease the required parking by up to 25% for a building renovation. This adjustment is permissible when the provisions of that section and the Zoning Adjustment Criteria of Section V-1.6 are met. We find that decreasing the parking requirement by 21% as proposed meets 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 building addition should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected. The existing 98 parking spaces are sufficient to prevent excessive use of on-street parking in the immediate area.
- 2) Impact on existing uses in surrounding areas: The primary building gathering area, or sanctuary, will not be enlarged; the existing on-site parking has proven adequate for this facility with no impact on surrounding properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The parking reduction is within adjustable limits and will be compatible with existing and permitted uses on abutting sites.

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T 316.268.4421 F 316.268.4390

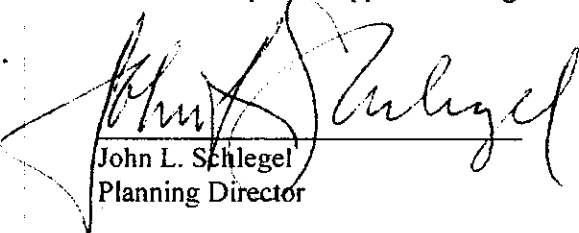
[www.wichita.gov](http://www.wichita.gov)

- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There should be no impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

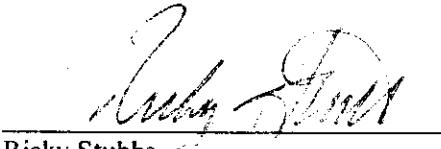
Our signatures below indicate that a Zoning Adjustment to decrease the required parking from 124 to 98 spaces for a church is hereby granted, subject to the following conditions:

- 1) The site shall be developed in conformance with the approved site plan.
- 2) The adjustment shall apply only to the building as represented on the approved site plan. If the primary gathering space, or sanctuary, increases capacity over the current 616-person capacity, the property shall come into conformance with the Zoning Code parking requirements, unless a separate Zoning Adjustment or Variance is granted.
- 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 that the Zoning Adjustment is null and void.

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



John L. Schlegel  
Planning Director



Ricky Stubbs  
Interim Co-superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection  
Paul Hays, Office of Central Inspection  
Michael O'Donnell, CM District IV  
Kelli Geier, NA District IV

## GENERAL SITE NOTES

1. G.C. IS RESPONSIBLE FOR REVIEWING EXISTING SITE CONDITIONS AND NOTIFYING ARCHITECT OF ANY DISCREPANCIES.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, AND EDGE OF CONCRETE WORK (TYP.).
3. DO NOT DISTURB SITE BENCH MARKS.
4. REF. MECH. AND ELEC. FOR COORDINATION OF UTILITIES.
5. ALL FILL SOIL WILL NEED TO BE DISPOSED OF OFF SITE. NEW ENGINEERED SOIL WILL NEED TO BE USED FOR FILL SOIL.

## SITE PLAN NOTES

1. SAW-CUT EXISTING ASPHALT PAVING AS SHOWN FOR NEW CONCRETE PAVING.
2. NEW 6" CONCRETE PAVING - SEE DETAIL 3/A-0.1. PROVIDE CONTROL JOINTS AS SHOWN.
3. AT DOORS SLOPE AWAY FROM DOORS LESS THAN 1:48.
4. ADA PARKING STALL WITH PAVEMENT MARKING AS SHOWN. SLOPES AT STALL AND ADJACENT ACCESS AISLE IS TO BE LESS THAN 1:48 IN ANY DIRECTION.
5. ADA SIGN AND CONCRETE BUMPER BLOCK - SEE DETAIL 1/A-0.1.

6. PIPE BOLLARD - SEE DETAIL 2/A-0.1.

SENECA STREET

HASKELL STREET

WALNUT STREET

98 ON-SITE PARKING STALLS

ALLEYWAY

**APPROVED**

B242012-59 SITE PLAN

*William L. Gar Andy*

Date: 10-29-12

ARCHITECTURAL SITE PLAN  
1" = 20'-0"

0 10' 20' 40'  
SCALE: 1" = 20'-0"

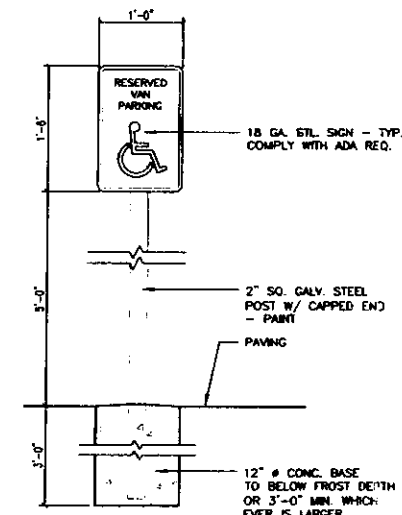
## GENERAL DEMOLITION NOTES

1. G.C. IS RESPONSIBLE FOR PACKING ALL AREAS WHERE DEMOLITION CONSTRUCTION ADJACENT EXISTING CONSTRUCTION TO REMAIN.
2. G.C. TO PROVIDE TEMPORARY PARTITIONS AS REQUIRED TO ASSURE THAT NO DEMOLITION WILL INTERFERE WITH OTHER PORTIONS OF THE BUILDING OR SURROUNDING AREAS.
3. NOTE THAT THE DEMOLITION PLAN DOES NOT NECESSARILY LIST EVERY ITEM OF DEMOLITION AND THAT THE CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DEMOLITION AS REQUIRED FOR THE NEW CONSTRUCTION.
4. PATCH HOLES IN FIVE WALLS DUE TO ELEC. + MECH. DEMOLITION W/ FIRE SEALANT.
5. MECH. ELEC. + MECH. FOR ADDITIONAL DEMOLITION REQUIREMENTS. G.C. TO COORDINATE W/ OWNER FOR EQUIPMENT LOCATION AND ELECTRICAL REQUIREMENTS.
6. G.C. TO COORDINATE W/ OWNER FOR RELOCATION OF ANY/ALL EQUIPMENT/FURNITURE LOCATED IN DEMOLITION AREAS.
7. G.C. TO VERIFY INTEGRITY OF EXISTING WATER CONSTRUCTION ADJACENT TO AREAS OF DEMOLITION IS MAINTAINED E.G. ELEVATOR/STAIR SHAFT WALLS AND MECHANICAL ROOM WALLS.
8. G.C. TO COORDINATE W/ OWNER DURING DEMOLITION FOR ALL POTENTIAL ABSENTEE LOCATIONS. ADEQUATE ABSENTEE BY OWNER.

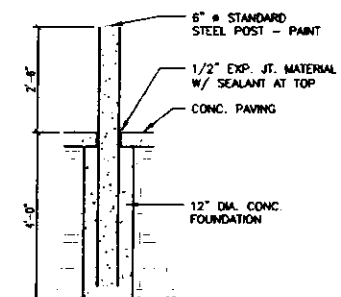
## DEMOLITION NOTES

1. RELOCATE TREE ON SITE. VERIFY LOCATION WITH OWNER.
2. REMOVE EXISTING SIGNAGE AND PAVING AS REQUIRED FOR NEW SIGNAGE AND NEW PAVING. SAW CUT ASPHALT AS SHOWN ON SITE PLAN FOR NEW CONCRETE PAVING.
3. REMOVE EXISTING METAL DOOR, FRAME AND GLAZING.
4. REMOVE HVAC UNIT AND PROTECT FOR REINSTALLATION.
5. REMOVE UNARMED UNDERGROUND AIR DUCTS.
6. REMOVE BRICK AND CMU WALL. SAW CUT FOR NEW OPENING.
7. REMOVE DOWNPOUT AS REQUIRED FOR NEW CONSTRUCTION.

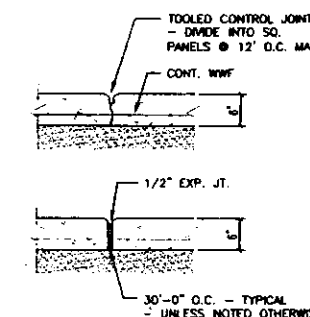
## DEMOLITION PLAN 1/8" = 1'-0"



1 HANDICAP SIGN DETAIL  
1" = 1'-0"



2 PIPE BOLLARD DETAIL  
1/2" = 1'-0"



3 TYPICAL CONCRETE DTLS.  
3/4" = 1'-0"

LOBBY ADDITION  
WEST SIDE CHURCH OF THE NAZARENE  
2300 S. Seneca  
Wichita, Kansas 67203

**A-0.1**