



Wichita-Sedgwick County Metropolitan Area Planning Department

January 8, 2015

Carol Acuna
New Covenant Church
1710 W. Douglas

Hanney and Associates
Lee Thompson
1726 S. Hillside
Wichita, KS 67218

RE: BZA2014-00076: Administrative Adjustments: 1) to locate fewer than fifty percent of the uses required off-street parking spaces on-site, and 2) allow parking to be separated by an arterial.

Legal Description: Lots 23-24 Junction Town Co. Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

The Wichita-Sedgwick County Unified Zoning Code (UZC) (Article V, Section V-I.1) grants the Planning Director, with the concurrence of the Director of the Metropolitan Area Building and Construction Department, the authority to approve applications for Zoning Adjustments. Further, the Zoning Administrator, in conjunction with the Planning Director, may authorize up to 100 percent of the required parking spaces to be located on a separate lot when the following standards are met (only the applicable standards are listed below): a. The applicant shall demonstrate that it is not feasible to locate all of the required parking on the same lot as the principal use; b. No required off-site parking spaces shall be located more than 600 feet from the primary entrance of the use served; c. Off-site parking areas shall require the same zoning classification as required for the use served; and d. In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement shall be required, and an attested copy of the agreement shall be submitted to the Register of Deeds for recordation and proof of recordation shall be presented to the Zoning Administrator prior to the issuance of a building permit.

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The site plan submitted by the applicant demonstrates that it is not feasible to locate the required parking on the site. The off-site parking indicated on the approved site plan will not significantly interfere with existing traffic circulation patterns along West Douglas Avenue and Millwood Avenue.
- 2) Impact on existing uses in surrounding areas: The surrounding area is zoned GC – General Commercial to the north, east, west and south. All of the off-site parking is located in the same zoning district as the subject property.

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- 3) Compatibility with existing or permitted uses on abutting sites: Churches are permitted by right in the GC zoning district and one other church is located immediately west of the subject property. The applicant's proposed parking arrangement should minimize additional impact to abutting properties.
- 4) Effect on public health, safety or welfare: There will 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 the two Zoning Adjustments for off-site parking at 1710 West Douglas Avenue are hereby GRANTED, subject to the following conditions:

- 1) A written agreement shall be required, and an attested copy of the agreement for all off-site parking shall be submitted to the Register of Deeds for recordation and proof of recordation shall be presented to the Zoning Administrator prior to the issuance of a building permit.
- 2) The applicant has six (6) months from the date of this adjustment to provide proof of recordation with the Register of Deeds prior to any issuance of building permits.
- 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, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Janet Miller, CM District VI
Jeff Blubaugh, CM District IV
Martha Sanchez, Community Liaison District VI
Case Bell, Community Liaison District IV

