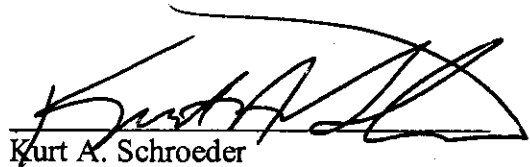


- 3) Compatibility with existing or permitted uses on abutting sites: The nearest properties platted for residential uses to the east of the subject property are located approximately 900 feet to the east across the school property. The residential lots are currently undeveloped and are platted such that the front of the residential lots do not face the subject property. The sheer distance between the subject property and the residential lots should ensure compatibility between uses on the subject property and residential uses in surrounding areas.
- 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 waive the required screening on the east property line of the subject property is hereby granted.



Marvin S. Krout
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

cc: Lisa Buckingham, MKEC, 411 N. Webb Rd., Wichita, KS 67206
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

August 21, 2002

Harlan Buettner
Woodland Lakes Community Church
1526 E. Harry
Wichita, KS 67211

Re: BZA2002-00050: Zoning Adjustment to waive the screening requirements along the east property line.

Legal Description: Lot 1, Block 1 Woodland Lakes Community Church Addition, Wichita, Sedgwick County, Kansas. Generally located north of Lincoln and east of Greenwich.

Dear Mr. Buettner:

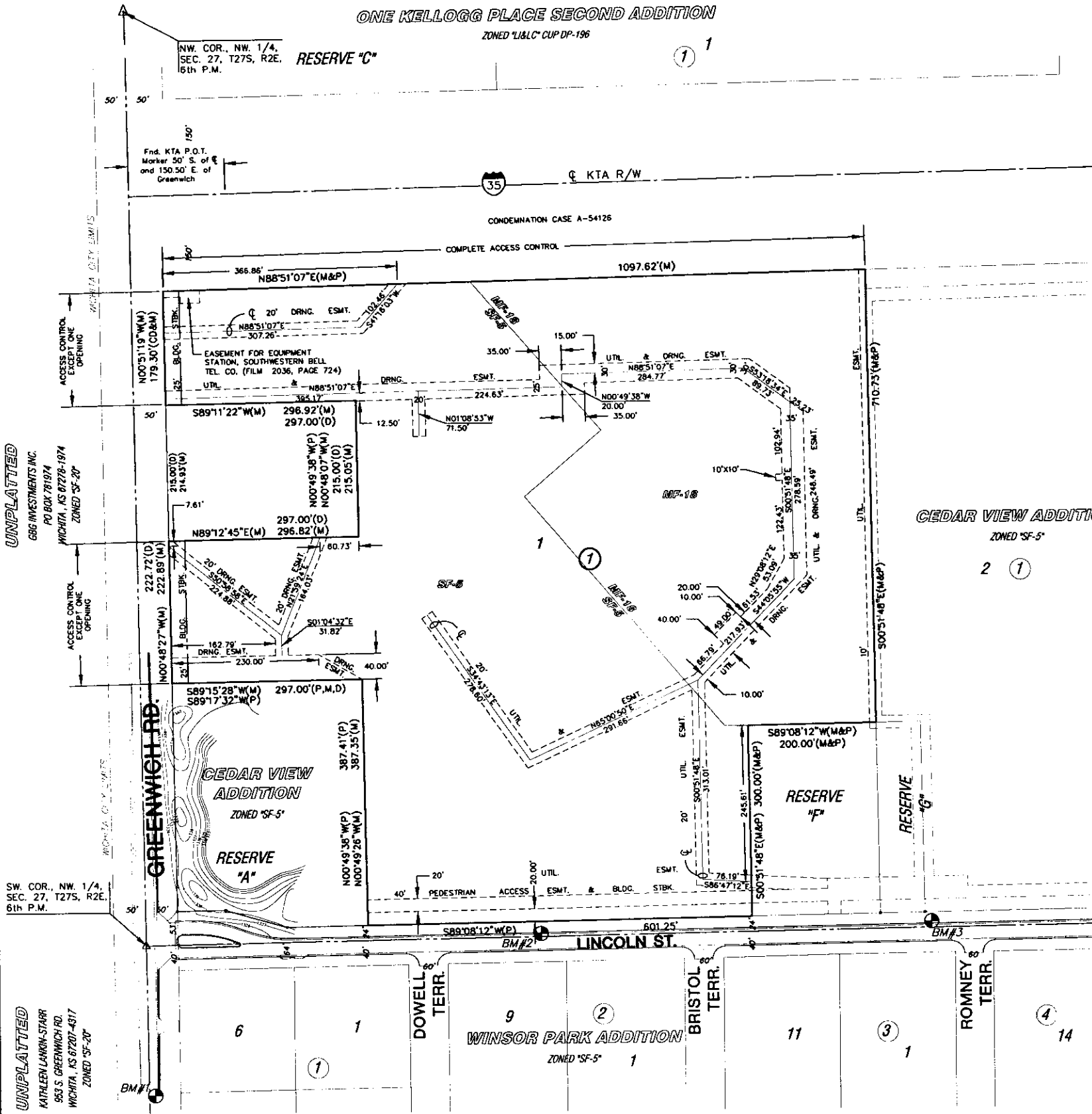
We have reviewed your request for a Zoning Adjustment to waive the screening requirements along the east property line of the aforementioned property. You state in your application that the residentially-zoned property abutting your property to the east is developed with a school, and you have provided written documentation that the school does not wish for screening to be provided between the two properties.

Sec. V-I.2.m. of the Unified Zoning Code allows an adjustment to waive the screening requirements specified in Sec. IV-B.3.(a) of the Code when the adjacent residential property is developed with institutional or multi-family uses and the location of improvements on one or both properties provides adequate screening. We find that waiving the screening requirements along the east property line of the subject property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed elimination of screening requirements would have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The only existing use in the area east of the subject property is a school. The school has indicated that they do not wish to have screening between the two properties. A lack of screening between two institutional uses should not create negative impacts on other uses the surrounding area given the significant distance between the institutional uses and surrounding residential uses.

UNPLATTED
GBC INVESTMENTS INC.
PO BOX 781974
WICHITA, KS 67278-1974
ZONED SF-20

UNPLATTED
KATHLEEN LAMON-STARR
993 S. GREENWICH RD.
WICHITA, KS 67207-4317
ZONED SF-20

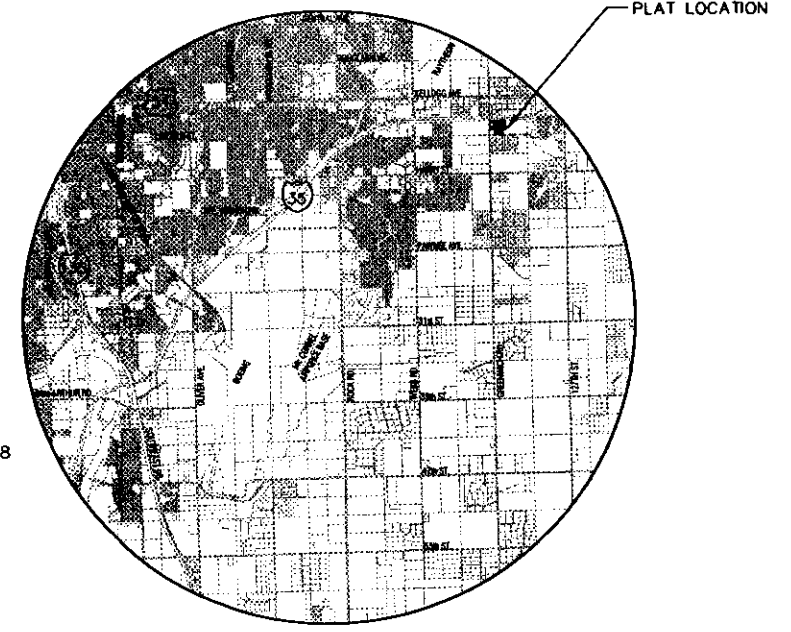


NOTES

1. ZONING: EXISTING AND PROPOSED SF-5 and MF-18
2. SURVEY DATE: APRIL 21, 2000
3. LOT MINIMUM PADS AS INDICATED ON DRAINAGE PLAN, PROVIDED AT THE TIME OF FINAL PLATTING.

BENCHMARK

- BM#1 - C.O.W. disc NW. cor. RCB hubguard
250± S. Lincoln on Greenwich.
Elev. = 146.62 (City Datum)
- BM#2 - Square cut SE. cor. inlet N. side
Lincoln between Dowell and Bristol.
Elev.=153.56(City Datum)
- BM#3 - Square cut top curb SE. cor Res.
"G," Cederview Addition, 100'± West
of centerline of Romney.
Elev.=161.87(City Datum)
- BM#4 - Square cut North side Lincoln NE.
cor. Headwall RCB near Center of
Section.
Elev.=159.05(City Datum)



VICINITY MAP

LEGEND

- | | |
|---------------------------------|------------------------------------|
| DM - GAS METER | POLE - POLE |
| GL - GROUND YARD LIGHT | GA - GATE |
| YLP - YARD LIGHT ON POLE | TRAF.MH - TRAFFIC SIGNAL MANHOLE |
| EMH - ELECTRIC MANHOLE | SPK - SPRINKLER HEAD |
| SL - SIGNAL LIGHT | W - WALL |
| CT - CONIFEROUS TREE & DIAMETER | LP - LIGHT POLE |
| DT - DECIDUOUS TREE & DIAMETER | FH - FIRE HYDRANT |
| BN - BUSH | WV - WATER VALVE |
| PP - POWER POLE AND GUY ANCHOR | WM - WATER METER |
| EB - ELECTRIC BOX | ICV - IRRIGATION CONTROL VALVE |
| SC - SEWER CLEANOUT | GI - GRATE INLET |
| ET - EDGE OF TREES | TR - TELEPHONE RISER |
| BM - BENCHMARK | I - INLET |
| SMH - STORM WATER MANHOLE | SSP - STORM SEWER PIPE |
| SMH - SANITARY SEWER MANHOLE | WL - WATER LINE |
| TMH - TELEPHONE MANHOLE | SSL - SANITARY SEWER LINE |
| SC - SECTION CORNER | GL - GAS LINE |
| 5/8" REBAR/MKEC CLS #39 SET | TEL - TELEPHONE LINE |
| PCF - PROPERTY CORNER FOUND | UE - UNDERGROUND ELECTRIC LINE |
| | OT - OVERHEAD TELEPHONE |
| | OE - OVERHEAD ELECTRIC |
| | UF - UNDERGROUND FIBER OPTIC CABLE |



SCALE: 1" = 100'
100 0 100 200

PRELIMINARY PLAT WOODLAND LAKES COMMUNITY CHURCH ADDITION

OWNER/DEVELOPER: Woodland Lakes Community Church 1526 E. Harry St., Wichita, KS, 67211 (316)263-1276 DATE: December 17, 2001

