



Wichita-Sedgwick County Metropolitan Area Planning Department

February 6, 2017

Iasis Christian Center
Attn: Bill Vann
1914 E. 11th Street
Wichita, KS 67214

Kaw Valley Engineering
Attn: Scott Servis
200 N. Emporia, Suite 200
Wichita, KS 67202

Re: BZA2017-06: City zoning administrative adjustment to reduce the parking requirement by approximately 25%, from 87 to 66 spaces, in B Multi-Family Residential zoning, for a Place of Worship, generally located at the northeast corner of 11th Street and Minnesota (1914 E. 11th Street)

Legal Description: Lots 154 -158, Rosenthal's 2nd Addition, Wichita, Sedgwick County, Kansas

Dear Applicants,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. From reviewing your application we understand that you desire to reduce the on-site parking requirement from 87 to 66 spaces, approximately a 25% reduction of the Unified Zoning Code (UZY) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows an adjustment to reduce the parking requirement for assembly (place of worship) by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. Sufficient parking is available for the current need and does not interfere with public right-of-way.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing uses in surrounding areas, as all parking for this project should be adequately provided on the site.

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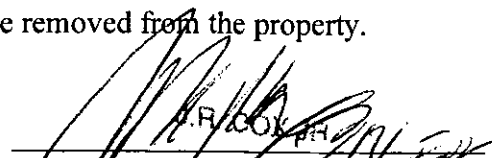
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned B Multi-Family Residential developed with multi-family and single-family residences. Therefore a 25% parking reduction should not compromise existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public right of way; the public's safety, health and welfare should not be impacted.

Our signatures below indicate that an administrative adjustment to reduce parking by 25%, from 87 to 66 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and parking improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. Gravel and unpaved areas shall have barriers to prevent parking on unimproved surfaces.
- 3) If the use changes from assembly "place of worship", the number of parking spaces must meet the current zoning code standard.
- 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.


Dale Miller, Director
Metropolitan Area Planning Department


Kyle J. McLaren, Interim Director
Metropolitan Area Building and
Construction Department

cc: Kyle J. McLaren, MABCD
JR Cox, MABCD
Lavonta Williams, CM District I
Kameelah Alexander, Community Services Representative, District I

