



Wichita-Sedgwick County Metropolitan Area Planning Department

August 27, 2002

River Community Church, Inc.
Attn: Terry Williams, Pastor
2130 N. Oliver
Wichita, KS 67208

FILE COPY

Re: BZA2002-00053: Zoning Adjustment to allow parking in the front setback on property zoned "SF-5" Single-Family Residential.

Legal Description: Lot 1, University Baptist Church Addition. Generally located on the southeast corner of Oliver and Shadybrook Lane (2130 N. Oliver).

Dear Sir:

We have reviewed your request for a Zoning Adjustment to allow parking in the front setback on the aforementioned property. You state in your application that you plan to use this area for required off-street parking in conjunction with the River Community Church and that you desire to park in the front setback no closer than 8 feet from the property line in order to preserve as much land as possible for future building and parking lot expansion.

Sec. V-I.2.1. of the Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within required front setback, but in no case closer to the property line than 8 feet, when the conditions required by Sec. V-I.6. of the Code are met. We find that allowance of parking within the front setback no closer than 8 feet from the property lines meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Providing off-street parking is necessary for the safety and convenience of vehicular and pedestrian circulation in the area because the abutting street does not permit on-street parking. Sufficient open space between the parking area and the property line will remain to prevent vehicles from encroaching upon any future sidewalk.
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas, which include another church, an office, and a golf course, as a result of parking within the setback. No residential front yards are located adjacent to the parking areas, and the parking areas will be appropriately landscaped and screened from the arterial street.
- 3) Compatibility with existing or permitted uses on abutting sites: Churches and associated

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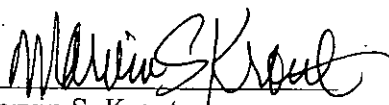
accessory uses such as parking are permitted in residential zoning districts, and the allowance of parking within the setback should not compromise existing or permitted uses on abutting sites due to the minor nature of the encroachment of the parking area into the setbacks and the provision of landscaping for the parking lot.

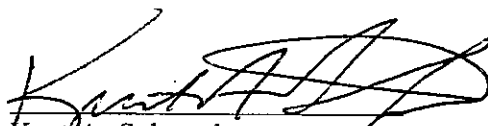
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to allow parking in the front and street side setbacks, but no closer than 8 feet from the property lines, is hereby granted subject to the following conditions:

- 1) The parking lots shall be developed in accordance with the approved landscape plan.
- 2) All parking areas shall be paved and marked.
- 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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

MK/KS/sk

Enclosures

cc: 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
Roger L. Williams, Administrative Ministry Council, 1848 S. 151st Street West, Wichita, KS 67052

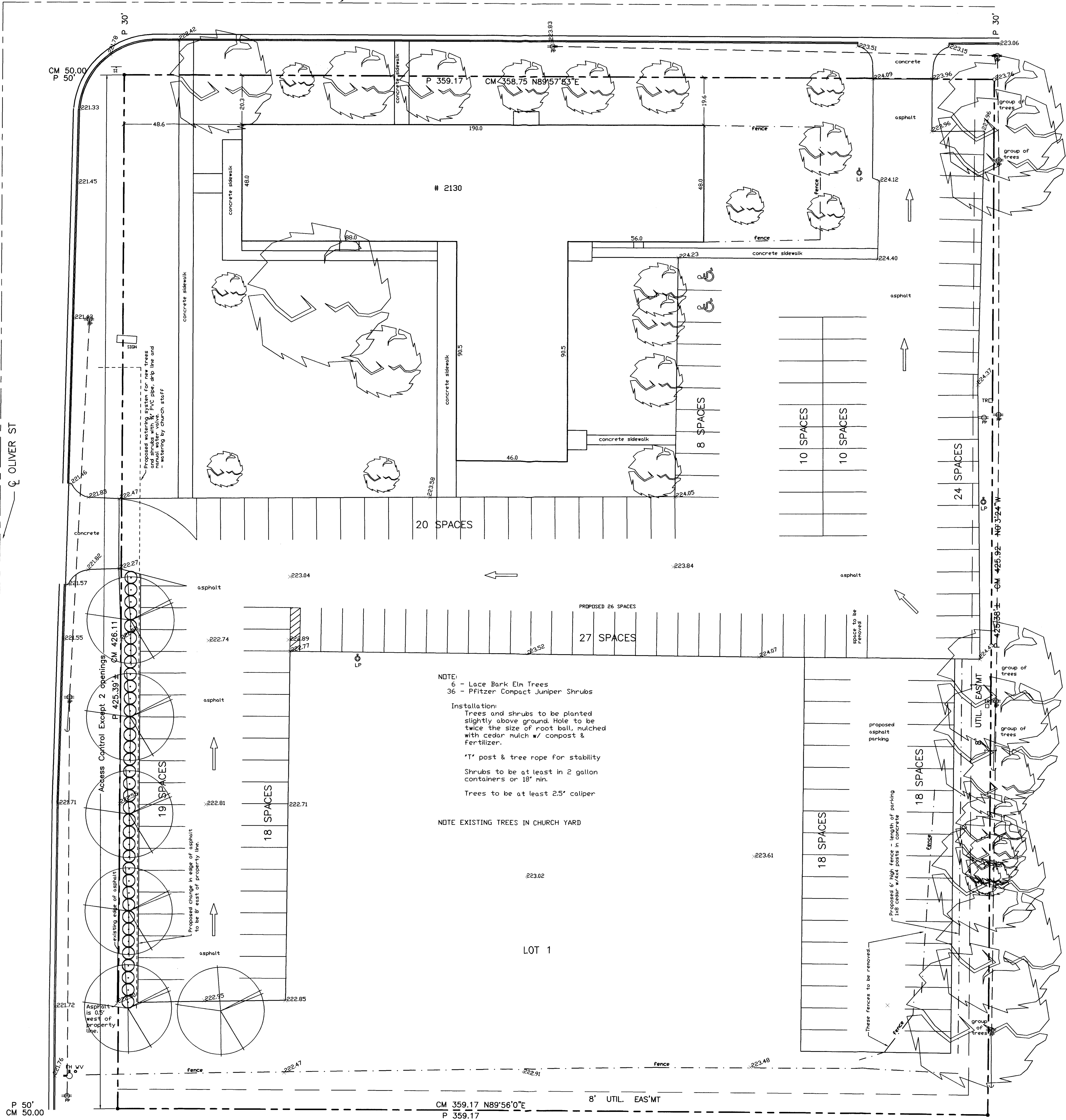
RIVER COMMUNITY CHURCH
Wichita, KS

LANDSCAPE PLAN

03/21/02 DS
BZA 2002-53 Copy 20P2

224.50

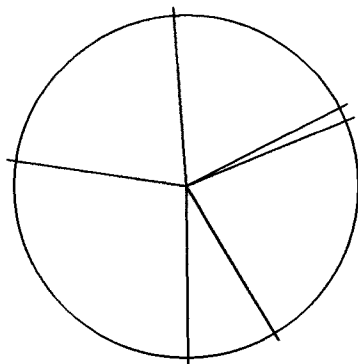
SHADYBROOK LANE



NOTE:
6 - Lace Bark Elm Trees
36 - Pfitzer Compact Juniper Shrubs
Installation:
Trees and shrubs to be planted slightly above ground. Hole to be twice the size of root ball, mulched with cedar mulch w/ compost & fertilizer.
"T" post & tree rope for stability
Shrubs to be at least in 2 gallon containers or 18" min.
Trees to be at least 2.5" caliper

NOTE EXISTING TREES IN CHURCH YARD

LOT 1



- proposed shade tree



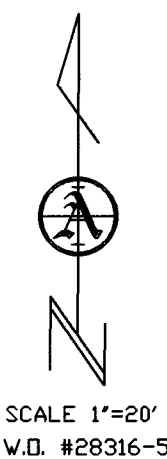
- proposed shrub



- existing tree

● - 5/8" Armstrong LS 780" capped rebar set
○ - 3/4" Iron pipe found
CM - calculated from measurements
P - plat distance

⚡ - power pole
FH - fire hydrant
TR - telephone riser
LP - light pole
ST - sign
→ - guy anchor
V - water valve



SCALE: 1"=20'
V.D. #28316-5



ARMSTRONG LAND SURVEY, P.A.

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