



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

June 10, 2003

West Evangelical Free Church
1161 N. Maize Rd.
Wichita, KS 67212

Re: BZA2003-00026: Zoning Adjustment to waive the screening requirement along the west property line.

Legal Description: Lot 1, Marantha Addition, Wichita, Sedgwick County, Kansas. Generally located south of 13th Street North and west of Maize Rd. (1161 N. Maize Rd.).

We have reviewed your request for a Zoning Adjustment to waive the screening requirement along the west property line of the aforementioned property. You state in your application that the residentially-zoned property abutting your property to the west contains open space with a water feature, and that you propose not to provide screening between the church and the water feature because the church is designed to utilize the view of the water feature.

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 building is located adjacent to a golf course, public or private park, or open space reserve area of a homeowner's association, the building is architecturally designed to utilize the views of the adjacent property, and the conditions required by Section V-I.6 of the Code are met. We find that waiving the screening requirement along the west 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 existing residences located on the other side of the water feature are located more than 225 feet from the church property; therefore, these residential uses should not be adversely impacted by the lack of screening between with church property and the water feature.
- 3) Compatibility with existing or permitted uses on abutting sites: A church is a permitted use in residential areas and the lack of screening between the church and the water feature should not reduce the compatibility of the church with existing or permitted uses on abutting sites.

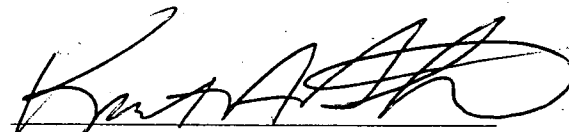
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to waive the required screening on the west property line of the subject property is hereby granted subject to the following conditions:

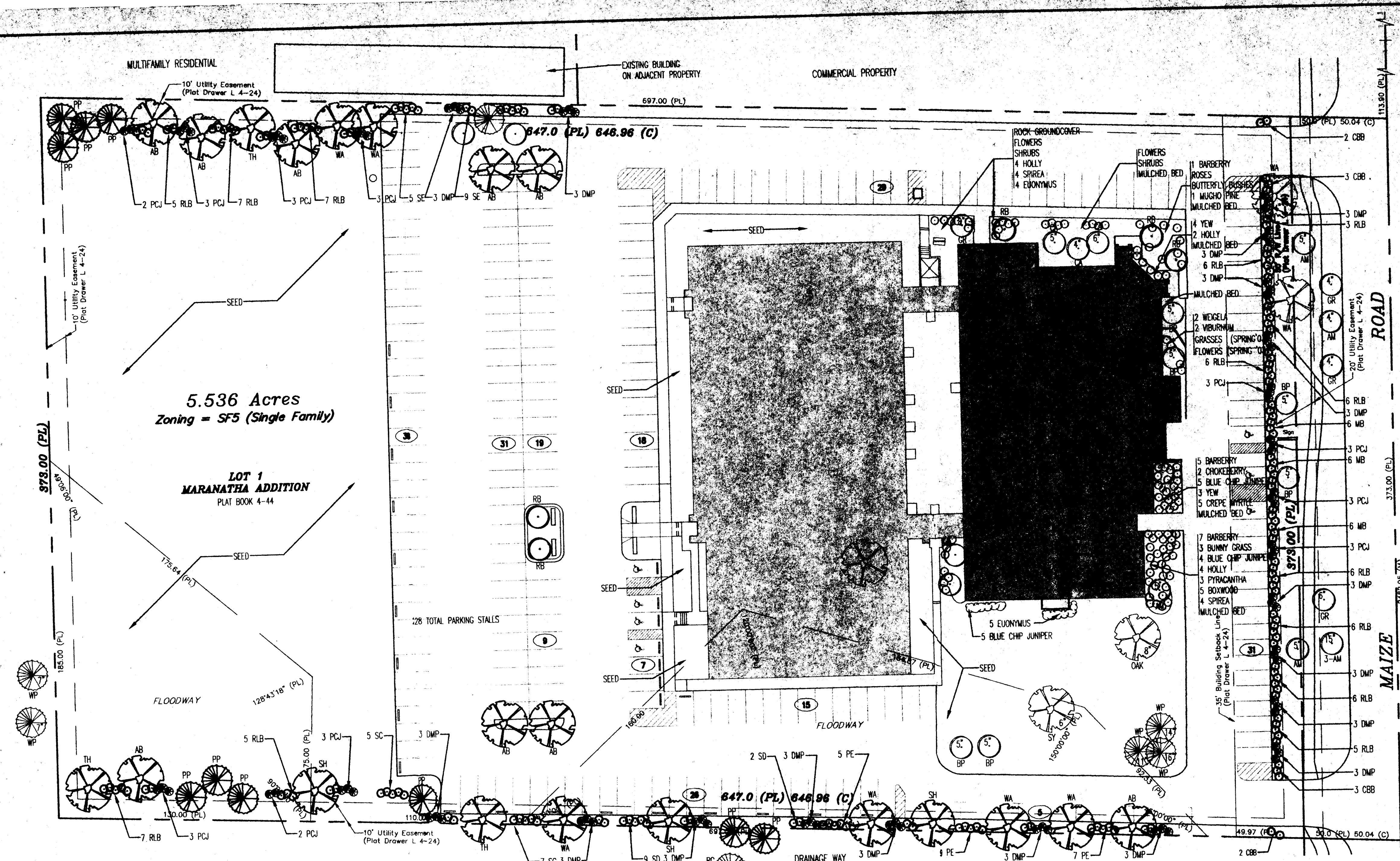
- 1) The subject property shall be developed in general conformance with the approved site plan.
- 2) The waiver of the screening requirement shall apply only to permit the construction of the improvements illustrated on the approved site plan. The construction of any additional structures or improvements on the subject property shall conform to the screening requirements of the Unified Zoning Code 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 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.


Dale Miller
Acting Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Dave Van Der Griend, 310 N. 1st, Colwich, KS 67030
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



EXISTING PLANT SCHEDULE:

QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
EXISTING SHADE TREES					
1	WO	WHITE OAK	CELTIS OCCIDENTALIS	SEE PLAN	1 COUNTED TOWARD LANDSCAPE REQUIREMENTS
1	SY	SYCAMORE	CELTIS OCCIDENTALIS	SEE PLAN	
2	WA	WHITE ASH	FRAXINUS AMERICANA	SEE PLAN	2 COUNTED TOWARD LANDSCAPE REQUIREMENTS
5	WP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	SEE PLAN	3 COUNTED TOWARD LANDSCAPE REQUIREMENTS
1	RC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	SEE PLAN	
EXISTING ORNAMENTAL TREES					
6	BP	BRADFORD PEAR	PYRUS CALLERYANA	SEE PLAN	4 COUNTED TOWARD LANDSCAPE REQUIREMENTS
4	CA	FLOWERING CRABAPPLE	MALUS SPP.	SEE PLAN	1 COUNTED TOWARD LANDSCAPE REQUIREMENTS
4	GR	GOLDEN RAINTREE	KOELREUTERIA PANICULATA	SEE PLAN	
5	AM	AMUR MAPLE	ACER GINNALA	SEE PLAN	2 COUNTED TOWARD LANDSCAPE REQUIREMENTS
EXISTING SHRUBS					
13		BARBERRY			13 COUNTED TOWARD LANDSCAPE REQUIREMENTS
7		YEW			7 COUNTED TOWARD LANDSCAPE REQUIREMENTS
10		HOLLY			6 COUNTED TOWARD LANDSCAPE REQUIREMENTS
18		BLUE CHIP JUNIPERS			9 COUNTED TOWARD LANDSCAPE REQUIREMENTS
2		WEIGELA			2 COUNTED TOWARD LANDSCAPE REQUIREMENTS
5		VIBURNUM			2 COUNTED TOWARD LANDSCAPE REQUIREMENTS
2		CHOKEBERRY			2 COUNTED TOWARD LANDSCAPE REQUIREMENTS
5		CREPE MYRTLE			5 COUNTED TOWARD LANDSCAPE REQUIREMENTS
3		PYRACANTHA			3 COUNTED TOWARD LANDSCAPE REQUIREMENTS
5		BOXWOOD			5 COUNTED TOWARD LANDSCAPE REQUIREMENTS
8		SPIREA			4 COUNTED TOWARD LANDSCAPE REQUIREMENTS
9		EUONYMUS			
1		MUGHO PINE			1 COUNTED TOWARD LANDSCAPE REQUIREMENTS

NEW PLANT SCHEDULE:

QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
SHADE TREES					
9	AB	AUTUMN BLAZE MAPLE	ACER X FREEMANII	2" CALIPER	BALLED & BURLAPPED
6	WA	WHITE ASH	FRAXINUS AMERICANA	2" CALIPER	BALLED & BURLAPPED
3	TH	THORNLESS HONEY LOCUST	GLEDTISIA TRACANTHOS VAR INERMIS	2" CALIPER	BALLED & BURLAPPED
3	SH	SUGAR HACKBERRY	CELTIS LAEVIGATA	2" CALIPER	BALLED & BURLAPPED
10	PP	PINYON PINE	PINUS EDULIS	5' HIGH	BALLED & BURLAPPED
ORNAMENTAL TREES					
5	RB	EASTERN REDBUD	CERCIS CANADENSIS	1" CALIPER	BALLED & BURLAPPED
SHRUBS					
10	CB	COMPACT BURNING BUSH	EUONYMUS ALATUS	18" HIGH	2 GALLON CONTAINER, 36" OC
12	SC	SPREADING COTONEASTER	COTONEASTER DIVARICATUS	18" HIGH	2 GALLON CONTAINER, 36" OC
31	PCJ	PITZNER COMPACT JUNIPER	JUNIPERUS CHINENSIS PITZNERIANA COMPACTA	18" HIGH	2 GALLON CONTAINER, 36" OC
11	SD	SLENDER DEUTZIA	DEUTZIA GRACILIS	18" HIGH	2 GALLON CONTAINER, 36" OC
75	RLB	RED LEAF BARBERRY	BERBERIS THUNBERGII ATROPURPUREA	18" HIGH	2 GALLON CONTAINER, 36" OC
18	MB	MENTOR BARBERRY	BERBERIS X MENTORENSIS	18" HIGH	2 GALLON CONTAINER, 36" OC
21	PE	PAULI EUONYMUS	EUONYMUS PATENS "PAULI"	18" HIGH	2 GALLON CONTAINER, 36" OC
51	DMP	DWARF MUGHO PINE	PINUS MUGHO "COMPACTA"	18" HIGH	2 GALLON CONTAINER, 36" OC
14	SE	SARCOXIE EUONYMUS	EUONYMUS RADICANS "SARCOXIE"	18" HIGH	2 GALLON CONTAINER, 36" OC

PLANTING NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE LANDSCAPE SPECIFICATIONS AND LOCAL INDUSTRY STANDARDS.
- TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED.
- TOPSOIL HAULED ONTO THE SITE SHALL BE FERTILE, TILLABLE NATURAL LOAM TOPSOIL, OF UNIFORM QUALITY CHARACTERISTIC OF LOCAL SOILS WHICH PRODUCE HEAVY GROWTH OF CROPS, GRASS, OR OTHER VEGETATION. IT SHALL BE FREE FROM SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STONES, TRASH, OR OTHER MATTER DETRIMENTAL TO PLANT GROWTH.
- TOPSOIL SHALL BE DELIVERED IN AN UNFROZEN AND NON-MUDDY CONDITION.
- MULCH 4" DEEP AROUND TREES AND 2" DEEP IN ALL SHRUB PLANTING BEDS WITH SHREDDED CYPRESS MULCH.
- ALL AREAS WHICH ARE CALLED OUT AS "SEED" ARE TO BE SEEDING AND FERTILIZED AS FOLLOWS:
SEED: KANSAS PREMIUM FESCUE - EQUAL PARTS - OLYMPIC 2, BONANZA, APACHE, MONARCH AT 6 - 8 LBS / 1000 SQ FT
FERTILIZER: 16-20-6 RATIO 4 LBS / 1000 SQ FT
MULCH: 2 TONS OF PRAIRIE HAY / ACRE PUNCHED INTO SOIL TO REDUCE WIND EROSION.
- PRIOR TO ANY EXCAVATION FOR LANDSCAPING PURPOSES THE LOCATION OF UNDERGROUND UTILITIES SHALL BE DETERMINED BY CALLING KS ONE-CALL SYSTEM. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES.
- IRRIGATION - WATER FOR ESTABLISHMENT AND MAINTENANCE OF PLANT MATERIALS ON THIS PROJECT WILL BE PROVIDED BY A HOSE BIB SYSTEM AND AUTOMATIC IRRIGATION SYSTEM. A MOISTURE SENSING DEVICE SHALL BE INSTALL ON THE AUTOMATIC SYSTEM.

LEGAL DESCRIPTION:

LOT 1, MARANATHA ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LANDSCAPE CALCULATIONS:

LANDSCAPED STREET YARD REQUIRED: 373 LF x 20 (SQ FT FACTOR)	7,460 SQ FT
LANDSCAPED STREET YARD PROVIDED:	10,608 SQ FT
STREET YARD TREES REQUIRED: 7,460 SQ FT/500 (1 TREE PER 500 SQ FT)	15 SHADE TREES
STREET YARD TREES PROVIDED:	6 SHADE TREES
	7 ORNAMENTAL TREES
	61 SHRUBS
	108 SHRUBS (36 EVERGREEN)
SCREENING FOR PARKING ADJACENT TO STREET PROVIDED:	
BUFFER TREES REQUIRED: NORTH- 278 LF/30 (1 TREE PER 30 LF)	10 SHADE TREES
BUFFER TREES PROVIDED: NORTH-	10 SHADE TREES (4 EVERGREEN)
BUFFER SHRUBS REQUIRED: NORTH- 278 LF/30 (5 SHRUBS PER 30 LF)	50 SHRUBS
BUFFER TREES REQUIRED: SOUTH- 500 LF/30 (1 TREE PER 30 LF)	50 SHRUBS (17 EVERGREEN)
BUFFER TREES PROVIDED: SOUTH-	17 SHADE TREES
BUFFER SHRUBS REQUIRED: SOUTH- 500 LF/30 (5 SHRUBS PER 30 LF)	17 SHADE TREES (6 EVERGREEN)
BUFFER SHRUBS PROVIDED: SOUTH-	85 SHRUBS
	85 SHRUBS (29 EVERGREEN)
PARKING STALLS REQUIRED:	228 STALLS
PARKING STALLS PROVIDED:	228 STALLS
PARKING LOT TREES REQUIRED: 228 STALLS/20 (1 TREE PER 20 STALLS)	12 SHADE TREES
PARKING LOT TREES PROVIDED: STREET YARD-	6 SHADE TREES
PARKING LOT TREES PROVIDED: INTERIOR ISLANDS-	6 SHADE TREES

Site Landscaping Plan

SCALE 1" = 30'-0"

BROWN CHURCH DEVELOPMENT GROUP

CONSTRUCTION: BROWN CONSTRUCTION, INC.

ARCHITECTURE: BROWN ARCHITECTURE, INC.

CONSULTING: BROWN CONSULTING, INC.

MIDWEST REGION
915 Bowler Rd., Independence, MO 64050
P: 303.996.2000 F: 303.996.3950

GREAT LAKES REGION
1140 N. Main St., Aurora, IL 60012
P: 847.688.0750 F: 847.688.3796

West Evangelical Free Church
Intentionally Building a Missionary Pursuing

ADDITION
1161 North Maize Road
Wichita, Kansas

Date: 02-07-03
Project No.: WIT-02-030-KS
Drawn by: PRN, JLR
Revisions: 4/25/2003

Site Landscaping Plan
Sheet: **A1.4**