



**Wichita-Sedgwick County Metropolitan Area Planning Department**

June 24, 2010

Catholic Diocese of Wichita  
Attn: Reverend Jose Machado  
Our Lady of Perpetual Help  
2351 North Market  
Wichita, KS 67219

Baughman Company, PA  
Attn: Russ Ewy  
315 Ellis  
Wichita, KS 67211



**Re: BZA2010-00024: Zoning Adjustment to permit parking within the front yard setback to be reduced to eight feet from the property line and to waive the screening requirements for a portion of the site on property zoned B Multi-Family ("B").**

**Lots 4 and 6 on Main Street, West Mt. Carmel Addition and Lots 14, 16 and 18, except the south 8 feet thereof, on Market Street, West Mt. Carmel Addition. Generally located east of Market Street 150 feet south of 23rd Street North and east of Park Place 40 feet south of 23rd Street North.**

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to permit parking within the front yard setback to be reduced to eight feet from the property line and to waive the screening requirements for a portion of the subject property on properties zoned B Multi-Family ("B").

Section V-I.2.l. of the Unified Zoning Code allows an administrative adjustment for institutional use parking within the front setback, but no closer than 8 feet from the property line when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6. are met. Section V-I.2.m of the Unified Zoning Code allows screening to be waived when the adjacent residential property is developed with an institutional use. We find that the parking as proposed meets the provisions of Section V-I.2.l and m and the four criteria required by Section V-I.6. as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The setback encroachment should have no impact on the safety and convenience of vehicular and

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

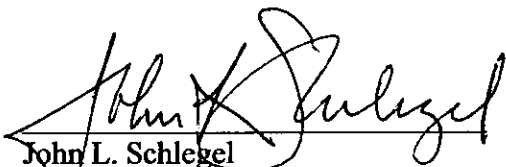
pedestrian circulation in the vicinity as no public right-of-way is affected.

- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of moving the parking lot 12 feet closer to the property line within this established neighborhood where other setbacks are below normal UZC standards. The front yard will maintain a minimum of eight feet for landscaping except for drive aisles. Buffers will be provided for interior property lines except when adjacent to the same type of institutional (parking lot) use.
- 3) Compatibility with existing or permitted uses on abutting sites: Parking within the front setback should not reduce compatibility with abutting and adjacent sites. The south property line on Park Place abuts the parking lot for a different institutional (church) use.
- 4) Effect on public health, safety or welfare: There will be 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 a Zoning Adjustment to permit parking within the front setback, but no closer than 8 feet from the property line, for the aforementioned property is hereby granted, subject to the following conditions:

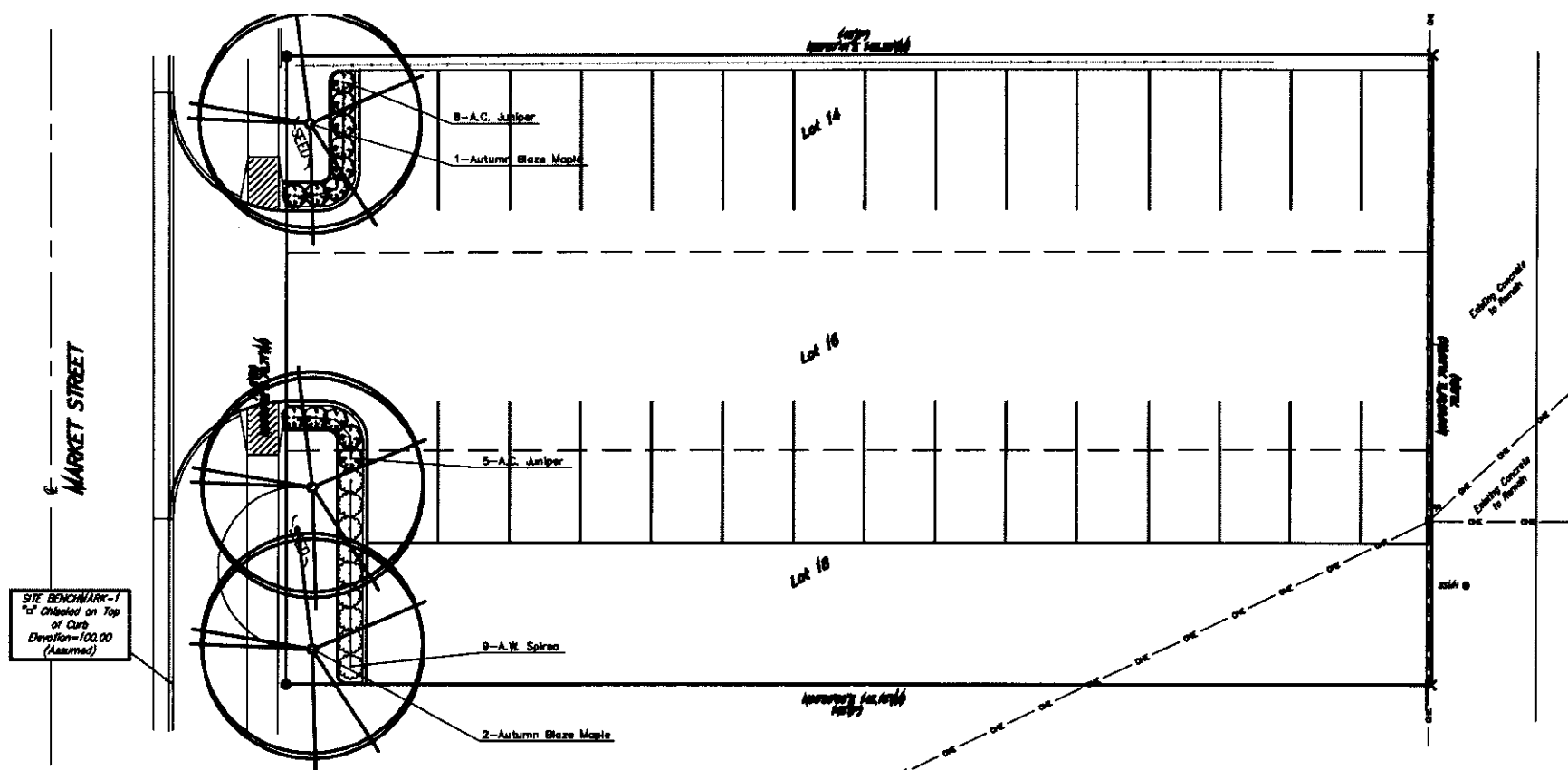
- 1) The site shall be developed in general conformance with the approved site plan.
- 2) Parking on the site shall be paved and developed in conformance with all other City standards.
- 3) The site shall maintain conformance with the Landscape Ordinance.
- 4) If the Zoning Administrator finds that there 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.

  
John L. Schlegel  
Planning Director

  
Kurt A. Schroeder  
Superintendent of Central Inspection

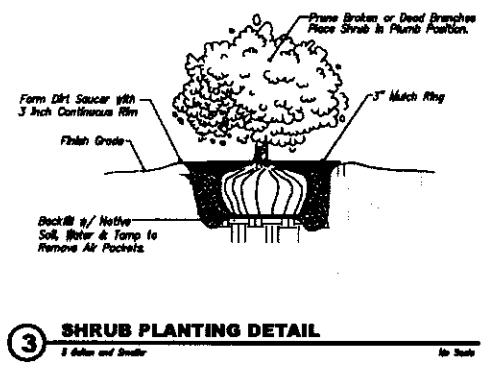
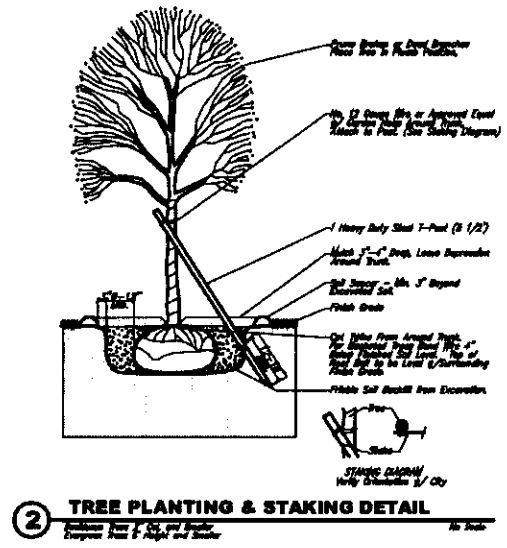
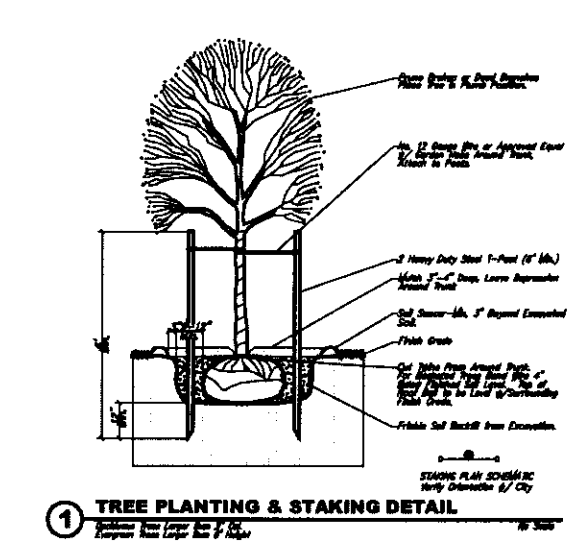
cc: Kurt Schroeder, OCI  
Paul Hays, OCI  
JR Cox, Office of Central Inspection  
Janet Miller, District VI, mailstop 1-13



**LANDSCAPE PLAN**  
Scale 1"= 10'-0"

**LANDSCAPE NOTES:**

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "soil" shall be installed and fertilized as follows:  
SOIL—Kansas Premium Potash Soil  
FERTILIZER—16-20-0 rate 4#/1000 sq. ft.
3. Trees with broken leaders or no central leader (if not accepted).
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A pre-emergent herbicide such as Trifluralin (50% or equal) shall be applied per label directions. All planting beds to receive 2" organic mulch (such as cotton hair mulch, compost, or bark) and shall be fertilized to a depth of 10-12".
5. Match all planting beds with min. 2" of mulch. Match all tree canopy with 100% min. 2" of mulch. Match material to be shredded organic matter of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge minimum, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site.
8. Topsoil loaded onto site shall be fertile, friable, natural loam topsoil of uniform quality characteristics of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an optimum and non-squidgy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any construction for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 888-247-0111-800-344-7283. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For crane loading, fall season shall be September 1 thru mid October. Spring season for loading shall be from March 15 thru mid May.
17. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.



**LANDSCAPE ORDINANCE CALCULATIONS**

|                            |                                                       |
|----------------------------|-------------------------------------------------------|
| Streetyard shown:          | 800 sq.ft.                                            |
| Streetyard Trees Required: | 1 per 800 sq. ft. = 1 Shade Tree                      |
| Streetyard Trees Shown:    | 1 Shade Tree                                          |
| Parking Trees Required:    | 1 per 20 Spaces with 20 Spaces Shown = 10 Shade Trees |
| Parking Trees Shown:       | 2 Shade Trees                                         |

| PLANT SCHEDULE |                    |                    |        |                    |                 |
|----------------|--------------------|--------------------|--------|--------------------|-----------------|
| QTY            | DESCRIPTION        | CULTIVAR           | SIZE   | CULTIVAR           | REMARKS         |
| 1              | Autumn Blaze Maple | Autumn Blaze Maple | 2" Cal | Autumn Blaze Maple | Shade Tree Site |
| 1              | Autumn Blaze Maple | Autumn Blaze Maple | 2" Cal | Autumn Blaze Maple | Shade Tree Site |
| 1              | Autumn Blaze Maple | Autumn Blaze Maple | 2" Cal | Autumn Blaze Maple | Shade Tree Site |
| 1              | Autumn Blaze Maple | Autumn Blaze Maple | 2" Cal | Autumn Blaze Maple | Shade Tree Site |
| 1              | Autumn Blaze Maple | Autumn Blaze Maple | 2" Cal | Autumn Blaze Maple | Shade Tree Site |

BZAZ010-00024 Site Plan\*

**APPROVED**

*TG*

Date: 07-20-10

SHEET 1 OF 2

\*Does Not Convey Landscape Plan Approval

**Baughman**

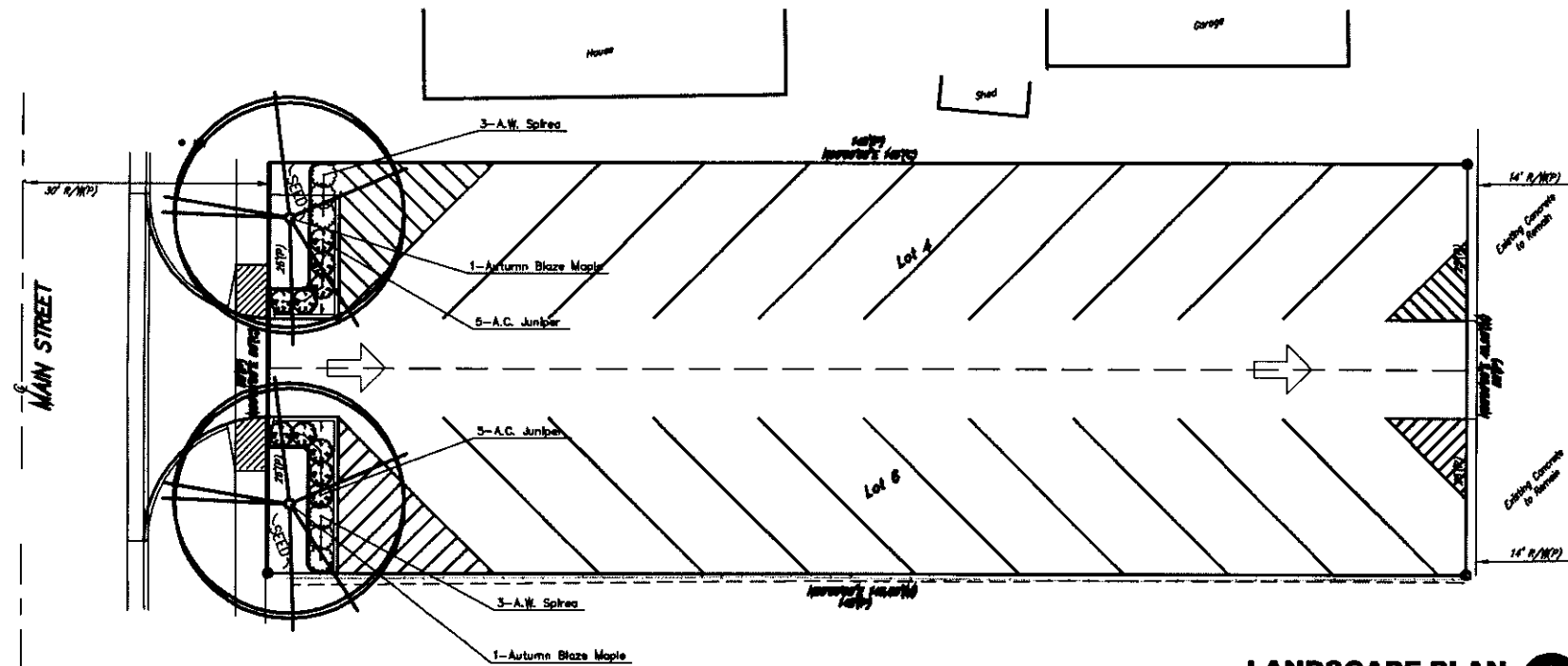
**Parking Lot Grading Plan**  
Lots 14, 16 & 18, Mt. Carmel Ad  
Wichita, Kansas

Engineering | Surveying | Planning | Landscape Architecture

APPROVED: *NDW* DATE: July 12, 2010

DRAWN: *DML*

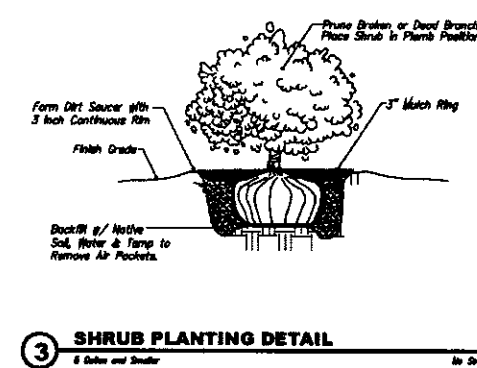
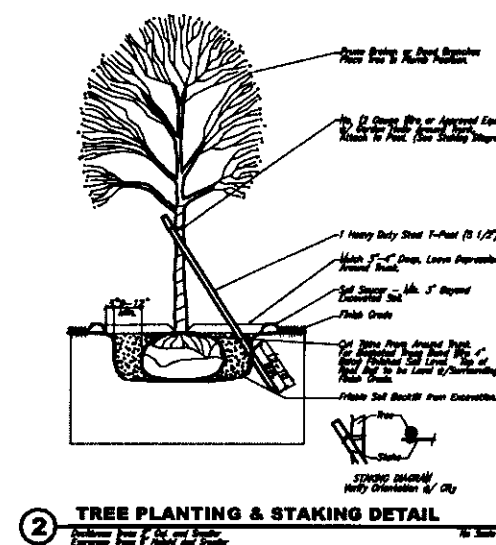
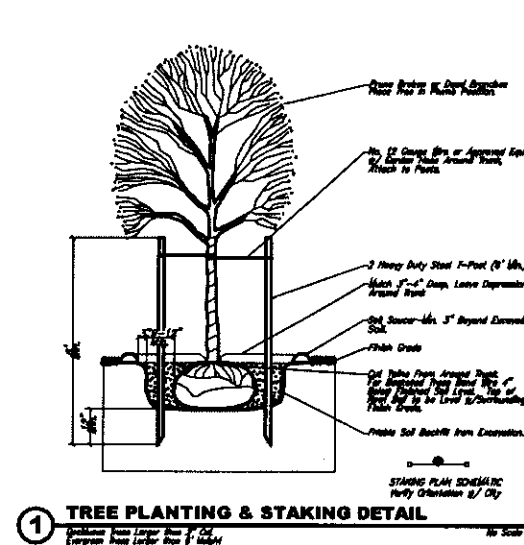
SCALE: As Shown



**LANDSCAPE PLAN**  
Scale 1"= 10'-0"

# **LANDSCAPE NOTES:**

1. All landscape work shall be done in accordance with industry standards.
2. All grass called out on the plan as "seed" shall be installed and fertilized as follows:  
SEED—Kansas Premium Fescue Seed  
FERTILIZER—16-20-4 ratio 45/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by lifting all existing vegetation with Round-Up (or equal) according to label directions. A five-emergent herbicide such as Trifluralin (30) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be retailed in to a depth of 10-12".
5. Match all planting beds with min. 2" of mulch. Match all tree center pits with min. 2" of mulch. Match material to be shredded against match of uniform consistency.
6. Match edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site.
8. Topsoil loaded onto site shall be fertile, stable, natural loam topsoil of uniform quality characteristics of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an uniform and non-muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any construction for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 866-347-6111-800-344-7223. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and materials grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and materials grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 16 thru mid May.
17. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.



BZA 2010-00024 Site Plan\*  
**APPROVED**

Date: 07-30-10  
SHEET 2 of 2

\* Does Not Convey Landscape Plan Approval

| LANDSCAPE ORDINANCE CALCULATIONS |                                      |
|----------------------------------|--------------------------------------|
| Streetyard shown:                | 250 sq.ft.                           |
| Streetyard Trees Required:       | 1 per 500 sq. ft.=0.004 1 Shade Tree |
| Streetyard Trees Shown:          | 1 Shade Tree                         |
| Parking Trees Required:          | 1 per 20 Spaces with 20 Spaces Shown |
| Parking Trees shown:             | 1 Shade Tree/ 1 Shade Tree           |

## **PLANT SCHEDULE**

| QTY | COMMON NAME        | CULTIVAR NAME      | SIZE    | COLOR/FL | REMARKS         |
|-----|--------------------|--------------------|---------|----------|-----------------|
| 2   | Asian Elm          | Asian Elm          | 2" Cal. | Green    | Shade Tree Only |
| 10  | Japanese Red Cedar | Japanese Red Cedar | 2" Cal. | Green    | Wind Break      |
| 1   | Japanese Red Cedar | Japanese Red Cedar | 2" Cal. | Green    | Wind Break      |

|           |          |                                                                               |               |
|-----------|----------|-------------------------------------------------------------------------------|---------------|
| Baughman  |          | Parking Lot Grading Plan<br>Lots 4 & 6, West Mt. Carmel Ad<br>Wichita, Kansas |               |
| REVISIONS | APPROVED | DRAWN                                                                         | DATE          |
|           | NBW      | DML                                                                           | July 12, 2010 |
|           | As Shown |                                                                               |               |