



Wichita-Sedgwick County Metropolitan Area Planning Department

January 8, 2015

Carol Acuna
New Covenant Church
1710 W. Douglas

Hanney and Associates
Lee Thompson
1726 S. Hillside
Wichita, KS 67218

RE: BZA2014-00076: Administrative Adjustments: 1) to locate fewer than fifty percent of the uses required off-street parking spaces on-site, and 2) allow parking to be separated by an arterial.

Legal Description: Lots 23-24 Junction Town Co. Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

The Wichita-Sedgwick County Unified Zoning Code (UZC) (Article V, Section V-I.1) grants the Planning Director, with the concurrence of the Director of the Metropolitan Area Building and Construction Department, the authority to approve applications for Zoning Adjustments. Further, the Zoning Administrator, in conjunction with the Planning Director, may authorize up to 100 percent of the required parking spaces to be located on a separate lot when the following standards are met (only the applicable standards are listed below): a. The applicant shall demonstrate that it is not feasible to locate all of the required parking on the same lot as the principal use; b. No required off-site parking spaces shall be located more than 600 feet from the primary entrance of the use served; c. Off-site parking areas shall require the same zoning classification as required for the use served; and d. In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement shall be required, and an attested copy of the agreement shall be submitted to the Register of Deeds for recordation and proof of recordation shall be presented to the Zoning Administrator prior to the issuance of a building permit.

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The site plan submitted by the applicant demonstrates that it is not feasible to locate the required parking on the site. The off-site parking indicated on the approved site plan will not significantly interfere with existing traffic circulation patterns along West Douglas Avenue and Millwood Avenue.
- 2) Impact on existing uses in surrounding areas: The surrounding area is zoned GC – General Commercial to the north, east, west and south. All of the off-site parking is located in the same zoning district as the subject property.

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- 3) Compatibility with existing or permitted uses on abutting sites: Churches are permitted by right in the GC zoning district and one other church is located immediately west of the subject property. The applicant's proposed parking arrangement should minimize additional impact to abutting properties.
- 4) Effect on public health, safety or welfare: There will 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 the two Zoning Adjustments for off-site parking at 1710 West Douglas Avenue are hereby GRANTED, subject to the following conditions:

- 1) A written agreement shall be required, and an attested copy of the agreement for all off-site parking shall be submitted to the Register of Deeds for recordation and proof of recordation shall be presented to the Zoning Administrator prior to the issuance of a building permit.
- 2) The applicant has six (6) months from the date of this adjustment to provide proof of recordation with the Register of Deeds prior to any issuance of building permits.
- 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 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, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Janet Miller, CM District VI
Jeff Blubaugh, CM District IV
Martha Sanchez, Community Liaison District VI
Case Bell, Community Liaison District IV

REASON FOR SUBMITTAL:

Renovation of an existing building into new Worship Center and Sunday School Classroom.

PROJECT INFORMATION

New Covenant Church
 Location - 1710 & 1712 W Douglas
 Wichita, Kansas
 County - Sedgwick
 Owner - New Covenant Church
 Occupancy Classification: - "A-3"
 Occupant Load Factor - 7 s.f. / person by Room
 Type of Construction: - Type 5B
 Actual Area: 4,656 sq ft
 Basic Allowable Area: 6,000 sq ft
 Allowable Area Increase: Not Required
 Occupant Load: 140 Occupants
 Allowable Stories - 1 (ok)
 Actual Stories - 1 (ok)
 Fire Resistance Rating Requirements: (Table 601)
 Structural Frame 0
 Bearing Walls-Exterior 0
 Bearing Walls-Interior 0
 Non-bearing Walls-Exterior 0
 Non-bearing Walls-Interior 0
 Floor Construction 0

PROJECT CERTIFICATION

Architect:
 Hanney & Associates Architects
 1725 South Hillside
 Wichita, Kansas 67211
 Phone: (316) 883-8865
 Fax: (316) 884-1441
 Contact: Martin Hanney

The Plans Shall Comply With The Following Adopted Building Codes as Amended by the City of Wichita:
 2006 International Building Code (IBC)
 2011 National Electrical Code
 2006 International Fire Code
 2006 International Mechanical Code
 2006 Uniform Plumbing Code

LEGAL DESCRIPTION

LOT E3-E4, Block 6, Junction Town Co. Add.

ZONING:

The site is zoned Delano District

FIRE PROTECTION

The Building is NOT Sprinkled.

Water Supply: Municipal

Fire Department Access:

Access on three sides. Hard surface paving on two sides, gravel alley on one side.

Fire Hydrant:

Existing with access within a 300' radius from the existing hydrant, located around the building site.

OWNER:

New Covenant Church
 1718 W Douglas
 Wichita, Kansas 67203
 Contact: Wes Brandyberry

DESIGN CONSULTANTS:

D & B Engineering LLC
 5317 E. Funston
 Wichita, Kansas 67218
 (316)265-0457
 (316)265-7926 Fax
 Contact: Paul Sullivan

Engineering Consultants
 514 West First Avenue P.O. BOX
 Hutchinson, Kansas 67052
 (620)665-6394 Phone
 Contact: Laura Engeliend

MECHANICAL CONCEPTS

14801 Timberlake Road
 Wichita, Kansas 67230
 RICHARD BOWMAN (316)
 (316)733-2718
 (877)839-4680 Fax
 Contact: Richard Bowman

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14801 Timberlake Road
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PLUMBING

PLUMBING FIXTURES: Based on IBC Chapter 29

Water Supply: Municipal

Sewage Treatment: Municipal

Fixture Count -	Required,	Provided
Urinals:	2	2
Water Closets For Men:	3	3
Water Closets For Women:	3	3
Lavatories for Men:	2	2
Lavatories for Women:	2	1
Drinking Fountains:	1	0

SITE/ PARKING

Summary Report of Parking Spaces Provided:
 1 space PER 4 seats, 317 seats/4= 79.25=80

TYPE	PROVIDED	REQUIRED
Accessible Parking Spaces	2 (universal)	2 (universal)
On Site Parking	14	
Off Street Parking Spaces*	73	
TOTAL:	87	80 (OK)

* New Covenant Church has a written agreement with Brownies Barbershop to allow them to share the parking spaces to meet City of Wichita Requirements.

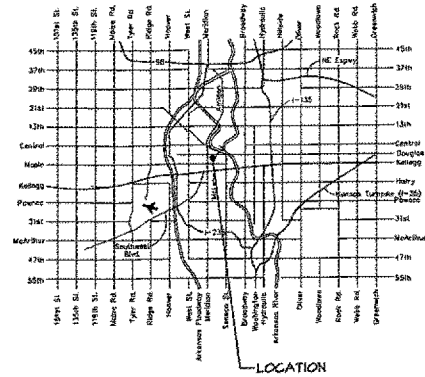
THE OWNER HAS OBTAINED LETTERS OF PERMISSION TO SHARE PARKING. THIS IS SHOWN BELOW.



BROWNIE'S BARBERSHOP
 1121 W DOUGLAS
 11 SPACES

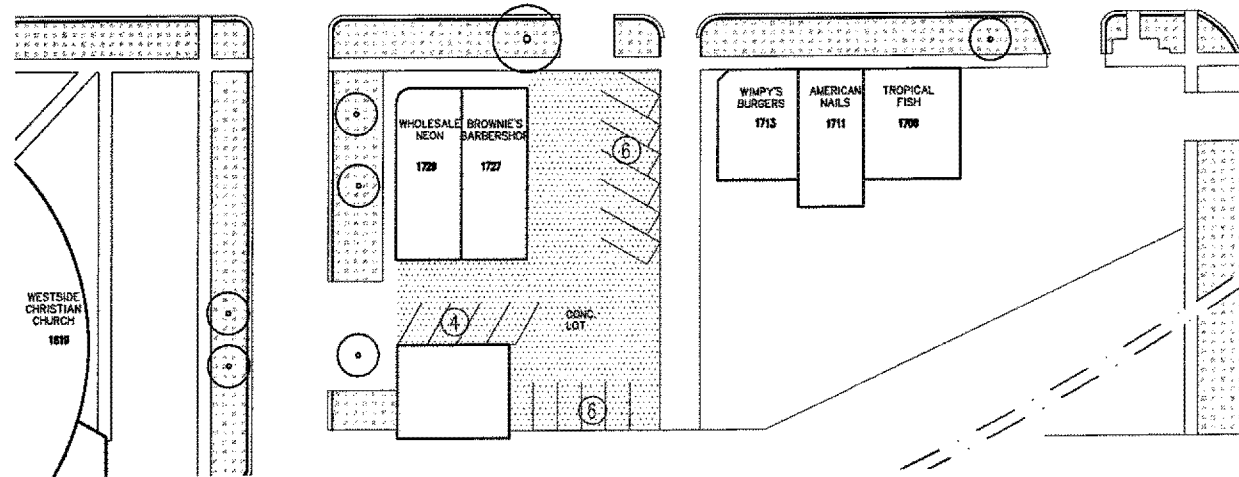
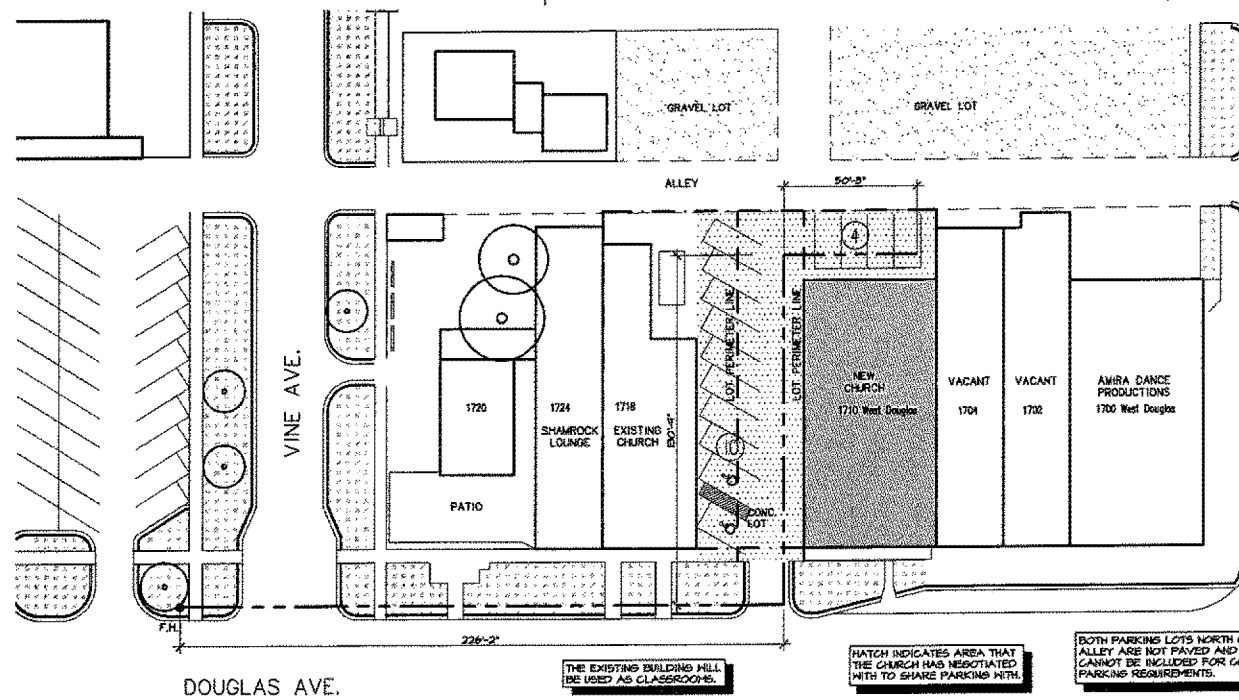
600' SHARED PARKING RADIUS

OPTIONS ADULT SERVICES
 122 N MILLWOOD
 56 SPACES



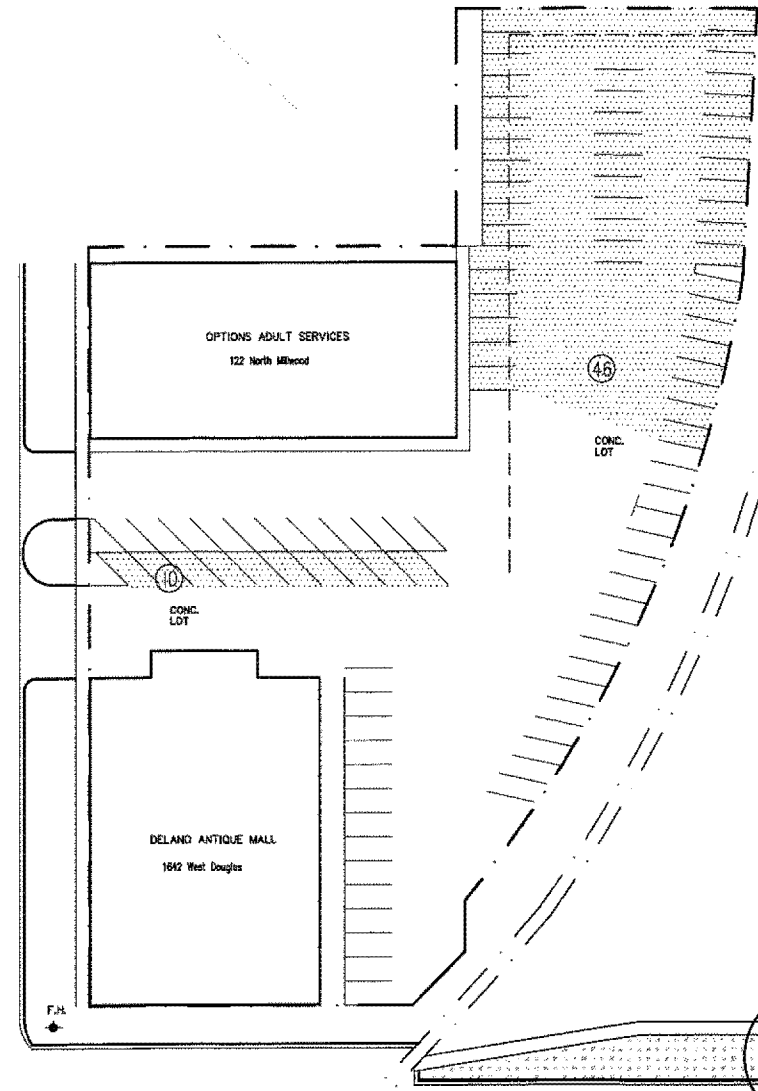
B SITE AERIAL

LOCATION DIAGRAM



A CODE PARKING SITE PLAN

SCALE 1"=30'-0"
 0 10 20 30



HANNEY & ASSOCIATES, ARCHITECTS
 1725 South Hillside, Wichita, Kansas, 67211
 Phone (316) 883-8865
 Fax (316) 884-1441

2014 NEW COVENANT CHURCH
 1710 & 1712 W. Douglas, Wichita, Kansas

DRAWINGS ISSUED		
NO.	DATE	ITEM ISSUED
3	5/2	Review
2	4/30	Review
1	4/25	Review

DRAWING FILE
 NEW COV_CODE1.DWG

DATE: JANUARY 2014
 DRAWN BY: LT:HH CHECKED BY: HH

SHEET
CODE 1

BZA2014.00076