



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.

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

T 316.268.4421 F 316.268.4390

www.wichita.gov

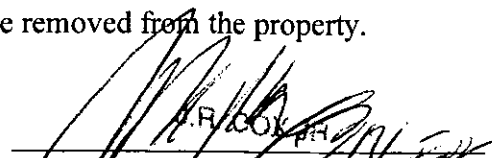
- 3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned B Multi-Family Residential developed with multi-family and single-family residences. Therefore a 25% parking reduction should not compromise existing or permitted uses on abutting sites.
- 4) Effect on public 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:

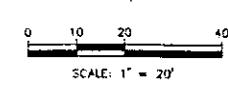
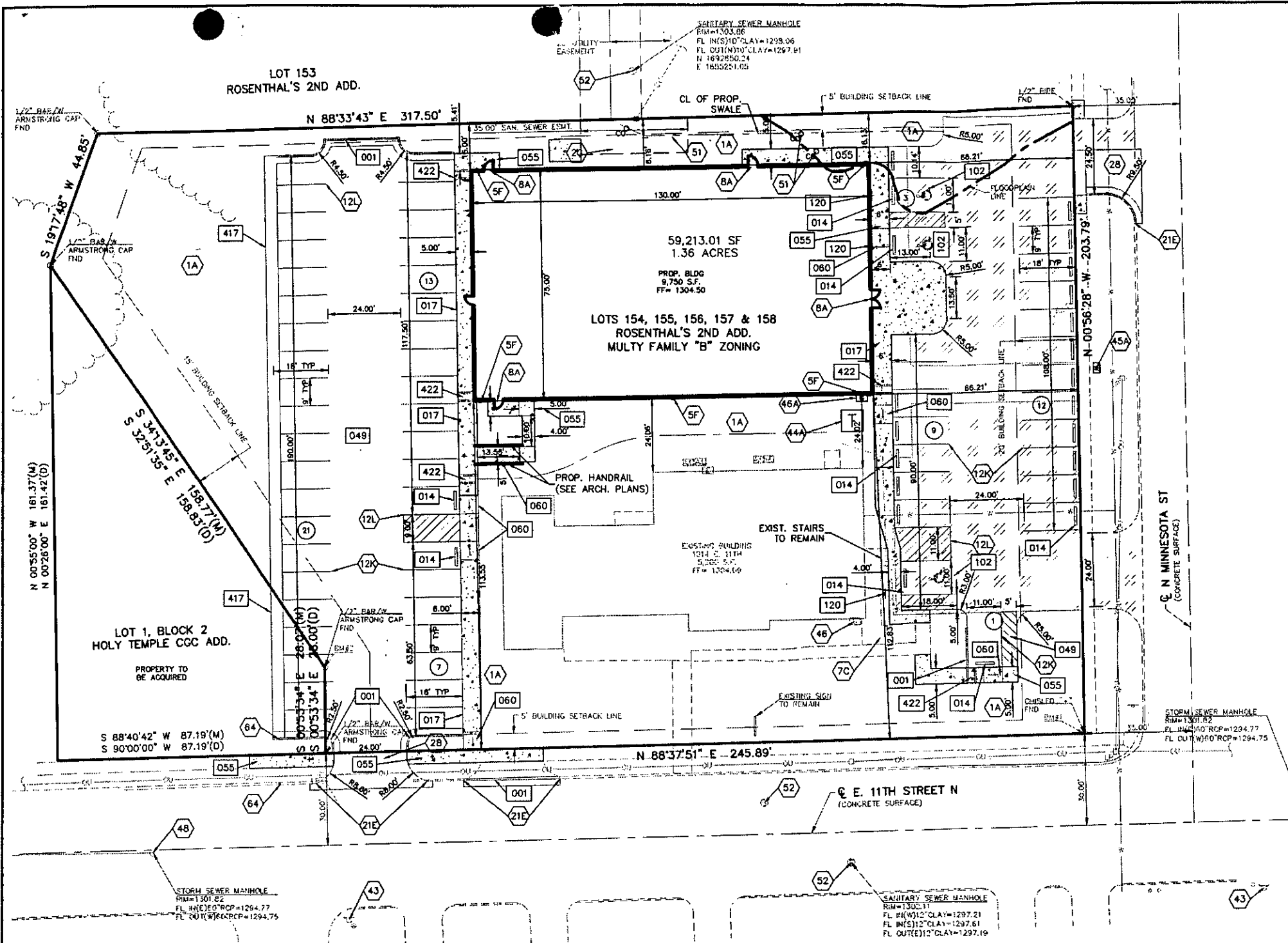
- 1) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and parking improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. Gravel and unpaved areas shall have barriers 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



LEGEND

EXIST. PAVING TO REMAIN

DOWN

LEGAL DESCRIPTION
LOTS 154-155-156-157 & 158 ROSENTHAL'S 2ND ADDITION, RESERVE 1 EXCEPT THAT PORTION LYING EAST OF MINNESOTA AVENUE SWAN'S ADDITION & THAT PART OF LOT 2 HOLY TEMPLE CCG ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER THEREOF; THENCE S90°00'00"W ALONG THE SOUTH LINE OF SAID LOT 2, 87.19 FEET; THENCE N00°26'00"E, 161.42 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE S32°51'35"E ALONG SAID EAST LINE, 158.53 FEET TO A CORNER OF SAID LOT 2; THENCE S09°26'00"W CONTINUING ALONG SAID EAST LINE, 28.00 FEET TO THE POINT OF BEGINNING.

- CONSTRUCTION NOTES:**
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF WICHITA STANDARD SPECIFICATIONS.
 - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
 - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 - REFER TO CITY OF WICHITA SPECIFICATIONS AND LANDSCAPING PLAN FOR LANDSCAPING AND SEEDING REQUIREMENTS.
 - THE CONTRACTOR SHALL VERIFY THE DIMENSION FROM THE EXISTING BOTTOM OF STAIR TREAD SURFACE AT THE EAST ENTRY DOOR TO THE EXISTING BUILDING TO THE SIDEWALK IS UNIFORM WITH THE OTHER STEP RISERS, AND NO LESS THAN 4" AND NO MORE THAN 7".

PARKING REQUIREMENTS
PARKING REQUIRED: 216 OCCUPANTS / 4 = 54 STALLS
PARKING PROVIDED: 86 STALLS (INCLUDING 3 HO STALLS)

- NOTES:**
- 1A SEEDED LANDSCAPE AREA (SEE LANDSCAPING PLANS)
 - 2G HVAC/CONDENSER PAD (SEE ARCH. PLANS)
 - 8A ENTRY (SEE ARCH. PLANS)
 - 5F ROOF DRAIN (SEE ARCH. PLANS)
 - 7C EXISTING RAMP IN SIDEWALK
 - 12K WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
 - 12L YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2161 LEAD FREE OR APPROVED)
 - 21E SAW CUT & REMOVE EXISTING CURB AND GUTTER & MATCH EXISTING PAVEMENT
 - 2B DRIVE ENTRANCE (SEE SHEET C-15)
 - 43 EXIST. FIRE HYDRANT
 - 44A PROP. TRANSFORMER PAD (SEE UTILITY PLAN)
 - 45A PROP. WATER METER (SEE UTILITY PLAN)
 - 46 EXIST. GAS METER
 - 46A PROP. BUILDING MOUNTED GAS METER (SEE UTILITY PLAN)
 - 48 EXIST. STORM SEWER MANHOLE
 - 51 CLEAN-OUT (SEE UTILITY PLAN)
 - 52 EXIST. SANITARY SEWER MANHOLE
 - 64 NEENAH CURB DRAIN (SEE SHEET C-16)

DETAILS - SEE DETAIL SHEET NO. C-13 THROUGH C-15 FOR THE FOLLOWING DETAILS

- 001 CONCRETE CURB AND GUTTER
- 014 CONCRETE WHEEL STOPS
- 017 CURB WALK/CURB (AT BUILDING)
- 049 SLURRY SEAL PAVING
- 055 CONCRETE SIDEWALK
- 060 ACCESSIBLE RAMPS
- 102 90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
- 120 ACCESSIBLE PARKING SIGNAGE (SEE ARCHITECTURAL PLANS FOR BUILDING MOUNTED SIGNAGE DETAIL)
- 417 CONCRETE DRAINAGE FLUME
- 422 SIDEWALK TRENCH DRAIN

SITE BENCHMARKS
BM #1: TOP OF CHISELED "+" AT NW INTERSECTION OF WALKS AT 11TH ST. & MINNESOTA
ELEV=1302.90 (NAVD 88)
BM #2: TOP OF BAR LOCATED APPROXIMATELY 58.2' WEST AND 4.7' SOUTH OF THE MOST SOUTHWEST CORNER OF THE EXISTING BUILDING
ELEV=1301.15 (NAVD 88)

SITE PLAN

APPROVED 2/16/2017

REV	DATE	DESCRIPTION	CHK
0	12-28-16	FOR CONSTRUCTION	KDB
1	1-5-17	C.D.W. REVISIONS	KDB
2	2-16-17	FOR CONSTRUCTION	KDB
3	2-16-17	FOR CONSTRUCTION	KDB
4	2-16-17	FOR CONSTRUCTION	KDB
5	2-16-17	FOR CONSTRUCTION	KDB
6	2-16-17	FOR CONSTRUCTION	KDB
7	2-16-17	FOR CONSTRUCTION	KDB
8	2-16-17	FOR CONSTRUCTION	KDB
9	2-16-17	FOR CONSTRUCTION	KDB
10	2-16-17	FOR CONSTRUCTION	KDB
11	2-16-17	FOR CONSTRUCTION	KDB
12	2-16-17	FOR CONSTRUCTION	KDB
13	2-16-17	FOR CONSTRUCTION	KDB
14	2-16-17	FOR CONSTRUCTION	KDB
15	2-16-17	FOR CONSTRUCTION	KDB
16	2-16-17	FOR CONSTRUCTION	KDB
17	2-16-17	FOR CONSTRUCTION	KDB
18	2-16-17	FOR CONSTRUCTION	KDB
19	2-16-17	FOR CONSTRUCTION	KDB
20	2-16-17	FOR CONSTRUCTION	KDB
21	2-16-17	FOR CONSTRUCTION	KDB
22	2-16-17	FOR CONSTRUCTION	KDB
23	2-16-17	FOR CONSTRUCTION	KDB
24	2-16-17	FOR CONSTRUCTION	KDB
25	2-16-17	FOR CONSTRUCTION	KDB
26	2-16-17	FOR CONSTRUCTION	KDB
27	2-16-17	FOR CONSTRUCTION	KDB
28	2-16-17	FOR CONSTRUCTION	KDB
29	2-16-17	FOR CONSTRUCTION	KDB
30	2-16-17	FOR CONSTRUCTION	KDB
31	2-16-17	FOR CONSTRUCTION	KDB
32	2-16-17	FOR CONSTRUCTION	KDB
33	2-16-17	FOR CONSTRUCTION	KDB
34	2-16-17	FOR CONSTRUCTION	KDB
35	2-16-17	FOR CONSTRUCTION	KDB
36	2-16-17	FOR CONSTRUCTION	KDB
37	2-16-17	FOR CONSTRUCTION	KDB
38	2-16-17	FOR CONSTRUCTION	KDB
39	2-16-17	FOR CONSTRUCTION	KDB
40	2-16-17	FOR CONSTRUCTION	KDB
41	2-16-17	FOR CONSTRUCTION	KDB
42	2-16-17	FOR CONSTRUCTION	KDB
43	2-16-17	FOR CONSTRUCTION	KDB
44	2-16-17	FOR CONSTRUCTION	KDB
45	2-16-17	FOR CONSTRUCTION	KDB
46	2-16-17	FOR CONSTRUCTION	KDB
47	2-16-17	FOR CONSTRUCTION	KDB
48	2-16-17	FOR CONSTRUCTION	KDB
49	2-16-17	FOR CONSTRUCTION	KDB
50	2-16-17	FOR CONSTRUCTION	KDB
51	2-16-17	FOR CONSTRUCTION	KDB
52	2-16-17	FOR CONSTRUCTION	KDB
53	2-16-17	FOR CONSTRUCTION	KDB
54	2-16-17	FOR CONSTRUCTION	KDB
55	2-16-17	FOR CONSTRUCTION	KDB
56	2-16-17	FOR CONSTRUCTION	KDB
57	2-16-17	FOR CONSTRUCTION	KDB
58	2-16-17	FOR CONSTRUCTION	KDB
59	2-16-17	FOR CONSTRUCTION	KDB
60	2-16-17	FOR CONSTRUCTION	KDB
61	2-16-17	FOR CONSTRUCTION	KDB
62	2-16-17	FOR CONSTRUCTION	KDB
63	2-16-17	FOR CONSTRUCTION	KDB
64	2-16-17	FOR CONSTRUCTION	KDB
65	2-16-17	FOR CONSTRUCTION	KDB
66	2-16-17	FOR CONSTRUCTION	KDB
67	2-16-17	FOR CONSTRUCTION	KDB
68	2-16-17	FOR CONSTRUCTION	KDB
69	2-16-17	FOR CONSTRUCTION	KDB
70	2-16-17	FOR CONSTRUCTION	KDB
71	2-16-17	FOR CONSTRUCTION	KDB
72	2-16-17	FOR CONSTRUCTION	KDB
73	2-16-17	FOR CONSTRUCTION	KDB
74	2-16-17	FOR CONSTRUCTION	KDB
75	2-16-17	FOR CONSTRUCTION	KDB
76	2-16-17	FOR CONSTRUCTION	KDB
77	2-16-17	FOR CONSTRUCTION	KDB
78	2-16-17	FOR CONSTRUCTION	KDB
79	2-16-17	FOR CONSTRUCTION	KDB
80	2-16-17	FOR CONSTRUCTION	KDB
81	2-16-17	FOR CONSTRUCTION	KDB
82	2-16-17	FOR CONSTRUCTION	KDB
83	2-16-17	FOR CONSTRUCTION	KDB
84	2-16-17	FOR CONSTRUCTION	KDB
85	2-16-17	FOR CONSTRUCTION	KDB
86	2-16-17	FOR CONSTRUCTION	KDB
87	2-16-17	FOR CONSTRUCTION	KDB
88	2-16-17	FOR CONSTRUCTION	KDB
89	2-16-17	FOR CONSTRUCTION	KDB
90	2-16-17	FOR CONSTRUCTION	KDB
91	2-16-17	FOR CONSTRUCTION	KDB
92	2-16-17	FOR CONSTRUCTION	KDB
93	2-16-17	FOR CONSTRUCTION	KDB
94	2-16-17	FOR CONSTRUCTION	KDB
95	2-16-17	FOR CONSTRUCTION	KDB
96	2-16-17	FOR CONSTRUCTION	KDB
97	2-16-17	FOR CONSTRUCTION	KDB
98	2-16-17	FOR CONSTRUCTION	KDB
99	2-16-17	FOR CONSTRUCTION	KDB
100	2-16-17	FOR CONSTRUCTION	KDB