



Wichita-Sedgwick County Metropolitan Area Planning Department

October 16, 2000
FILE COPY

Greater Holy Temple Church of God In Christ
c/o Willie Lynn, Trustee
2507 N Batin
Wichita, KS 67220

Re: Administrative Adjustment BZA2000-00041: An administrative adjustment to allow parking in the 25-foot front building setback on property zoned "B" Multi-Family Residential.

Legal Descriptions: Lot 1, Holy Temple C.G.C. Addition (1706 E.11th Street North)

Dear Mr. Lynn:

We have reviewed your request for an administrative adjustment to allow parking in the 25-foot front yard setback on the aforementioned Lot for the purpose of parking. You have stated that you plan to use this area for required off-street parking, in conjunction with the development of a new facility on this property.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required front yard, but in no case closer to the property line than eight feet. Therefore, we find that allowance of parking within 25-foot front yard setback 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: The proposed encroachments would have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. The new development will generate more traffic along 11th Street North, but the adjustment to allow parking within the setback will not generate any additional traffic above what is expected for the new facility.

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

T 316.268.4421 F 316.268.4390

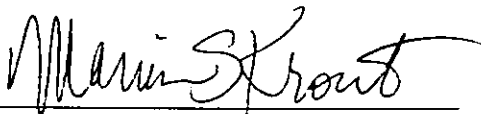
www.wichitagov.org

- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of the reduction of the setbacks. Parking will be intermittent with the facility use and should not encroach or encumber any uses adjacent to this property.
- 3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the setbacks should not compromise any of the existing uses. There are similar church uses along the south side of 11th Street North.
- 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.

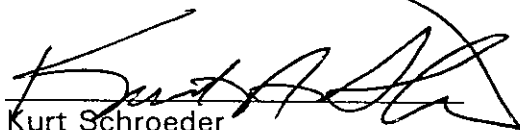
Our signatures below indicate that an administrative adjustment to allow parking in the 25-foot front building setback, but no closer than 8 feet to the property line, is hereby granted subject to the following condition:

- 1) The parking lots shall be developed in accordance with the submitted site plan.
- 2) The applicant shall be required to plant and maintain parking lot screening along 11th Street North as required by the Landscape Ordinance. The applicant shall submit a landscape plan to the Planning Director for review and approval.

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



Marvin S. Krout
Director of Planning



Kurt Schroeder
Superintendent of Central Inspection

MK/KS/dg

cc: Paul Hayes, Office of Central Inspection
Loren Deines, Office of Central Inspection
Curtis McNay, Caber Associates Inc., 530 N. Ridge Road, Suite "D", Wichita, KS 67212

NW Corner, SW 1/4,
NW 1/4,
Sec. 15, T27S,
R1E

PARKING SCHEDULE	
REQUIRED :	414 PERSONS
104 SPACES REQUIRED AT ONE SPACE PER 4 OCCUPANTS.	
PROVIDED :	
101 REGULAR SPACES	
6 HANDICAPPED SPACE	
107 TOTAL SPACES PROVIDED	

MINIMUM PLANTING SIZES	
SHADE TREES	2" CALIPER
ORNAMENTAL TREES	1" CALIPER
CONIFER TREES	5'-0" IN HEIGHT
SHRUBS	2 GALLON (10" HEIGHT MIN.)

REQUIRED LANDSCAPED STREET YARD	
LANDSCAPE REQUIRED:	
STREET FRONTAGE (TOTAL) =	600.00 FEET
LESS PERPENDICULAR DISTANCE TO BUILDING =	80.00 FEET
SITE DEPTH (AVERAGE) =	335.00 FEET
FACTOR X FRONTAGE =	15 TIMES
PROVIDED:	
SHADE TREES =	13 SHOWN (EXISTING) (6,500)
ORNAMENTAL TREES =	4 SHOWN (NEW) (1,000)
SHRUBS =	120 SHOWN (NEW) (6,500)
TOTAL LANDSCAPED STREET YARD PROVIDED :	14,000
GRASS AREA =	KANSAS PREMIUM MIX FINE BLADE FESCUE.
CALCULATION :	
THUS 520.00 FEET X 15 = 7,800 SQUARE FEET OF LANDSCAPED STREET YARD AREA.	

LANDSCAPE PLANTING SCHEDULE					
MK	COMMON NAME	BOTANICAL NAME	SIZE	TYPE	QTY
△	EASTERN REDBUD	CERCIS CANADENSIS	1" CAL.	ORN. TREE	2
△	OKLAHOMA REDBUD	CERCIS RENIFORMIS CV. OKLAHOMA	1" CAL.	ORN. TREE	2
△	AUTUMN BLAZE MAPLE	ACER RUBRUM "AUTUMN BLAZE"	2" CAL.	SHADE TREE	6
△	PATMORE ASH	FAXINUS PENNSYLVANICA "PATMORE"	2" CAL.	SHADE TREE	7
△	OSAGE ORANGE	MACLURA POMIFERA	1" E"	EXISTING SHADE TREE	SEE PLAN
△	EUONYMUS, MANHATTAN	EUONYMUS ALATUS 'COMPACTUS'	2 GAL	SHRUB	186
△	EUONYMUS, DWARF WINGED	EUONYMUS ALATUS 'COMPACTUS'	2 GAL	SHRUB	18
△	AMERICAN ELM	ULMUS AMERICANAS	1" E"	EXISTING SHADE TREE	SEE PLAN
△	ALDER, COMMON	ALNUS GLUTINOSA	1" E"	EXISTING SHADE TREE	SEE PLAN

1" E" DESIGNATES EXISTING TREE.

GENERAL NOTES- LANDSCAPING

PROJECT DESCRIPTION : A NEW CHURCH COMPLEX
 PROJECT NAME : GREATER HOLY TEMPLE CHURCH OF GOD IN CHRIST
 PROJECT ADDRESS : 1106 E 11TH STREET NORTH WICHITA, KANSAS
 LEGAL DESCRIPTION : GREATER HOLY TEMPLE CHURCH OF GOD IN CHRIST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
 COUNTY : SEDGWICK
 ZONING : LC (LIGHT COMMERCIAL)
 WATER SUPPLY : CITY OF WICHITA

MISCELLANEOUS INFORMATION :
 METHOD OF WATERING: MANUAL SPRINKLER SYSTEM.

WATER SOURCE: WICHITA WATER DEPARTMENT
 PLANTS SHALL BE HIGH QUALITY NURSERY GROWN STOCK WHICH MEETS THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, OR APPROVED EQUAL.

USE DECORATIVE EDGING OF STEEL, PLASTIC, ETC. TO SEPARATE GRASS AREAS FROM PLANTING BEDS.
 USE MULCH, BARK, OR RIVER ROCK AT PLANTING BEDS TO PREVENT WIND AND WATER EROSION.
 ALL LANDSCAPING SHALL BE PER THE CITY OF WICHITA CODE REQUIREMENTS.

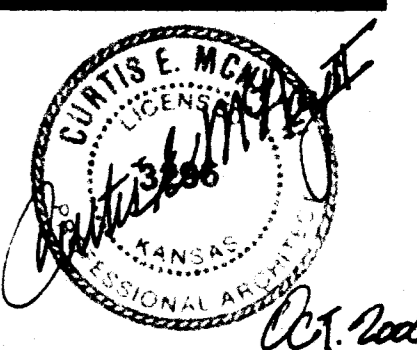
NOTES: SITE-LANDSCAPE

- PER THE SUBDIVISION REQUIREMENTS, EACH LOT FRONTING ON 11TH STREET SHALL HAVE A MINIMUM LANDSCAPED AREA BETWEEN THE NORTH FACE OF THE BUILDING AND THE 11TH STREET RIGHT-OF-WAY OF 12 SQUARE FEET PER FRONTAGE FOOT. THERE SHALL BE PLANTED A MINIMUM OF ONE SHADE TREE OR TWO ORNAMENTAL TREES PER EACH 500 SQUARE FEET OF REQUIRED LANDSCAPED AREA. PARKING AREAS ALONG 11TH STREET SHALL BE SCREENED WITH A SOLID ROW OF SHRUBS IN THE LANDSCAPE STRIP AND SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF THREE FEET.
- AT LEAST 12 HOURS PRIOR TO BEGINNING ANY EXCAVATION (EXCLUDING WEEKENDS AND HOLIDAYS), THE CONTRACTOR SHALL CONTACT THE KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, AT (316) 681-2410 TO REQUEST THE LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING LINES WITHIN THE PROJECT AREA.
- THE CONTRACTOR SHALL CONTACT THE FOLLOWING IN CASE OF EMERGENCY:
 CITY OF WICHITA WATER DEPARTMENT (316) 265-1500
 CITY OF WICHITA SEWER DEPARTMENT (316) 265-1800
 MULTIMEDIA CABLEVISION (316) 262-4210
 KGE GAS SERVICE (316) 832-3131
 KGE ELECTRIC (316) 832-3131
 SOUTHWESTERN BELL TELEPHONE COMPANY (316) 268-2431
- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT.
- EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS, REPRESENT THE BEST AVAILABLE INFORMATION. IT SHOULD BE NOTED THAT OTHER BURIED LINES AND CABLES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING TRENCHING OPERATIONS TO AVOID DAMAGING THESE LINES AND CABLES. ANY UTILITIES DAMAGED SHALL BE REPLACED OR REPAIRED IMMEDIATELY AS DIRECTED BY THE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND SHALL SUPPORT SAID UTILITIES DURING THE CONSTRUCTION PERIOD PER THE UTILITY COMPANY, AT THE CONTRACTOR'S SOLE EXPENSE.

REVISIONS
 01/11/2000
 OCTOBER, 2000

THIS DRAWING AND ALL INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF CABER ASSOCIATES ARCHITECTS AND IS NOT TO BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF CABER ASSOCIATES ARCHITECTS. ALL DRAWINGS, SPECIFICATIONS, LEGAL DESIGN AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT.

FILE NO.:
 HOLYTMPSITE/MKGDWS



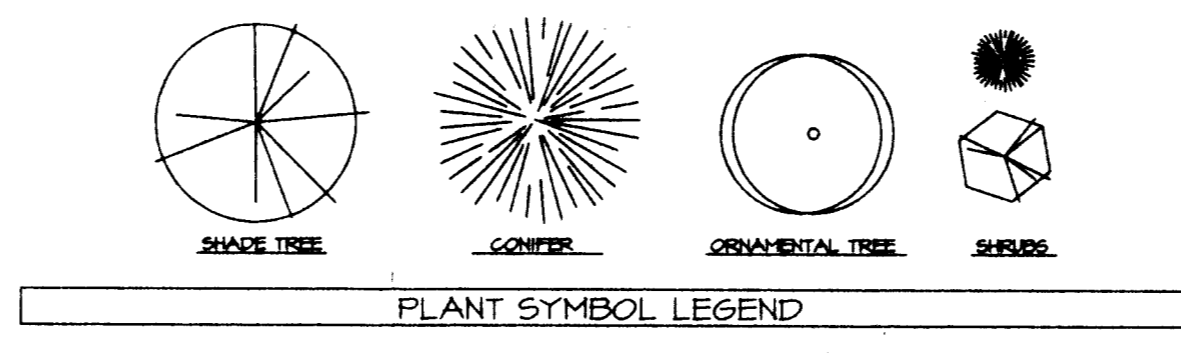
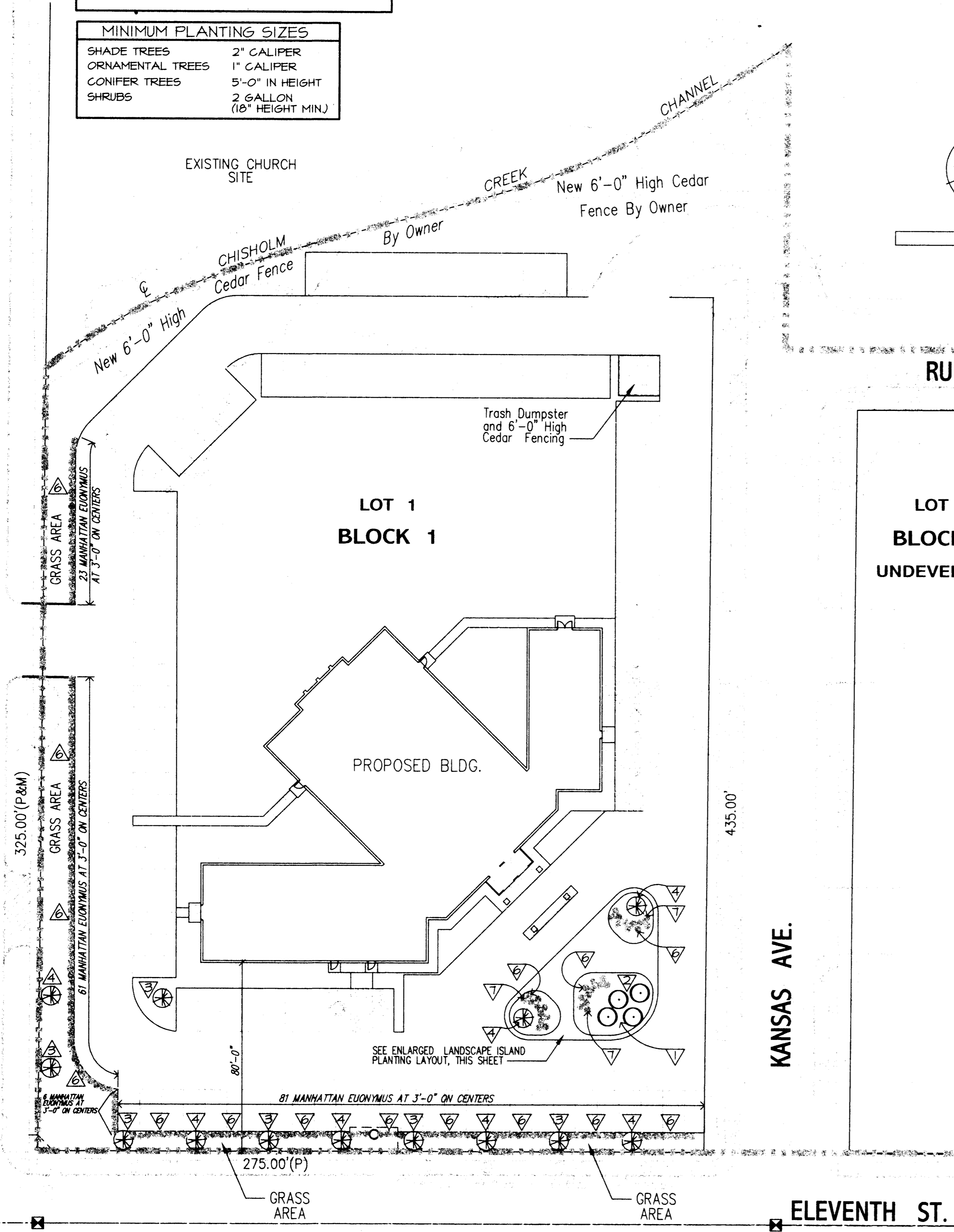
PROJECT:
 A NEW CHURCH COMPLEX FOR:
 GREATER HOLY TEMPLE
 CHURCH OF GOD IN CHRIST
 WICHITA, KANSAS

CABER ASSOCIATES INC.
 ARCHITECTS/ DESIGNERS/ PLANNERS
 530 N. RIDGE ROAD, SUITE "D"
 WICHITA, KANSAS 67212 (316) 942-6740

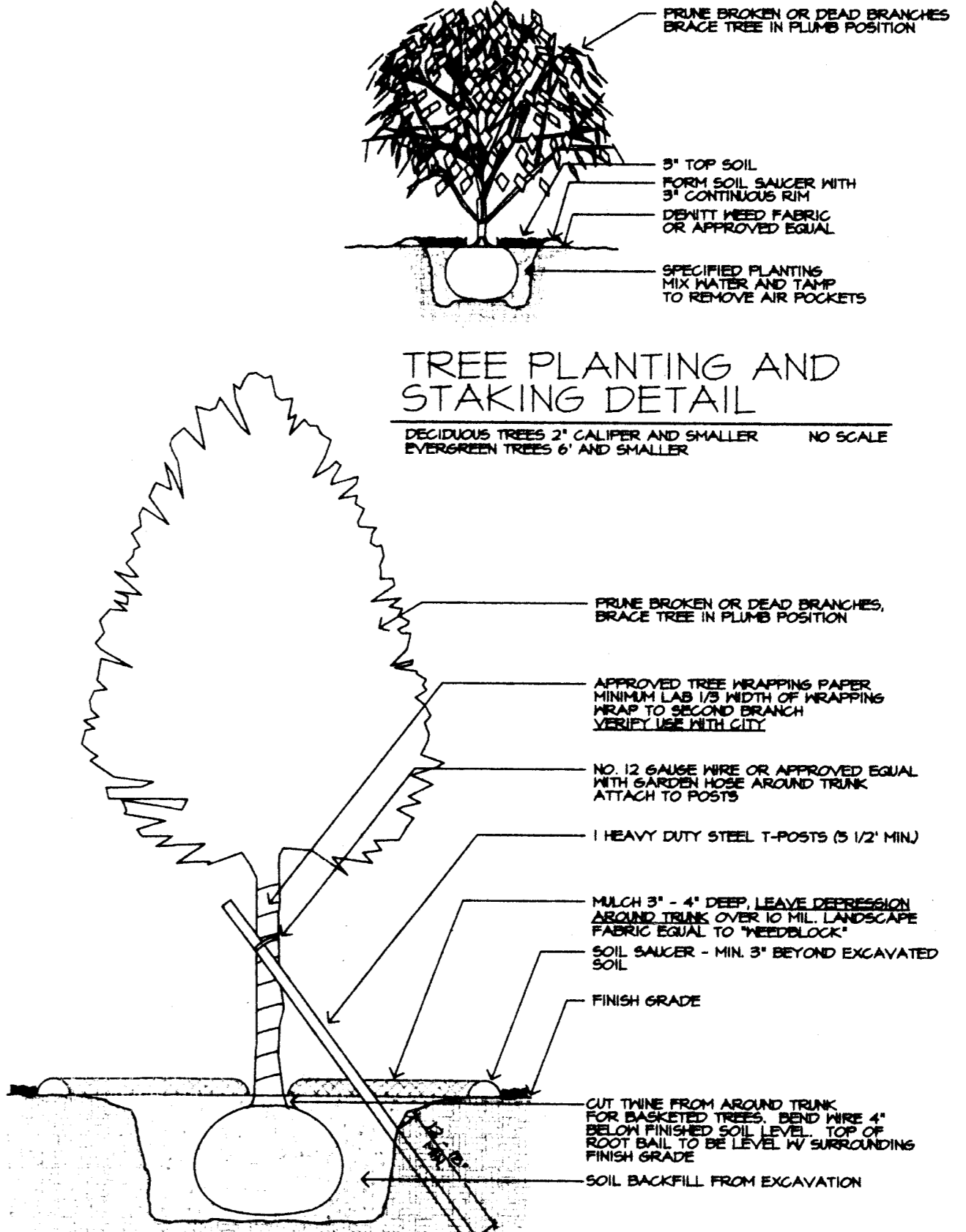
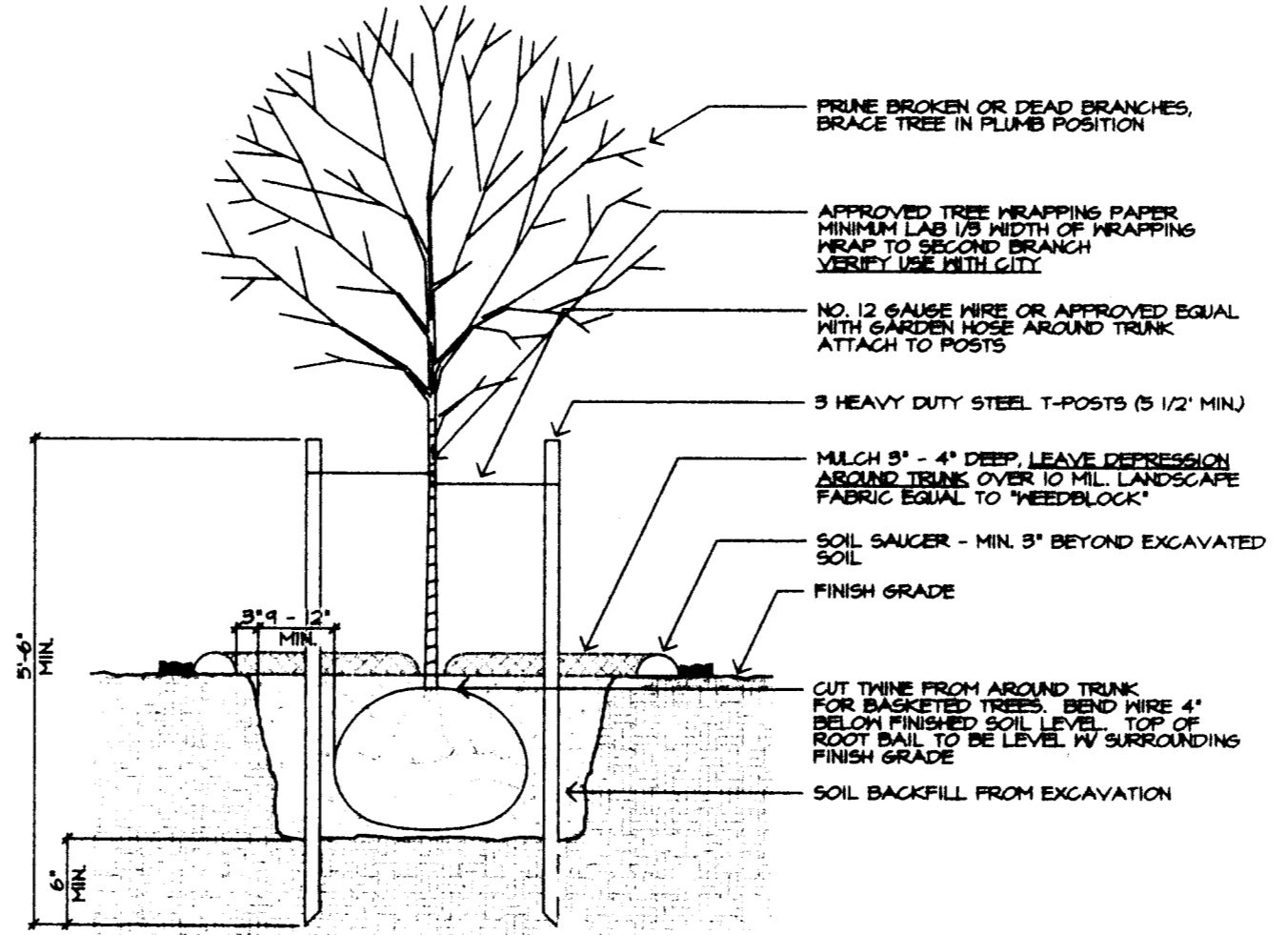
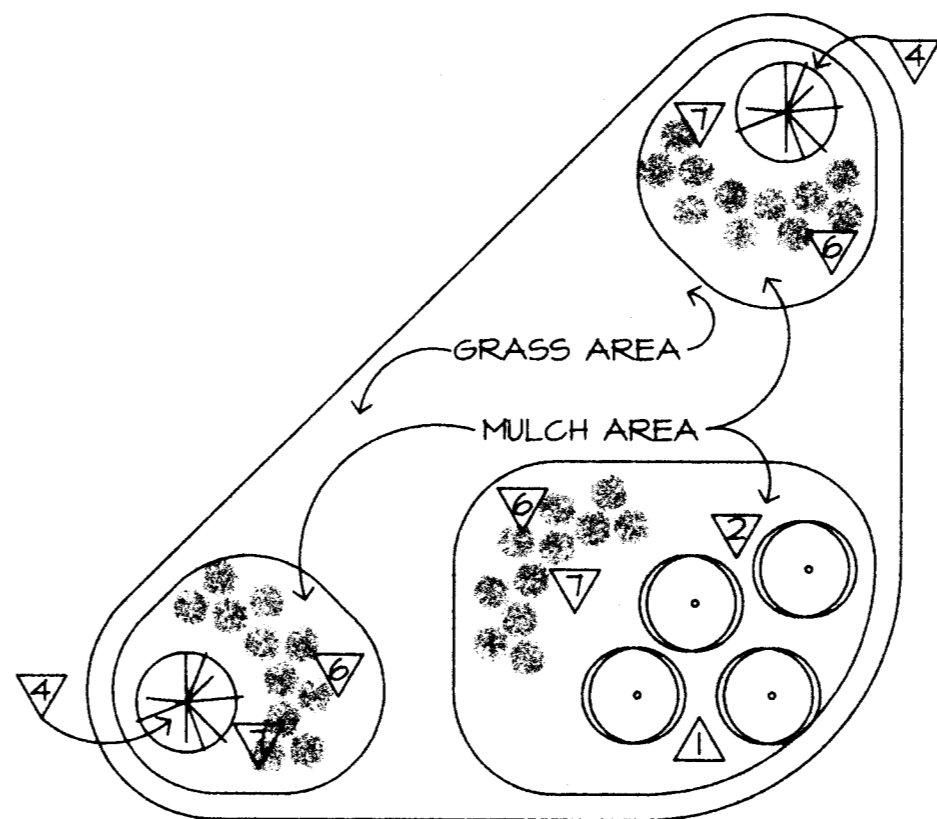
DATE:
 AUGUST, 1999
 PROJECT NO.:
 278M99

SHEET NO.:
 A-21

HYDRAULIC AVE.



AVERAGE LOT DEPTH CALCULATION - DUAL STREET FRONTAGE
 NO SCALE



SW Corner, NW 1/4, NW 1/4,
 Sec. 15, T27S, R1E

LANDSCAPE PLAN
 SCALE: 1" = 30'-0"
 NORTH

TREE PLANTING AND STAKING DETAIL
 DECIDUOUS TREE LARGER THAN 2" CALIPER AND SMALLER EVERGREEN TREES LARGER THAN 6" NO SCALE

TREE PLANTING AND STAKING DETAIL
 DECIDUOUS TREES 2" CALIPER AND SMALLER EVERGREEN TREES 6" AND SMALLER NO SCALE

BZA 2000-00041
LANDSCAPE PLAN
 APPROVED 10/27/00 BY D6
 MAPD Copy 10-22