



Wichita-Sedgwick County Metropolitan Area Planning Department

April 24, 2000

Calvary's Rock Church
c/o Lonnie Satterfield
2023 S. Seneca
Wichita, KS 67213

FILE COPY

Re: Administrative Adjustment BZA2000-00007: An administrative adjustment to allow parking in the 25-foot front building setback and in the 15-foot street side building setback on property zoned "MF-29" Multi-Family Residential.

Legal Descriptions: Lot 1, Dody Cole Third Addition to Wichita, Sedgwick County, Kansas, EXCEPT that part described as beginning at the NW corner thereof; thence East along the North line of said Lot 1, 200 feet; thence South, parallel with the West line of said Lot 1, 358 feet to a point on the Southern-most, South line of said Lot 1; thence West along the south line of said Lot 1, 140 feet to the southern-most SW Corner of said Lot 1; thence North along a West line of said Lot 1, 140 feet to a corner of said Lot 1; thence West along a lot line of said Lot 1, 60 feet to the Western-most SW Corner of said Lot 1; thence North along the West line of said Lot 1, 228 feet to the place of beginning. (Lot 1, Dody Cole 3rd Addition subject to Lot Split 0708) (2661 S. Meridian)

Dear Mr. Satterfield:

We have reviewed your request for an administrative adjustment to allow parking in the 15-foot street-side setback and 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 church on this property.

The Unified Zoning Code allows an adjustment to permit parking in residential districts to be located within a required front or street-side yard, but in no case closer to the property line than eight feet. Therefore, we find that allowance of parking within the 15-foot street-side setback and 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

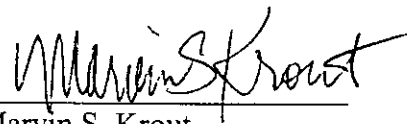
circulation in the vicinity of the application area. The new development will generate more traffic for the corner of Meridian and Anita, but the adjustment to allow parking within the setback will not generate any additional traffic above what is expected for the church.

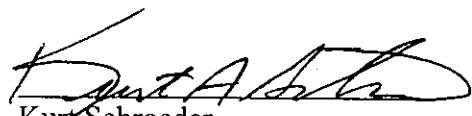
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in the surrounding areas as a result of the reduction of the setbacks. There are single-family homes to the north of this site and a retail business to the south. Parking will be intermittent with the church 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 the residential homes in the area, nor the retail use to the south.
- 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 15-foot street-side building setback and 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 street trees and parking lot screening along Meridian and Anita. The applicant shall submit a landscape plan to the Planning Director for review and approval. Based on the site plan submitted with this application, a waiver of the normal street landscape area along Meridian may be necessary, and more or larger than minimum plant materials may be required on Anita adjacent to residential uses.

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/lv

cc: Paul Hayes, Office of Central Inspection
Kurt Schroeder, Office of Central Inspection
Alan Smith, Smith Construction Company, Inc., P.O. Box 13213, Wichita, KS 67213
Donna Goltry, MAPD

FH

4620 ESTHER
WICHITA, KANSAS 67209
(316) 942-7989

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