



Wichita-Sedgwick County Metropolitan Area Planning Department

April 22, 2002

John King
Antioch Christian Church
3741 W. 15th St. N.
Wichita, KS 67203

FILE COPY

Re: BZA2001-00070: Administrative Adjustment to waive the required screening and landscape buffer along the east and south property lines and to allow parking in the front setback along the north property line on property zoned "SF-5" Single-Family Residential.

Legal Description: Lot 1, Antioch Addition, Wichita, Sedgwick County, Kansas. Generally located south of 15th St. N. and east of West St. (3741 W. 15th St. N.).

Dear Mr. King:

We have reviewed your request for an Administrative Adjustment to waive the required screening specified in Sec. IV-B.3.a. of the Unified Zoning Code for the above-referenced property. From reviewing your application, we understand that you desire to construct an addition to the parking lot for Antioch Christian Church, which is adjacent to a public park.

We have also reviewed your request for an Administrative Adjustment to permit parking within the front setback for the above-referenced property. From reviewing your application, we understand that the parking lot addition will contain portions of two parking spaces within the 25-foot front setback required by the "SF-5" Single-Family Residential zoning district and that the parking area will be set back 13 feet from the front property line.

Sec. V-I.2.m. of the Unified Zoning Code allows an adjustment to waive the required screening specified in Sec. IV-B.3.a. of the Code when the building is located adjacent to a public park and the conditions required by Sec. V-I.6 are met. Sec. V-I.2.l. allows parking within the front setback in residential zoning districts when the conditions required by Sec. V-I.6 are met. We find that a waiver of the screening requirements and allowing parking within the front setback on residentially-zoned property meets the four conditions required by Sec. V-I.6 as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Waiving the screening requirements will have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity. Sufficient sight lines will remain with the 13-foot setback of the parking area as to not have detrimental impacts on the safety of vehicular and pedestrian circulation from the allowance of parking within the front setback.
- 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 waiving the screening requirements, as the church is designed to utilize the views of the park and the lack of screening between the church and the park will not negatively impact any surrounding uses. Parking within the front setback should not detrimentally

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impact surrounding areas since there are no residential uses on this side of the street within the block, and the parking area for the park on the adjacent property already encroaches into the front setback within this block.

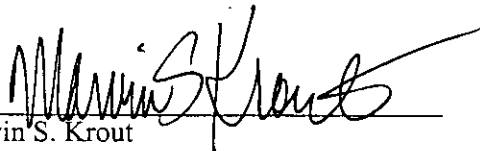
- 3) Compatibility with existing or permitted uses on abutting sites: Churches and associated accessory uses such as parking are permitted in residential zoning districts, and the allowance of parking within the setback should not compromise existing or permitted uses on abutting sites due to the minor nature of the encroachment of the parking area into the front setback and the provision of landscaping for the parking lot. The lack of screening between the church and the park will not reduce the church's compatibility with surrounding uses.
- 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.

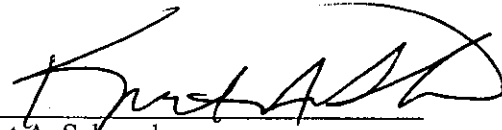
Our signatures below indicate that an Administrative Adjustment to waive the required screening along the south and east property lines as specified in Sec. IV-B.3.a. of the Unified Zoning Code and to allow parking in the front setbacks, but no closer than 13 feet from the property line, for the above-referenced property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) All parking areas shall be paved and marked.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

Additionally, from reviewing the proposed parking lot expansion, we have determined that Sec. 10.32.040.A.1. of the Landscape Ordinance requires a landscape buffer along the south and east property lines where adjacent to residentially-zoned property. Since the adjacent residentially-zoned property is developed as a public park with many mature trees, the existing landscaping on both properties meets the spirit and intent of the landscape buffer requirements of the Landscape Ordinance. Therefore, our signatures below indicate that the landscape buffer requirements along the south and east property lines have been waived and that only the landscape street yard and parking lot screening requirements of the Landscape Ordinance will be required on the aforementioned property along the north and west property lines.

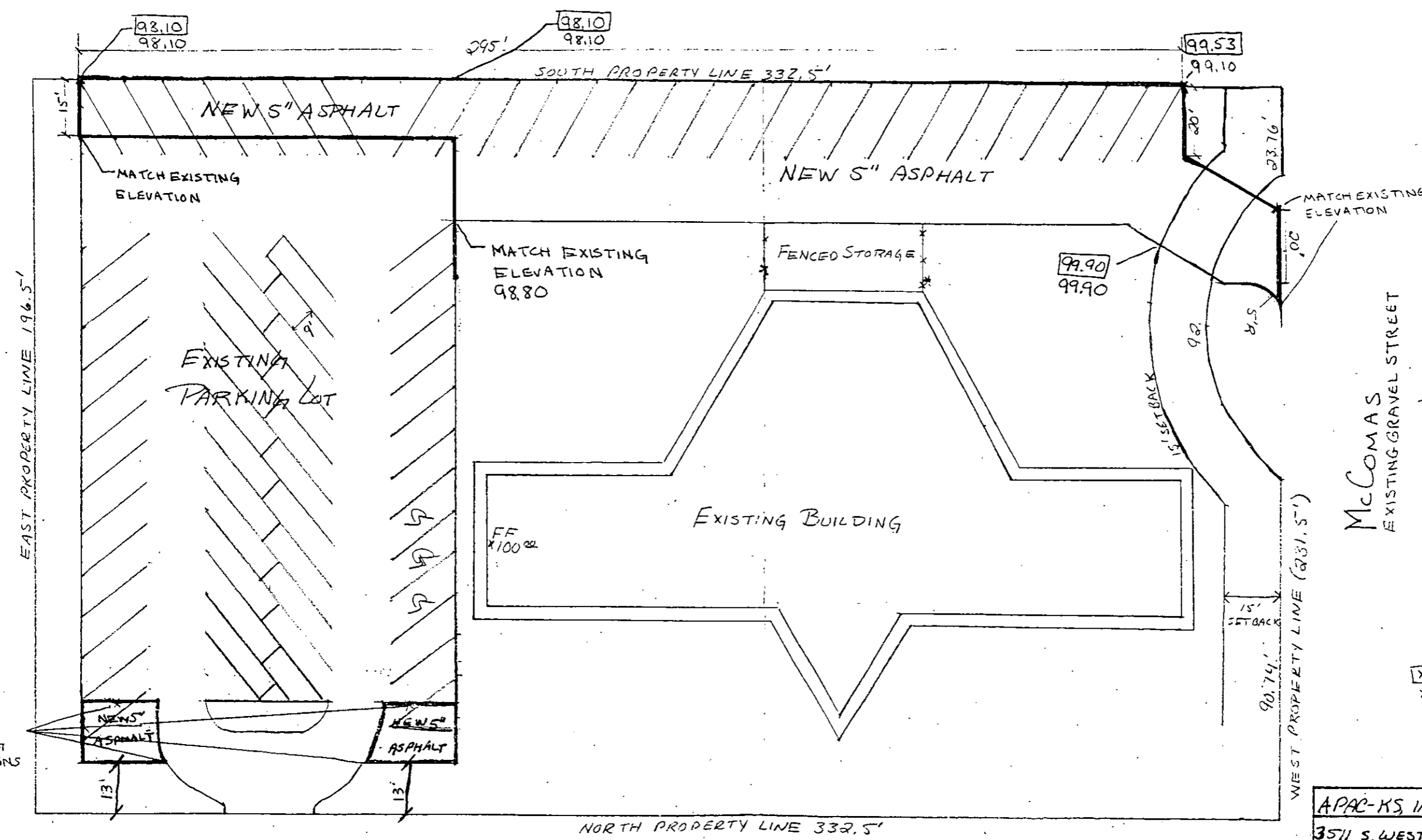
The zoning adjustment sign may now be removed from the property.


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Greg Stoddard, 3915 S. Seneca #209, Wichita, KS 67217
Charles Hastings, 2510 W. 33rd St. S., Wichita, KS 67217
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Matt Lee, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Donna Goltry, MAPD



BZA2001-0007D
SITE PLAN

APPROVED 4-19-02 BY SK

McCOMAS
 EXISTING GRAVEL STREET

XX.XX NEW ELEV.
 XX.XX EXIST. ELEV.

APAC-KS, INC., SHEARS DIV.
3511 S. WEST ST. WICHITA KS
ANTIOCH CHRISTIAN CHURCH
3741 W. 15 TH WICHITA KS
DATE: 11-27-2001
SCALE: 1" = 30'
DRAWN by: J. L. DENDURENT

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