



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 17, 2001

Immanuel Baptist Church
c/o Faye Graves
1415 S. Topeka
Wichita, KS 67211

Re: BZA2001-00016: Administrative adjustment to reduce parking requirements and to allow parking in the front and street side setback on property zoned "MF-29" Multi-Family Residential. Generally located along Topeka between Lincoln and Harry (1415 S. Topeka).

Legal Description: Lots 58, 60, 62, 64, 68, 70, 72, & 74 Topeka Avenue, Zimmerly's 3rd Addition to Wichita, Sedgwick County, Kansas. Lots 80, 82, 84, 86, 88, 90, 92, 94, 96, & 98, Topeka Avenue, Zimmerly's 3rd Addition to Wichita, Sedgwick County, Kansas. The east half of Lot 22, Zimmerly's Addition to Wichita, Sedgwick County, Kansas excluding the east 80 feet thereof. The south 50 feet of the east half of Lot 20, Zimmerly's Addition to Wichita, Sedgwick County, Kansas. The west half of Lot 18, Zimmerly's Addition to Wichita, Sedgwick County, Kansas.

Dear Rev. Graves:

We have reviewed your request for an administrative adjustment to reduce parking requirements and to allow parking in the front and street side setback on the aforementioned property for the purpose of providing additional parking for an expansion of the Immanuel Baptist Church. You state in your application that the parking requirement for the church will be 750 spaces upon completion of the expansion and that you have sufficient property to provide only 715 spaces. You further state in your application that the 715 spaces can only be provided by allowing parking in the front and street side setback areas.

The Unified Zoning Code permits an administrative adjustment to reduce parking requirements by up to 10% and to permit parking in residential districts to be located within the front and street side setback, but in no case closer to the property line than 8 feet. Therefore, we find that reducing parking requirements from 750 spaces to 715 spaces and permitting parking within the front and street side setback no closer to the property line than 8 feet meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

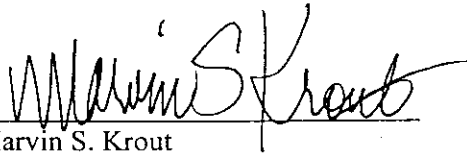
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The reduction of parking requirements and encroachment of parking areas into the front and street side setback areas should have no impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area, as on-street parking is permitted in the vicinity and sufficient sight lines will be maintained for traffic safety at intersections.

- 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 parking requirements or setbacks. Parking will be intermittent with the facility use and should not encroach or encumber any uses adjacent to this property; in fact, the applicant has indicated a willingness to make the parking facilities available for use by adjoining properties, such as Lincoln Park. In addition, the screening and landscaping requirements should mitigate adverse impacts of the parking areas on surrounding residential uses.
- 3) Compatibility with existing or permitted uses on abutting sites: The allowance of parking within the setbacks is compatible with permitted uses on abutting sites in that existing church parking areas abutting the subject property received a variance (BZA32-80) to reduce the setback for parking to 0 feet.
- 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.

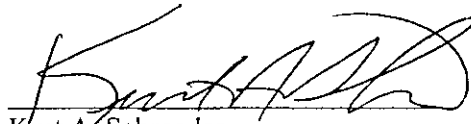
Our signatures below indicate that an administrative adjustment to reduce parking requirements from 750 spaces to 715 spaces and permit parking within the front and street side setback no closer to the property line than 8 feet is hereby granted for the aforementioned property subject to the following conditions:

- 1) The parking areas shall be developed in general conformance with the approved site plans.
- 2) A screening and landscaping plan for the new parking areas that meets all requirements the Unified Zoning Code and the Landscape Ordinance shall be approved by the Planning Director prior to the issuance of a building permit.
- 3) Any violation of these conditions shall render the Administrative Adjustment null and void.

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 Ferris, Ferris Consulting, P.O. Box 573, Wichita, KS 67201
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

TOPEKA AVENUE

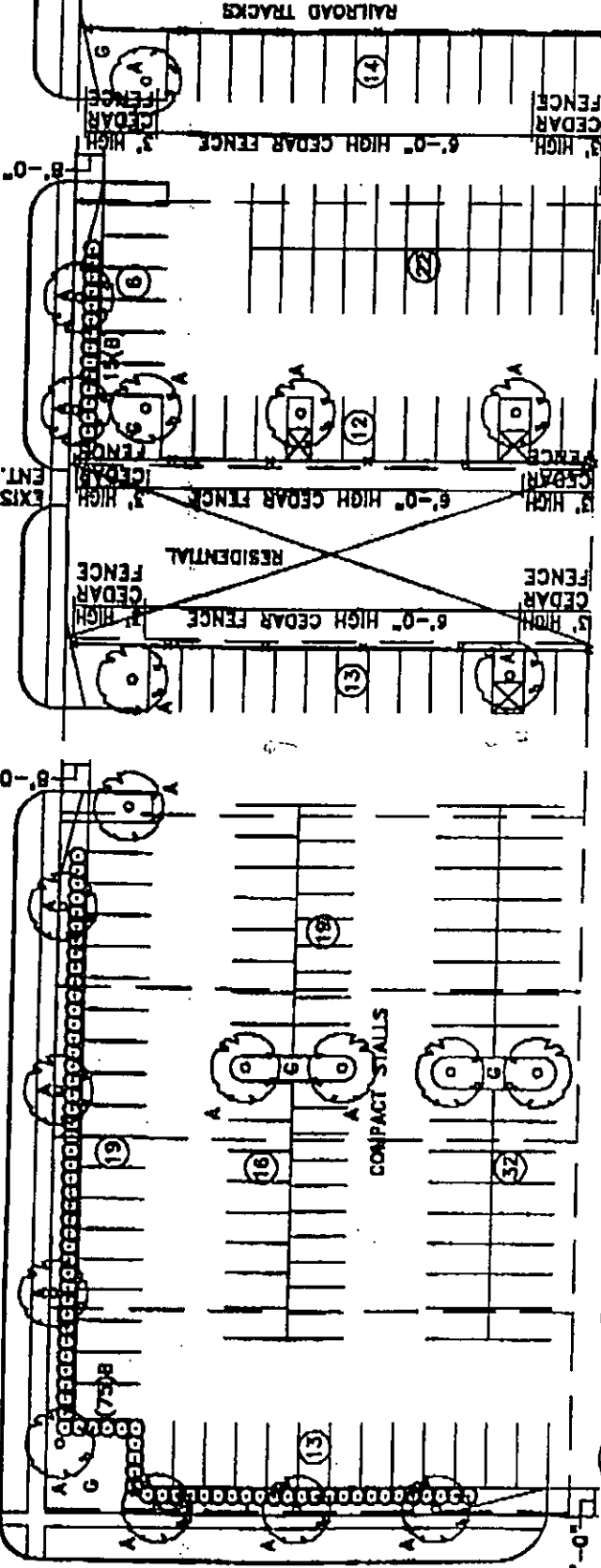
ZIMMERLY STREET

RAILROAD TRACKS

STORM SEWER
CATCH BASIN

EXIST.
ENT.

8'-0"



6'-0" HIGH CEDAR FENCE

GATES FOR EACH NEIGHBOR

RESIDENTIAL

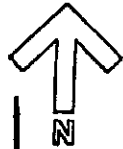
3' HIGH
CEDAR
FENCE

3' HIGH
CEDAR
FENCE

BZAZ001-00016

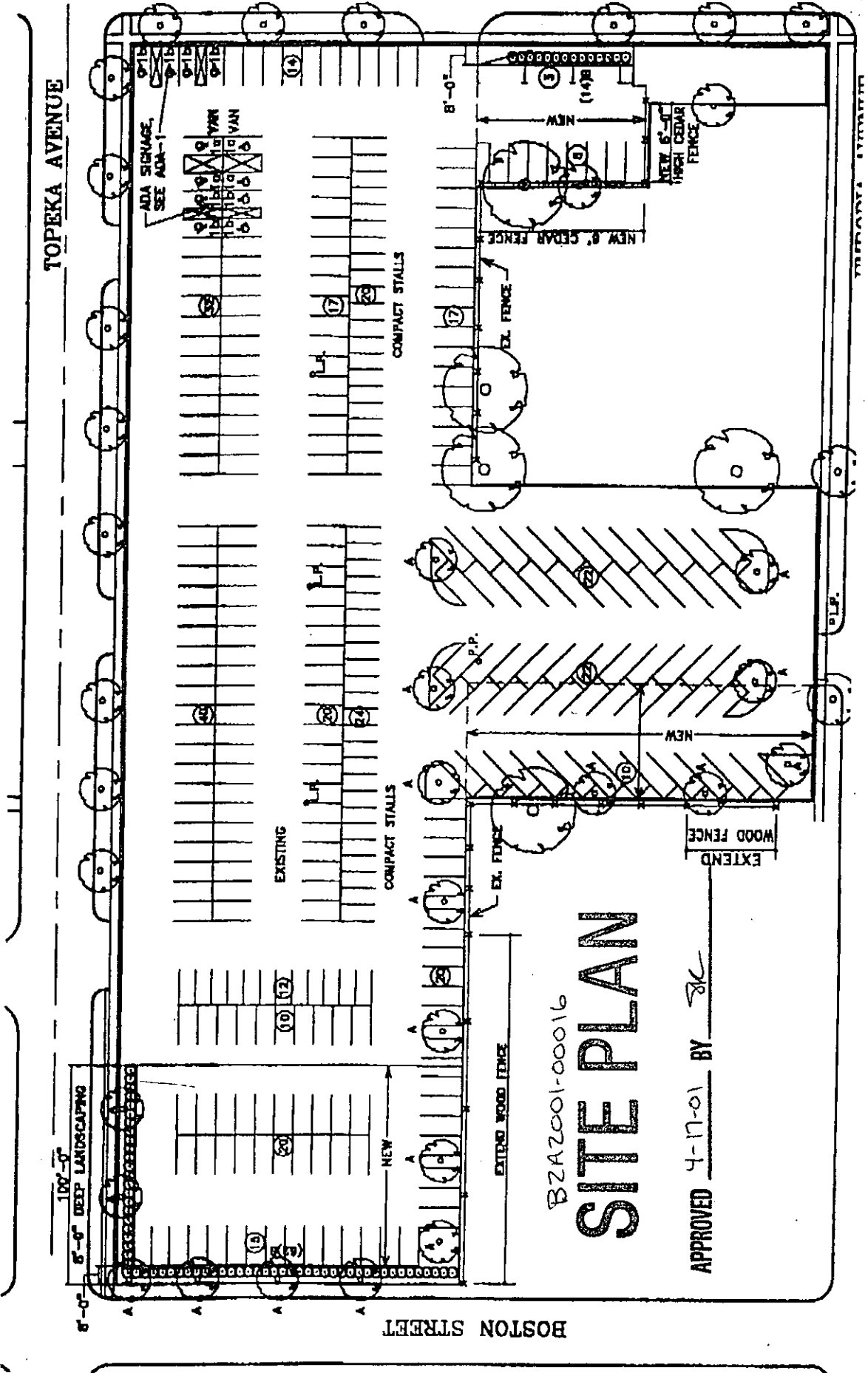
SITE PLAN

APPROVED 4-10-01 BY SK



EMMERLY STREET

TOPEKA AVENUE



BZ2001-00016

SITE PLAN

APPROVED 4-17-01 BY *SK*

BOSTON STREET