



Wichita-Sedgwick County Metropolitan Area Planning Department

September 5, 2002

Bob Thurman, President
Credit Union of America
711 W. Douglas
Wichita, KS 67213-4703

Re: BZA2002-00054: Zoning Adjustment to waive the screening requirements along the south property line.

Legal Description: Lot 1, except the north 433 feet, Block 1, Goodwill Industries Addition, Wichita, Sedgwick County, Kansas. Generally located south of 47th Street South and west of Broadway (5055 S. Broadway).

Dear Mr. Thurman:

We have reviewed your request for a Zoning Adjustment to waive the screening requirements along the south property line of the aforementioned property. You state in your application that the residentially-zoned property abutting your property to the south is developed with a church, and you have provided written documentation that the church does not wish for screening to be provided between the two properties.

Sec. V-I.2.m. of the Unified Zoning Code allows an adjustment to waive the screening requirements specified in Sec. IV-B.3.(a) of the Code when the adjacent residential property is developed with institutional or multi-family uses and the location of improvements on one or both properties provides adequate screening. From reviewing your request, we find that an existing screening fence along the south property line of the church property provides adequate screening for the residentially developed properties south of the church. Additionally, we find that waiving the screening requirements along the south property line of the subject property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed elimination of screening requirements would have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The existing use immediately south of the subject property is a church on over 15 acres. The church has indicated that they do not wish to have screening between the two properties. The screening fence along the

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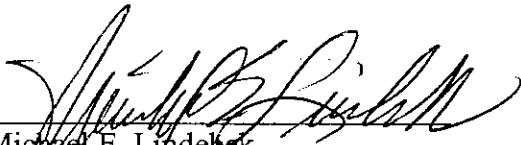
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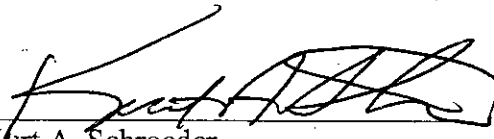
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church's south property line should prevent detrimental impacts on surrounding residential uses from the development of a credit union on the subject property.

- 3) Compatibility with existing or permitted uses on abutting sites: The nearest properties developed with residential uses are 750 feet south of the subject property are screened from the subject property by a screening fence on the south property line of the church. The sheer distance from the subject property and the existing screening fence should ensure compatibility between uses on the subject property and residential uses in surrounding areas.
- 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 a Zoning Adjustment to waive the required screening on the south property line of the subject property is hereby granted. The zoning adjustment sign may now be removed from the property.


Michael E. Lindbak
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Bill Hiatt, Dimension 5, 1202 B West 24th, Hutchinson, KS 67502-3342
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

PEPSI COLA
PROPERTY

CREDIT UNION OF AMERICA
PROPERTY
5055 SOUTH BROADWAY
ZONED: GC

CHAIN LINK FENCE

CREDIT UNION
OF AMERICA
BUILDING

MIDWAY SOUTHERN BAPTIST CHURCH
PROPERTY

5135 SOUTH BROADWAY
ZONED: SF5

SOUTH BROADWAY

MIDWAY
SOUTHERN BAPTIST
CHURCH
BUILDING

PARKING

EXISTING WOOD FENCE



1" = 100'

CREDIT UNION OF AMERICA
MIDWAY SOUTHERN BAPTIST CHURCH
SOUTH BROADWAY
WICHITA, KANSAS

BILL HIETT
(620) 665-0709

JULY 22, 2002