CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 11, 2009

First Mennonite Brethren Church
8000 W 21st Street North
Wichita, KS 67205

MKEC Engineering Consultants Inc.
411 N Webb
Wichita, KS 67206

Re: BZA2009-07: Zoning Adjustment to permit parking within the platted 35-foot setback, but no closer than 8 feet from the property line, in SF-5 zoning, for an institutional use parking lot expansion.

Lot 1, except the north 330 feet, First Mennonite Brethren Addition to Wichita, Sedgwick County, Kansas. Generally located north of W 21st Street N and east of Tyler (8000 W 21st Street N).

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to permit parking within the platted 35-foot setback for a parking lot expansion on the aforementioned property. From reviewing the application, we understand that you desire to construct parking spaces within approximately 15 feet of the south property line.

Section V-I.2.l. of the Unified Zoning Code allows an administrative adjustment for institutional use parking within the front setback, but no closer than 8 feet from the property line when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6. are met. We find that the parking as proposed meets the provisions of Section V-I.2.l. and the four criteria required by Section V-1.6. as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The setback encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected.

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 parking within the front setback; the front yard will maintain a minimum of 15 feet for landscaping.

3) Compatibility with existing or permitted uses on abutting sites: The proposed parking configuration is compatible with existing and permitted uses on abutting sites; parking within the front setback should not reduce compatibility with abutting and adjacent sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. Therefore, there should be no 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 permit parking within the front setback, but no closer than 8 feet from the property line, for the aforementioned property is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) Parking on the site shall be paved and developed in conformance with all other City standards.

3) The site shall maintain conformance with the Landscape Code.

4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Dale Miller for
John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI
Rick Stubbs, OCI
Jeff Longwell, District V, mailstop 1-13

FIRST MENNONITE BRETHREN ADDITION
PART OF LOT 1, BLOCK 1

EXIST. BLDG.
FF=168.50

PROP. BLDG.
FF=168.50

CONSTRUCT 5' WIDE 4" CONCRETE SIDEWALK

PROP. 4" THICK TURN DOWN CONC. SIDEWALK (WIDTH VARIES)

CONSTRUCT 10' TRANS. TURN DOWN SIDEWALK FROM FULL TO NO TURN DOWN SIDEWALK.

MATCH EXIST. PAVEMENT

PROP. BRICK PAVERS SEE SHEET LA 1.3 FOR ENTRY PLAZA PAVING DETAILS

INSTALL HC SIGN(TYP.) (SEE DETAIL SHT. C1.5)

MATCH EXIST. PAVEMENT

INSTALL HC SIGN(TYP.) (SEE DETAIL SHT. C1.5)

INSTALL HC SIGN(TYP.) (SEE DETAIL SHT. C1.5)

PROP. 4" THICK CONC. SIDEWALK (WIDTH VARIES)

INSTALL CONC. WHEEL STOPS (TYP.)

MATCH EXIST. PAVEMENT

CONSTRUCT 5" A.C. PAVEMENT ON 8" MODIFIED SUBGRADE

MATCH EXIST. PAVEMENT

INSTALL 6" SOLID WHITE LANE LINE

MATCH EXIST. PAVEMENT

INSTALL SOLID WHITE LEFT TURN ARROW (TYP.)

INSTALL SOLID WHITE RIGHT TURN ARROW (TYP.)

INSTALL 4" SOLID YELLOW DOUBLE LINE

CONSTRUCT 5" A.C. PAVEMENT ON 8" MODIFIED SUBGRADE

CONSTRUCT 7" A.C. PAVEMENT ON 8" MODIFIED SUBGRADE

CONSTRUCT 5" A.C. PAVEMENT ON 8" MODIFIED SUBGRADE

21st. Street North

251.77' 128' 280.25'

APPROVED
BZA 2009-07
SITE PLAN

Date: 3-11-09

LEGEND

(EXIST.)

- STORM SEWER PIPE
- SANITARY SEWER PIPE
- W — WATER LINE
- OHE — OVERHEAD ELECTRIC
- T — TELEPHONE LINE
- TR — TRANSFORMER
- ICV — IRRIGATION CONTROL VAL
- WV — WATER VALVE
- GV — GAS VALVE
- CO — CLEAN OUT
- GM — GAS METER
- LP — LIGHT POLE
- PIV — POST INDICATOR VALVE
- SANITARY SEWER MANHOI
- WATER VAULT
- RD — ROOF DRAIN
- FIRE HYDRANT
- TREE
- BUILDING

(PROP.)

- DROP INLET
- TYPE 1A INLET
- 4" SIDEWALK
- 5" A.C. PAVEMENT ON 8" MODIFIED SUBGRADE
- 7" A.C. PAVEMENT ON 8" MODIFIED SUBGRADE
- W — WATER LINE
- MANHOLE
- G — GAS LINE
- STORM SEWER
- INSTALL 2-EA. 6" SLEEV 30" BELOW PAVEMENT 24" BEHIND BACK OF CU
- REVERSE CURB LOCATION
- LP — LIGHT POLE
- SEALANT PROTECTION COAT

N

SCALE: 1"= 40'
0 20 40 80

NOTE:
TOP OF CURB ELEVATIONS SHOWN ARE FOR FULL CURB. CONSTRUCT CUI AND GUTTER AS NOTED.