



Wichita-Sedgwick County Metropolitan Area Planning Department

June 24, 2010

Catholic Diocese of Wichita
Attn: Reverend Jose Machado
Our Lady of Perpetual Help
2351 North Market
Wichita, KS 67219

Baughman Company, PA
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211



Re: BZA2010-00024: Zoning Adjustment to permit parking within the front yard setback to be reduced to eight feet from the property line and to waive the screening requirements for a portion of the site on property zoned B Multi-Family ("B").

Lots 4 and 6 on Main Street, West Mt. Carmel Addition and Lots 14, 16 and 18, except the south 8 feet thereof, on Market Street, West Mt. Carmel Addition. Generally located east of Market Street 150 feet south of 23rd Street North and east of Park Place 40 feet south of 23rd Street North.

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to permit parking within the front yard setback to be reduced to eight feet from the property line and to waive the screening requirements for a portion of the subject property on properties zoned B Multi-Family ("B").

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. Section V-I.2.m of the Unified Zoning Code allows screening to be waived when the adjacent residential property is developed with an institutional use. We find that the parking as proposed meets the provisions of Section V-I.2.l and m and the four criteria required by Section V-I.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

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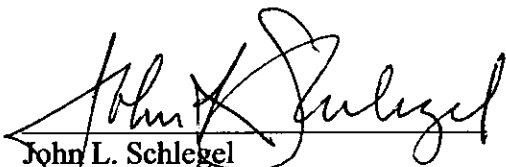
pedestrian circulation in the vicinity as no public right-of-way is affected.

- 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 moving the parking lot 12 feet closer to the property line within this established neighborhood where other setbacks are below normal UZC standards. The front yard will maintain a minimum of eight feet for landscaping except for drive aisles. Buffers will be provided for interior property lines except when adjacent to the same type of institutional (parking lot) use.
- 3) Compatibility with existing or permitted uses on abutting sites: Parking within the front setback should not reduce compatibility with abutting and adjacent sites. The south property line on Park Place abuts the parking lot for a different institutional (church) use.
- 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:

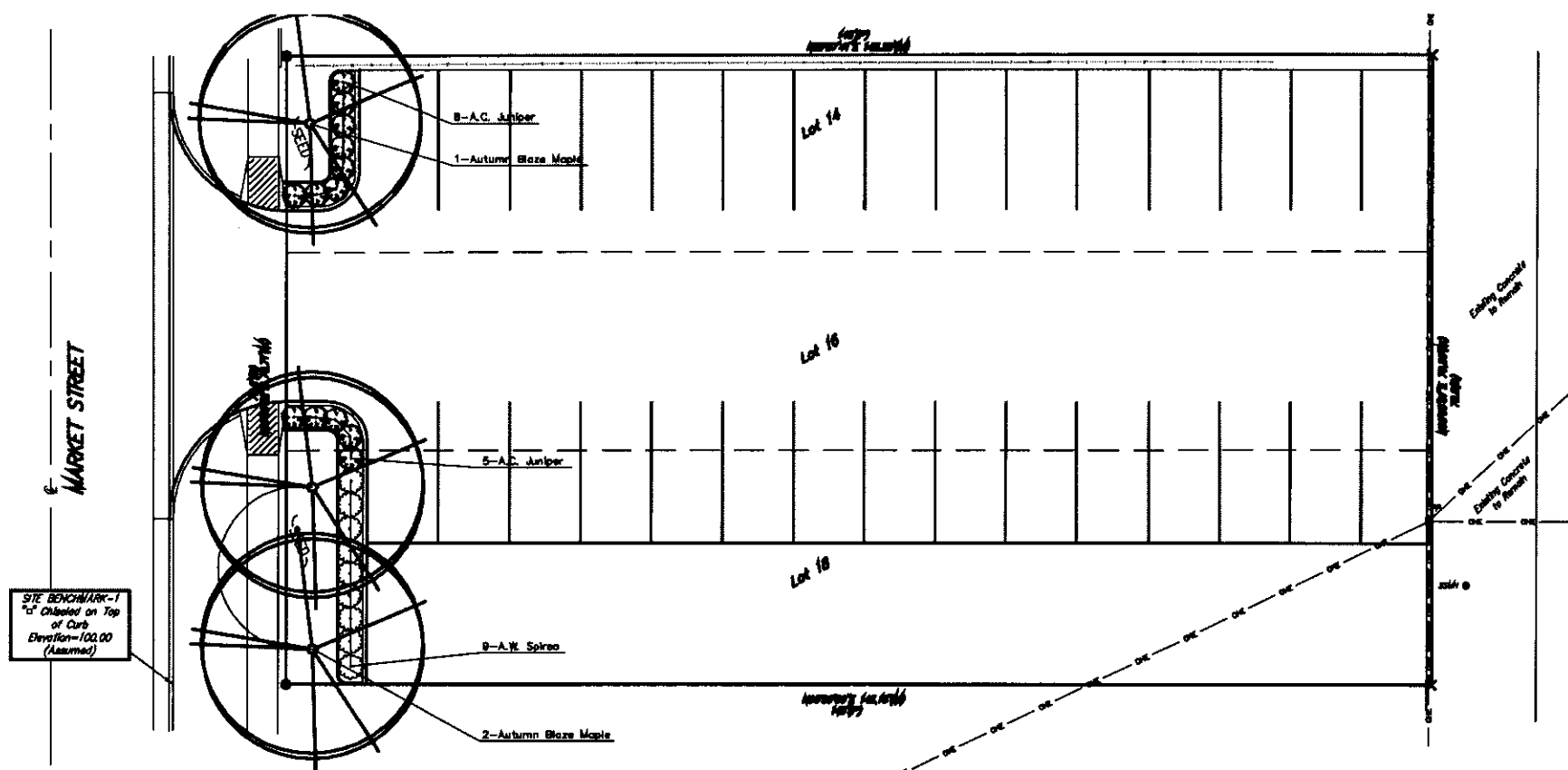
- 1) The site shall be developed in general conformance with the approved site plan.
- 2) Parking on the site shall be paved and developed in conformance with all other City standards.
- 3) The site shall maintain conformance with the Landscape Ordinance.
- 4) If the Zoning Administrator finds that there 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.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

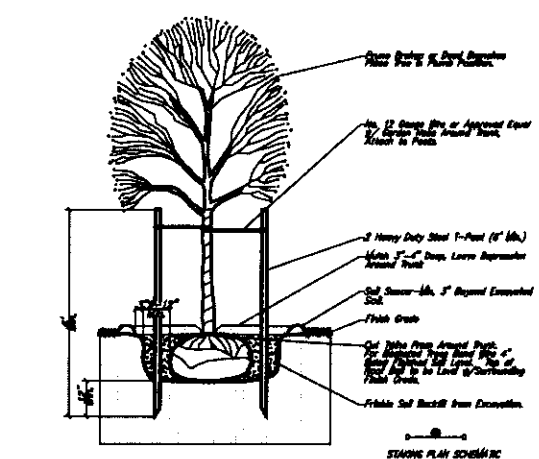
cc: Kurt Schroeder, OCI
Paul Hays, OCI
JR Cox, Office of Central Inspection
Janet Miller, District VI, mailstop 1-13



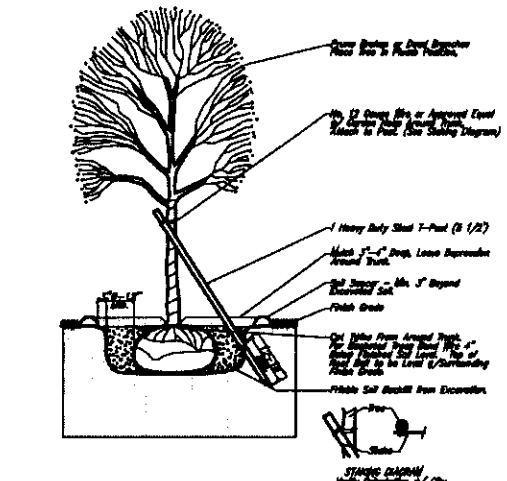
LANDSCAPE PLAN
Scale 1"= 10'-0"

LANDSCAPE NOTES:

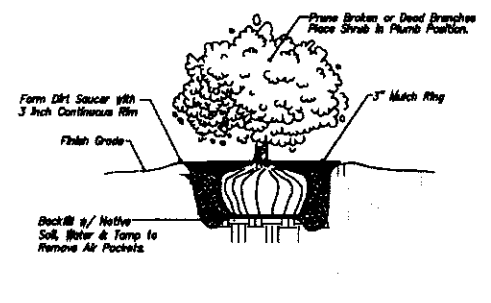
1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "soil" shall be installed and fertilized as follows:
SOIL—Kansas Premium Potash Soil
FERTILIZER—16-20-0 rate 4#/1000 sq. ft.
3. Trees with broken leaders or no central leader (all not be accepted).
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A pre-emergent herbicide such as Trifluralin (50% or equal) shall be applied per label directions. All planting beds to receive 2" organic mulch (such as cotton hair mulch, compost, or bark) and shall be fertilized to a depth of 10-12".
5. Match all planting beds with min. 2" of mulch. Match all tree canopy with 100% min. 2" of mulch. Match material to be shredded organic matter of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge minimum, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site.
8. Topsoil loaded onto site shall be fertile, friable, natural loam topsoil of uniform quality characteristics of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an optimum and non-squid condition and shall be subject to approval by the Landscape Architect.
10. Prior to any construction for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 877-3470/1-800-344-7283. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For crane loading, all seasons shall be September 1 thru mid October. Spring season for loading shall be from March 15 thru mid May.
17. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.



1 TREE PLANTING & STAKING DETAIL
From E.C.P. E.C.



2 TREE PLANTING & STAKING DETAIL
From E.C.P. E.C.



3 SHRUB PLANTING DETAIL
8 Galon and Smaller

LANDSCAPE ORDINANCE CALCULATIONS

Streetyard shown:	800 sq.ft.
Streetyard Trees Required:	1 per 800 sq. ft. = 1 Shade Tree
Streetyard Trees Shown:	1 Shade Tree
Parking Trees Required:	1 per 20 Spaces with 20 Spaces Shown = 10 Shade Trees
Parking Trees Shown:	2 Shade Trees

PLANT SCHEDULE

QTY	LANDSCAPE NAME	COMMON NAME	SIZE	COUNT	REMARKS
1	Autumn Blaze Maple	Autumn Blaze Maple	2" Cal	100	Shade Plant, 100
2	Shade Plant	Shade Plant	2" Cal	100	Shade Plant, 100
3	Autumn Blaze Maple	Autumn Blaze Maple	2" Cal	100	Shade Plant, 100
4	Autumn Blaze Maple	Autumn Blaze Maple	2" Cal	100	Shade Plant, 100
5	Autumn Blaze Maple	Autumn Blaze Maple	2" Cal	100	Shade Plant, 100

BZAZ010-00024 Site Plan*

APPROVED

TG

Date: 07-20-10

SHEET 1 OF 2

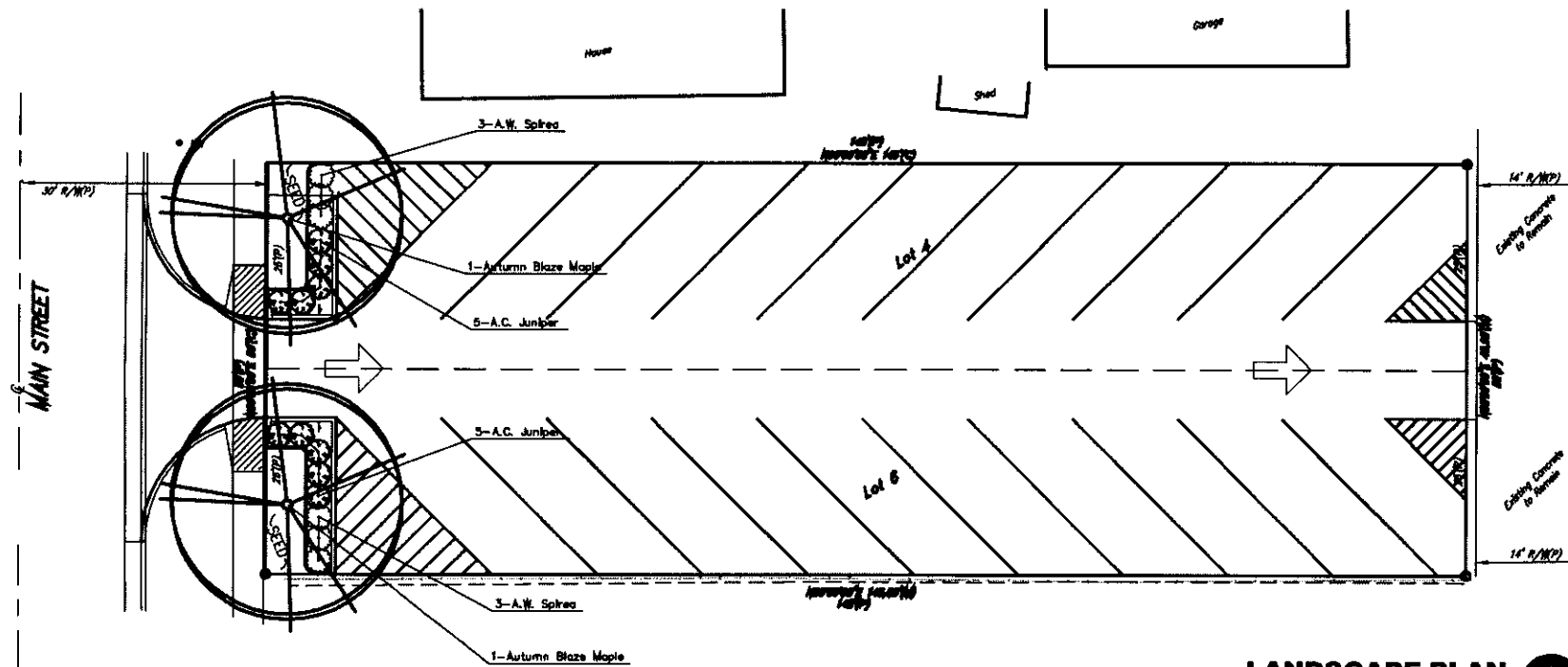
*Does Not Convey Landscape Plan Approval

Baughman

Parking Lot Grading Plan
Lots 14, 16 & 18, Mt. Carmel Ad
Wichita, Kansas

Engineering, P.E. 110 N.W. 9th, Suite 104, Wichita, KS 67202
ARCHITECTURE, P.E. 110 N.W. 9th, Suite 104, Wichita, KS 67202

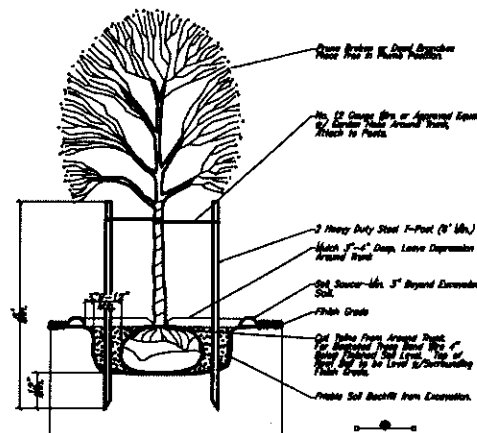
REVISIONS	APPROVED	DRAWN
	NDW	DML
	SCALE	DATE
	As Shown	July 12, 2010



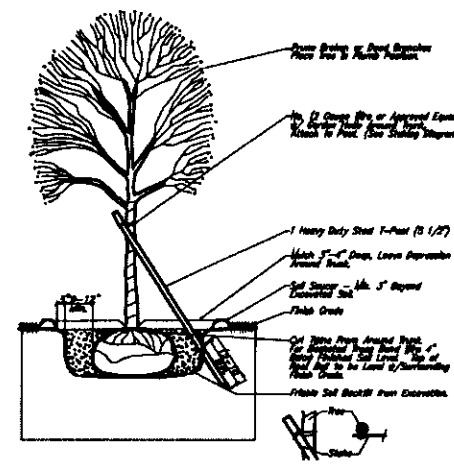
LANDSCAPE PLAN
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LANDSCAPE NOTES:

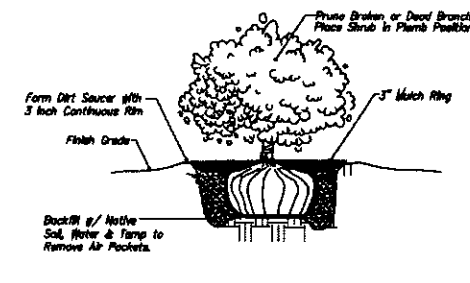
1. All landscape work shall be done in accordance with industry standards.
2. All grass called out on the plan as "seed" shall be installed and fertilized as follows:
SEED—Kansas Premium Fescue Seed
FERTILIZER—16-20-4 ratio 45/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by lifting all existing vegetation with Round-Up (or equal) according to label directions. A five-emergent herbicide such as Trifluralin (30) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be retailed in to a depth of 10-12".
5. Match all planting beds with min. 2" of mulch. Match all tree canopy with min. 2" of mulch. Match material to be shredded against match of uniform consistency.
6. Match edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site.
8. Topsoil loaded onto site shall be fertile, stable, natural loam topsoil of uniform quality characteristics of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an uniform and non-muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any construction for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 888-347-6111-800-344-7223. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to get site access to install the plants and materials grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and materials grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 16 thru mid May.
17. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.



1 TREE PLANTING & STAKING DETAIL
European Tree Center Inc. 1-800-451-1414



2 TREE PLANTING & STAKING DETAIL
European Tree Center Inc. 1-800-451-1414



3 SHRUB PLANTING DETAIL
6 Galons and Smaller

BZA 2010-00024 Site Plan*
APPROVED

Date: 07-30-10
SHEET 2 of 2

* Does Not Convey Landscape Plan Approval

LANDSCAPE ORDINANCE CALCULATIONS	
Streetyard shown:	250 sq.ft.
Streetyard Trees Required:	1 per 500 sq. ft.=0.004 = 1 Shade Tree
Streetyard Trees Shown:	1 Shade Tree
Parking Trees Required:	1 per 20 Spaces with 20 Spaces Shown=
Parking Trees Shown:	1 Shade Tree/ 1 Shade Tree

PLANT SCHEDULE

QTY	COMMON NAME	CULTIVAR NAME	SIZE	COLOR/FL	REMARKS
2	Asian Elephant Ear Plant	Asiatic Elephant Ear	2" Gal.	Green	Shade Tree Only
20	Japanese Anemone	Japanese Anemone	2" Gal.	Green	Fl. & Foliage
2	Japanese Anemone	Japanese Anemone	2" Gal.	Green	Fl. & Foliage

Baughman		Parking Lot Grading Plan	
Lots 4 & 6, West Mt. Carmel Ad		Wichita, Kansas	
REVISIONS	APPROVED	DRAWN	DATE
	NBW	DML	July 12, 2010
	As Shown		