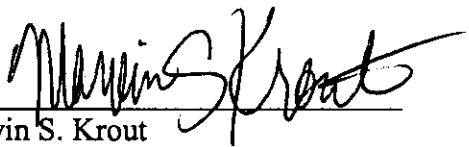
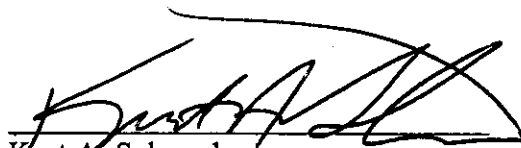


- 3) Compatibility with existing or permitted uses on abutting sites: The nearest properties platted for residential uses to the east of the subject property are located approximately 900 feet to the east across the school property. The residential lots are currently undeveloped and are platted such that the front of the residential lots do not face the subject property. The sheer distance between the subject property and the residential lots 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 east property line of the subject property is hereby granted.



Marvin S. Krout
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

cc: Lisa Buckingham, MKEC, 411 N. Webb Rd., Wichita, KS 67206
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



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

August 21, 2002

Harlan Buettner
Woodland Lakes Community Church
1526 E. Harry
Wichita, KS 67211

Re: BZA2002-00050: Zoning Adjustment to waive the screening requirements along the east property line.

Legal Description: Lot 1, Block 1 Woodland Lakes Community Church Addition, Wichita, Sedgwick County, Kansas. Generally located north of Lincoln and east of Greenwich.

Dear Mr. Buettner:

We have reviewed your request for a Zoning Adjustment to waive the screening requirements along the east property line of the aforementioned property. You state in your application that the residentially-zoned property abutting your property to the east is developed with a school, and you have provided written documentation that the school 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. We find that waiving the screening requirements along the east 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 only existing use in the area east of the subject property is a school. The school has indicated that they do not wish to have screening between the two properties. A lack of screening between two institutional uses should not create negative impacts on other uses the surrounding area given the significant distance between the institutional uses and surrounding residential uses.

ONE KELLOGG PLACE SECOND ADDITION

ZONED "L1&L" CUP DP-196

RESERVE "C"

NW COR., NW 1/4, SEC. 27, T27S, R2E, 6th P.M.

Frd. KTA P.O.T. Marker 50' S. of E and 150.50' E. of Greenwich

CONDEMNATION CASE A-54126

COMPLETE ACCESS CONTROL

1097.62'(M)

ACCESS CONTROL EXCEPT ONE OPENING

UNPLATTED

686 INVESTMENTS INC. PO BOX 781914 WICHITA, KS 67278-1974 ZONED SF-20

ACCESS CONTROL EXCEPT ONE OPENING

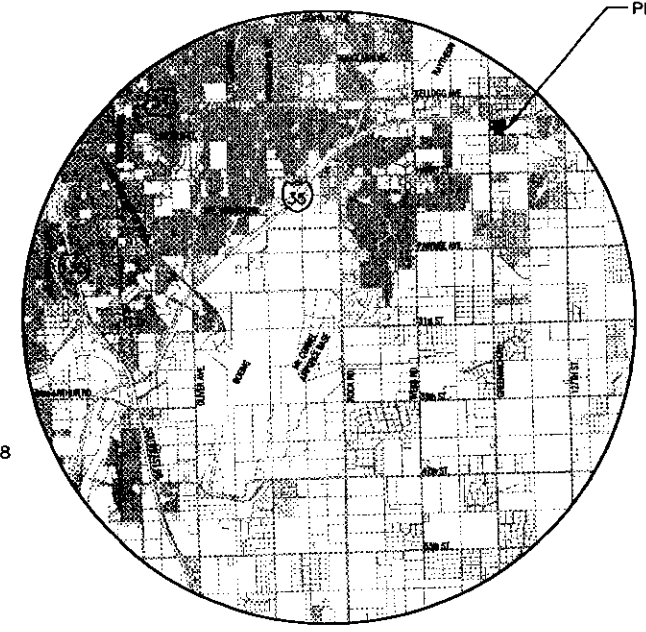
UNPLATTED

KATHLEEN LANGRISH-KARR 993 S. GREENWICH RD. WICHITA, KS 67207-4317 ZONED SF-20

SW COR., NW 1/4, SEC. 27, T27S, R2E, 6th P.M.

UNPLATTED

KATHLEEN LANGRISH-KARR 993 S. GREENWICH RD. WICHITA, KS 67207-4317 ZONED SF-20



VICINITY MAP

NOTES

1. ZONING: EXISTING AND PROPOSED SF-5 and MF-18
2. SURVEY DATE: APRIL 21, 2000
3. LOT MINIMUM PADS AS INDICATED ON DRAINAGE PLAN, PROVIDED AT THE TIME OF FINAL PLATTING.

CEDAR VIEW ADDITION

ZONED "SF-5"

2 1

BENCHMARK

- BM#1 - C.O.W. disc NW. cor. RCB hubguard 250± S. Lincoln on Greenwich. Elev. = 146.62 (City Datum)
- BM#2 - Square cut SE. cor. inlet N. side Lincoln between Dowell and Bristol. Elev.=153.56(City Datum)
- BM#3 - Square cut top curb SE. cor Res. "G," Cederview Addition, 100'± West of centerline of Romney. Elev.=161.87(City Datum)
- BM#4 - Square cut North side Lincoln NE. cor. Headwall RCB near Center of Section. Elev.=159.05(City Datum)

LEGEND

- DM - GAS METER
- GL - GROUND YARD LIGHT
- YL - YARD LIGHT ON POLE
- EM - ELECTRIC MANHOLE
- SL - SIGNAL LIGHT
- CT - CONIFEROUS TREE & DIAMETER
- DT - DECIDUOUS TREE & DIAMETER
- S - SIGN
- B - BUSH
- PP - POWER POLE AND GUY ANCHOR
- EB - ELECTRIC BOX
- SC - SEWER CLEANOUT
- ET - EDGE OF TREES
- BM - BENCHMARK
- SMH - STORM WATER MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- TMH - TELEPHONE MANHOLE
- SC - SECTION CORNER
- R - 5/8" REBAR/MKEC CLS #39 SET
- PC - PROPERTY CORNER FOUND
- P - POLE
- G - GATE
- TSMH - TRAFFIC SIGNAL MANHOLE
- SH - SPRINKLER HEAD
- W - WALL
- LP - LIGHT POLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- W - WATER METER
- ICV - IRRIGATION CONTROL VALVE
- GI - GRATE INLET
- TR - TELEPHONE RISER
- I - INLET
- SSP - STORM SEWER PIPE
- WL - WATER LINE
- SSL - SANITARY SEWER LINE
- GL - GAS LINE
- TL - TELEPHONE LINE
- ULE - UNDERGROUND ELECTRIC LINE
- OTE - OVERHEAD TELEPHONE
- OEL - OVERHEAD ELECTRIC
- UF - UNDERGROUND FIBER OPTIC CABLE



SCALE: 1" = 100'

PRELIMINARY PLAT

WOODLAND LAKES COMMUNITY CHURCH ADDITION

OWNER/DEVELOPER: Woodland Lakes Community Church 1526 E. Harry St., Wichita, KS, 67211 (316)263-1276 DATE: December 17, 2001

