

February 26, 2001

Waneta M. Vickers  
1210 S. Hydraulic  
Wichita, KS 67211

**RE: CON2001-00006 – Conditional Use to allow ancillary parking on property zoned “B” Multi-Family Residential. Generally located west of Main and north of North 11<sup>th</sup> Street.**

Dear Ladies and Gentlemen:

At its regular meeting on February 22, 2001, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE subject to the following conditions:

- 1 The ancillary parking area shall be developed in conformance with the requirements (1-10) of Sec. III-D.p of the Unified Zoning Code.
- 2 The applicant shall plat (the RR ROW is unplatted) and replat the properties involved in Apex expansion, which includes the properties being considered for ancillary parking per the standards in the WSC Subdivision Regulations.
- 3 The applicant shall submit a revised site plan giving dimension control in existing and proposed buildings, vehicle circulation, fencing and solid screening, ingress and egress, parking areas, loading areas, outside storage areas, landscaping and showing all easements and set backs (as they will be according to the Replat) for review and approval by the Zoning Administrator.
- 4 The applicant shall meet the required parking spaces of 165 spaces of which 6 of those are for persons with disabilities, per Sec.IV-A-8 of the Unified Zoning Code.

- 5 The proposed 8 parking spaces, as shown on Ex.B and entirely located in the abandoned 100-foot wide abandoned Union Pacific RR ROW, shall meet the requirements for parking, per Sec. IV-A of the Unified Zoning Code.

If there are no valid appeals or protest petitions filed opposing this action by March 8, 2001, the action of the MAPC will be considered final. If appeals or protest petitions are filed, you will be advised of the date your application will be forwarded to the Governing Body for review and final action.

The zoning adjustment sign(s) should now be removed from the property. If you have any questions concerning this case, please contact our office.

Sincerely,

Bill Longnecker  
Senior Planner

BL/rs

cc: Midwest Historical Genealogical Society, Inc., Box 1121, Wichita, KS 67201  
Apex Engineering, Inc., %Steven B. Icard, 1234 N. Wellington Place,  
Wichita, KS 67203  
Ramon N. Prado, Brenda Prado, 1263 Wellington Place, Wichita, KS 67203  
Terri Dozal, D.A.B. VI, Mail Stop 1-135  
Joan B. Cole, City Council Member, District VI, Mail Stop 1-13  
Kurt Schroeder, Office of Central Inspection, Mail Stop 1-72  
Randy Sparkman, Office of Central Inspection, Mail Stop 1-72  
Paul Hays, Office of Central Inspection, Mail Stop 1-72  
J. R. Cox, Office of Central Inspection, Mail Stop 1-72