

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

October 21, 1996

Mr. Carl Towne
320 Laura
Wichita, Ks 67211

RE: CU-411 - Conditional Use to allow parking in zone district "TF-3" Two-Family Residential District generally located north of 13th Street North and west of Jeanette Avenue (1421 and 1423 Jeanette Avenue)

Dear Mr. Towne:

On October 15, 1996, the Wichita City Council considered the above-captioned request. The action of the Council was the following:

- A. Approve the Conditional Use (CU-411), subject to the following conditions:
1. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials or supplies.
 2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
 3. In no case shall a fee be charged for parking facilities provided hereunder.
 4. The off-street parking lot shall be paved with concrete, asphaltic concrete, or asphalt and shall be maintained in good condition and free of weeds, dust, trash and other debris.

5. The parking area shall have adequate guards to prevent the extension or the overhanging of vehicles beyond property lines or parking spaces; and the parking area shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be limited to 15 feet in height, and designed so as to direct or deflect light away from adjacent residential properties.
7. A six-foot solid wood fence shall be constructed three feet south of the north property line of the application area. The finished side of the fence shall face outward (northward). The existing 6-foot wooden fence located within the alley right-of-way along the west property line shall be maintained. If for any reason the fence has to be relocated it shall be placed along the west property line of the property.
8. The area shall be paved and striped in accordance with the plan and all required fencing shall be completed prior to use of the property for a parking lot.
9. Landscaping shall be provided and maintained as indicated on the landscape plan submitted by the applicant as well as providing one additional ornamental or shade tree on each side of the driveway in the front setback area.
10. The redwood fence screening conditions as part of BZA 1-59 shall no longer be required.
11. Any violation of the conditions of approval shall render the Conditional Use Permit null and void.

If you have any further questions concerning this matter, please contact the Planning Department office at 268-4421.

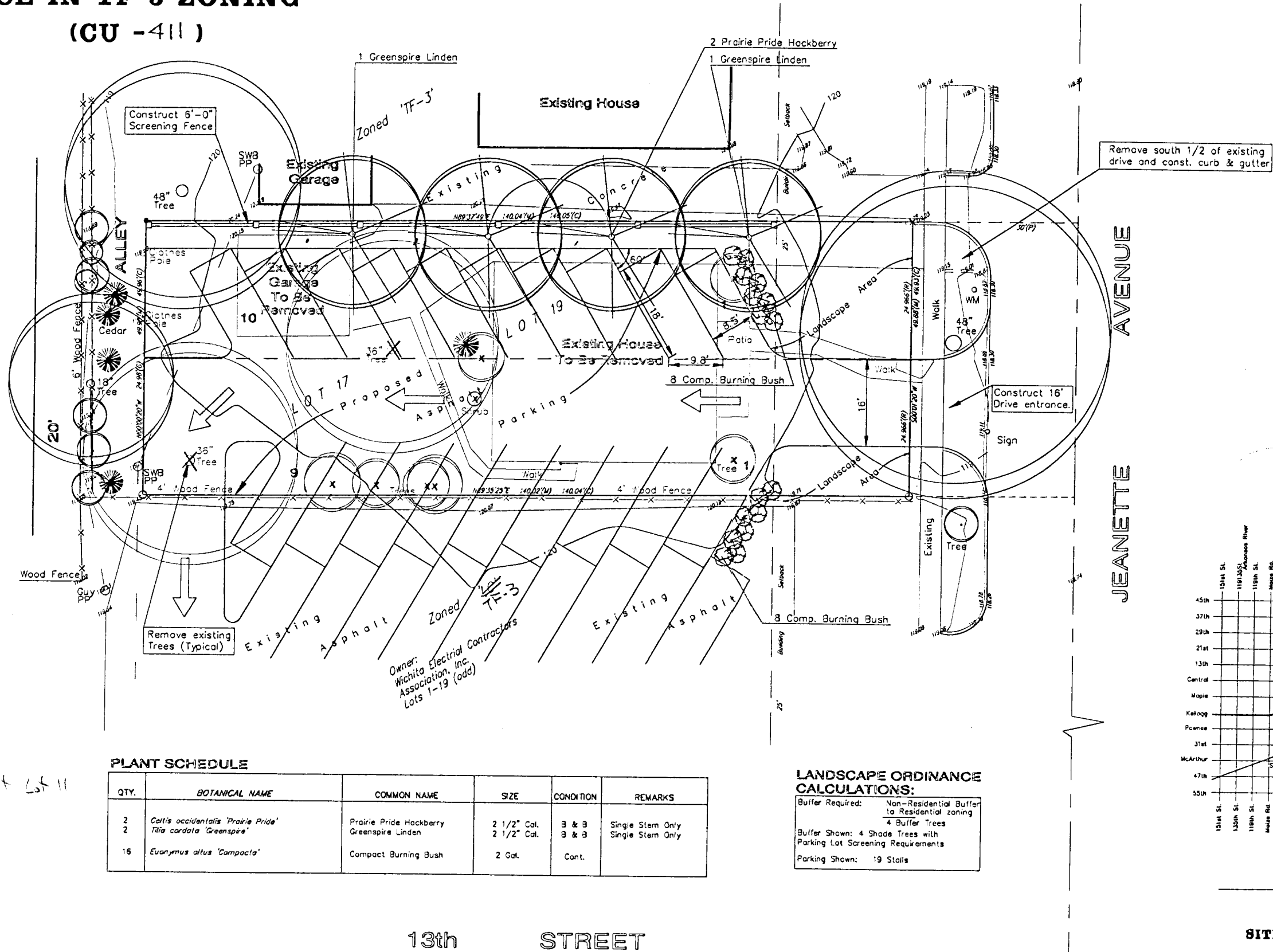
Sincerely,

A handwritten signature in black ink, appearing to read 'Russ Ewy', with a long horizontal flourish extending to the right.

Russ Ewy
Associate Planner

cc: Baughman Company, P.A., Attn: Jade, 315 S. Ellis, Wichita, Ks 67211
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hayes, Office of Central Inspection

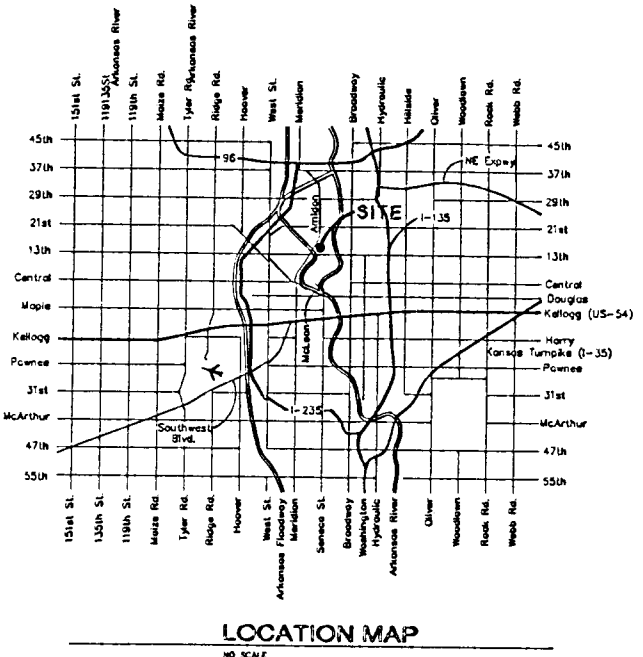
SITE PLAN FOR CONDITIONAL
USE IN TF-3 ZONING
(CU -411)



- NORTH
1" = 20'
- = THIMBLE (FOUND)
 - = 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ✕ = CROSS (SET)
 - = 1/2" IRON (FOUND)
 - (M) = MEASURED
 - (P) = PLATTED
 - (C) = CALCULATED
 - (R) = PER RECORD

OWNER:
Wichita Electrical Contractors Assoc., Inc.
320 Laura - Wichita, Kansas - 67211

LEGAL DESCRIPTION:
Lot 17 and 19 on Jeanette Avenue
of Rich's Addition to the City of
Wichita, Sedgwick County, Kansas.



PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2 1/2" Cal.	B & B	Single Stem Only
2	Tilia cordata 'Greenspire'	Greenspire Linden	2 1/2" Cal.	B & B	Single Stem Only
16	Euonymus alatus 'Compacta'	Compact Burning Bush	2 Gal.	Cont.	

LANDSCAPE ORDINANCE
CALCULATIONS:

Buffer Required: Non-Residential Buffer
to Residential zoning
4 Buffer Trees
Buffer Shown: 4 Shade Trees with
Parking Lot Screening Requirements
Parking Shown: 19 Stalls

LC stops at Lot 11

LOCATION MAP

SITE PLAN FOR CONDITIONAL
USE IN TF-3 ZONING
(CU -)

W.D. M. Kindy
Professional Engineer

file copy



AGENDA ITEM NO. 5

STAFF REPORT

August 29, 1996

CASE NUMBER: CU-411

APPLICANT/AGENT: Carl Towne/Baughman Company, P.A.

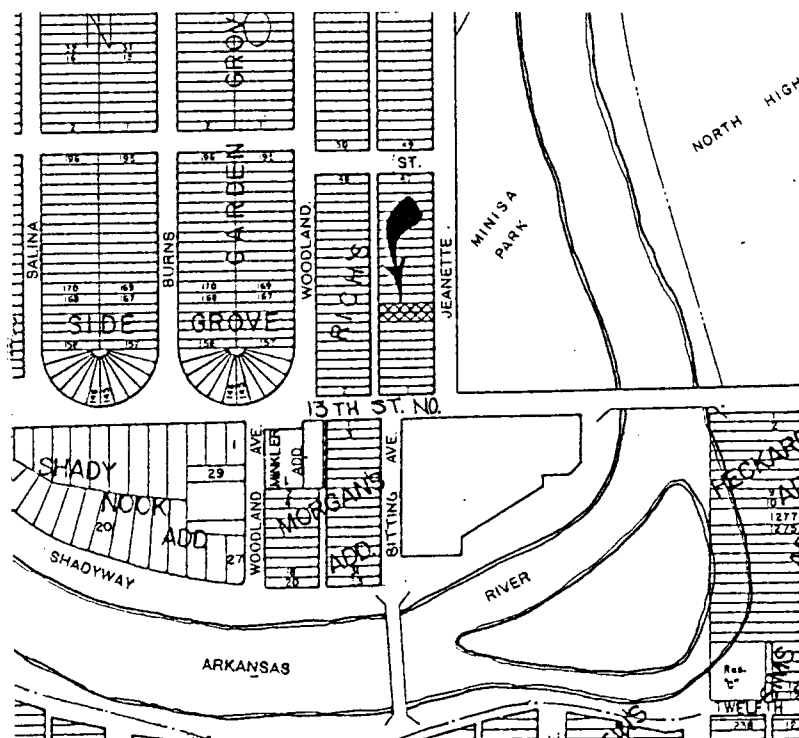
REQUEST: Conditional Use to allow parking in the "TF-3" Two-Family Residential District

CURRENT ZONING: "TF-3" Two-Family Residential District

SITE SIZE: 50' x 140'

LOCATION: North of 13th Street North west of Jeanette

PROPOSED USE: Parking area to support private school



BACKGROUND: The applicant, Wichita Electrical Industrial Training Center, Inc., request a conditional use to permit off-street parking in a "TF-3" Two-Family Dwelling District. It is the intent of the applicant to remove an existing duplex structure that is located on the site and develop it with additional parking for the business. Access to the parking area will be from Jeanette and the opening will be across from the public park. The activity that the proposed parking area will support is an apprenticeship electrical training school which operates during the evening hours from 6:00 p.m. to 9:00 p.m. four days (Monday thru Thursday) per week. The trainees are generally on the job during the day and attend two evening classes per week at the training center. There are currently 125 students that are attending the evening classes. During the day there are usually two people in the building.

The applicant has provided a site and landscape plan for the development of the parking area. The plan indicates that appropriate screening will be provided along the north property line by constructing a 6-foot high wooden screening fence and planting four trees. Along the west property line a 6-foot high wooden fence exists within the 20-foot alley right-of-way. This coupled with existing trees should provide for adequate screening to the west. The site plan has also been reviewed and approved by traffic engineering as to compliance with off-street parking standards.

The Planning Commission is being asked to consider this request of off-street parking in "TF-3" because the Unified Zoning Code has eliminated "Use Exceptions" which previous to the new code were the responsibility of the Board of Zoning Appeals. "Use Exceptions" have become "Conditional Uses" under the new code and the authority of the Planning Commission.

CASE HISTORY: There is no specific case history on the application area but the two "TF-3" lots south of the area were granted a special permit, Case No. 1-59, in March 1959, by the Board of Zoning Appeals, to use those lots for parking purposes subject to screening requirements.

ADJACENT ZONING AND LAND USE:

NORTH:	"TF-3"	Single Family Home
SOUTH:	"TF-3 & LC"	Private School(Electrical Training)
EAST:	"LC"	Public Park (Minisa)
WEST:	"TF-3"	Two Family Dwelling

PUBLIC SERVICES: The site is developed and has access to all public and municipal services.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area as Low Density Residential.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the following conditions:

1. The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials or supplies.
2. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot shall be paved with concrete, asphaltic concrete, or asphalt and shall be maintained in good condition and free of weeds, dust, trash and other debris.
5. The parking area shall have adequate guards to prevent the extension or the overhanging of vehicles beyond property lines or parking spaces; and the parking area shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be limited to 15 feet in height, and designed so as to direct or deflect light away from adjacent residential properties.
7. A six-foot solid wood fence shall be constructed ^{3 feet south of the north property line at the application area} ~~along the north line of the property~~. The finished side of the fence shall face outward (northward). The existing 6-foot wooden fence located within the alley right-of-way along the west property line shall be maintained. If for any reason the fence has to be relocated it shall be placed along the west property line of the property.
8. The area shall be paved and striped in accordance with the plan and all required fencing shall be completed prior to use of the property for a parking lot.
9. Landscaping shall be provided and maintained as indicated on the landscape plan submitted by the applicant as well as providing one additional ornamental or shade tree on each side of the driveway in the front setback area.
10. The redwood fence screening conditions as part of BZA 1-59 shall no longer be required.

11. Any violation of the conditions of approval shall render the Conditional Use Permit null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The areas to the south and east are predominately commercial/park in nature with "LC" zoning, while the areas to the north and west, zoned "TF-3", remain residential in character. These are the same characteristic that existed before the requested expansion of the parking area.
2. The suitability of the subject property for the uses to which it has been restricted: The property should be suitable for parking purpose once the appropriate screening and landscaping is installed which will protect the residential dwellings to the north and west.
3. Conformance of the requested change to adopted or recognized Comprehensive Plan: Unofficial Planning Commission policy supports the expansion of existing facilities and in this case the expansion is a parking area that can be effectively screened to protect residential areas.
4. Impact of the proposed development on community facilities: The proposed parking area will not require municipal sewer and water service and Jeanette is a paved street.