CONDITIONAL USE RESOLUTION NO. 489

WHEREAS, Quik Trip Corporation, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requested a Conditional Use to permit an ancillary parking area on 900 square feet zoned "TF-3" Two-Family Residential described as:

> The South 50 feet of the West 18 feet of Lot 1, Replat of Part of Pineridge Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Harry and Hillside.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of August 13, 1998, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to permit a conditional use to permit an ancillary parking area on 900 square feet zoned "TF-3" Two-Family Residential described as:

> The South 50 feet of the West 18 feet of Lot 1, Replat of Part of Pineridge Addition to Wichita, Sedgwick County, Kansas. Generally located on the northeast corner of Harry and Hillside.

subject to the following conditions:

A. Development of the parking lot shall comply with the attached site plan and with the standards listed in Article III, Section III-D, item of the Unified Zoning Code.

B. Any violation of the conditions approved as part of this request shall render the Conditional Use null and void.

Adopted this 13th day of August, 1998. This resolution shall become effective on the fifteenth day after the date last noted above unless the matter is forwarded to the Governing Body for final action under the provisions of Section V-D.6. When any one or more of the exceptions listed in Section V-D.6 exist, this resolution with its conditions of approval shall be considered a recommendation of the MAPC to the Governing Body which shall then have final authority to approve, approve with conditions or modifications, or deny the Conditional Use application.

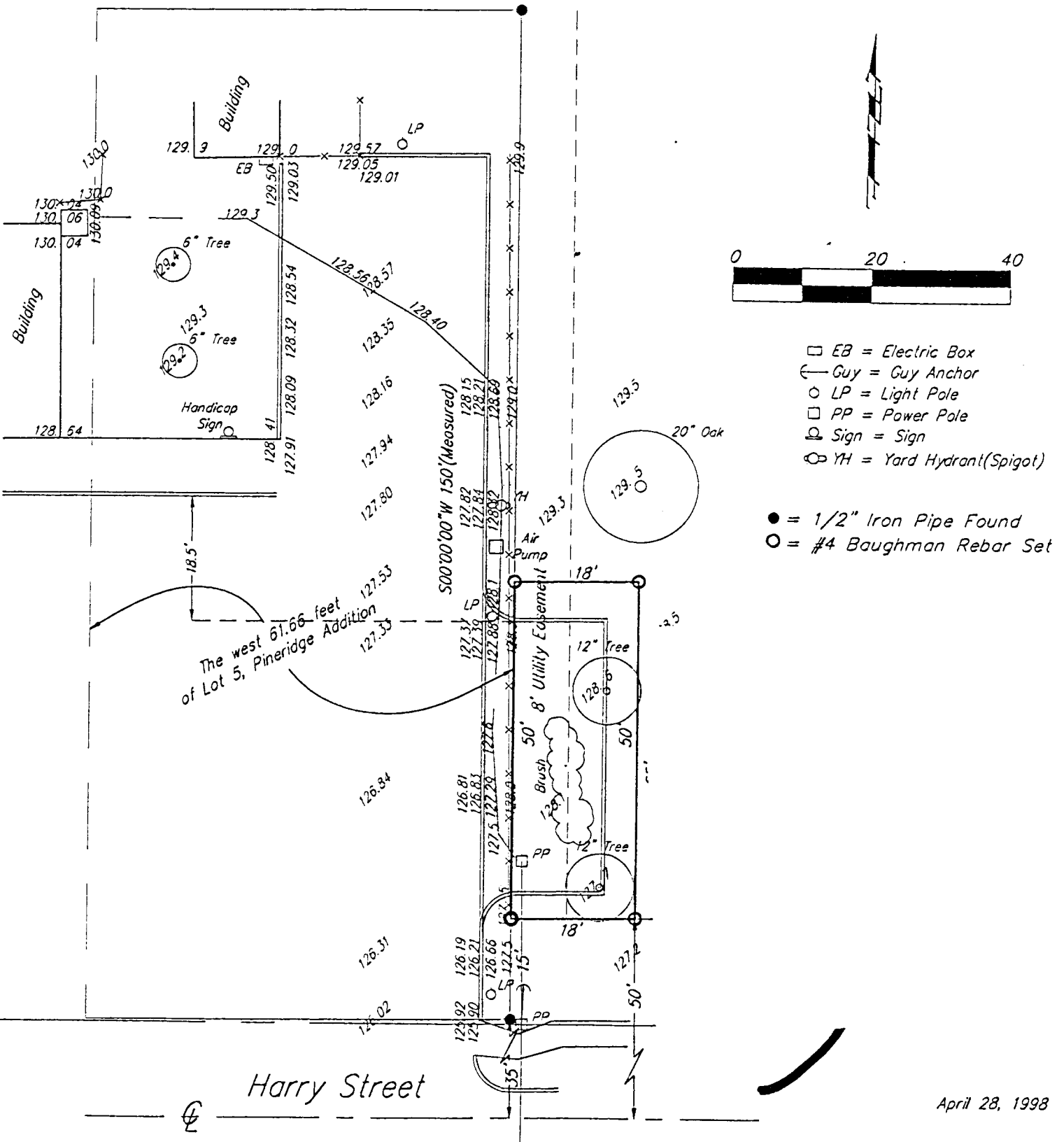
METROPOLITAN AREA PLANNING COMMISSION

Richard E. Lopez, Chairman

ATTEST:

Marvin S. Krout, Secretary

BAUGHMAN COMPANY, P.A.
ENGINEERING, SURVEYING & PLANNING
316/262-7271 • FAX 316/262-0149 • 315 ELLIS • WICHITA, KANSAS 67211



April 28, 1998

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

STAFF REPORT

CPO (3) August 13, 1998
MAPC August 13, 1998

CASE NUMBER: CU-489

OWNER/APPLICANT: Quik Trip

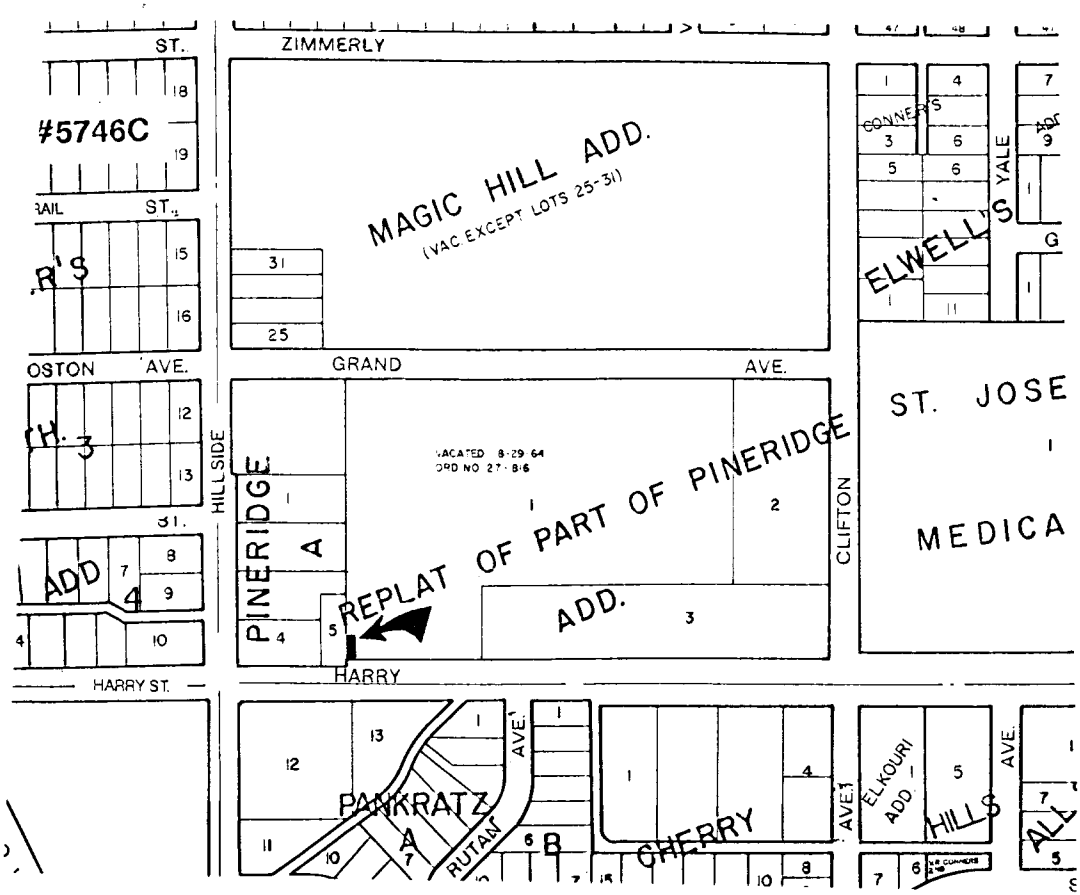
REQUEST: Conditional Use Permit to allow an ancillary parking area

CURRENT ZONING "TF-3" Two- Family

SITE SIZE: 900 square feet

LOCATION: Northeast corner of Harry and Hillside (3216 E. Harry)

PROPOSED USE: Expand parking lot



BACKGROUND: The applicant requests to expand a parking lot with 5 spaces for ancillary parking, in an area 50 feet by 18 feet, for employee and customer use, to alleviate congestion. The QuikTrip Corporation will lease the land from the Catholic Diocese of Wichita.

The "TF-3" Two Family Zoning District for ancillary parking does require that minimum standards be met as stated in the Unified Zoning Code under Article III, zoning district Standards, Section III-D, item p. these standards are excerpted and attached to this report.

Surrounding land uses include zoning districts from "TF-3" Two-Family to "LC" Limited Commercial. The church and school are on the north and east, Quik Trip on the west, and the south across Harry is Joe's Car Wash and numerous fast food restaurants.

CASE HISTORY: The property was platted as part of Replat of Pineridge Addition on July 16, 1964.

ADJACENT ZONING AND LAND USE:

NORTH:	"TF-3" & "B"	All Saints Catholic School & Church
SOUTH:	"LC"	Joe's Car Wash and numerous fast food restaurants
EAST:	"TF-3" & LC	All Saints Catholic School & Church
WEST:	"LC" & "TF-3" & "B"	Quik Trip

PUBLIC SERVICES: Municipal services are available at this location.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area for public/institutional uses, based on the existing use. Commercial sites should be located adjacent to arterial or major thoroughfares and commercial traffic should not feed directly onto local streets. The Planning Commission has a longstanding informal policy of generally giving favorable consideration to the expansion of existing businesses.

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

A. Development of the parking lot shall comply with the attached site plan and with the standards listed in Article III, Section III-D, item of the Unified Zoning Code.

B.. Any violation of the conditions approved as part of this request shall render the Conditional Use null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The area surrounding this property is primarily commercial except on the north and east which is a school/ church which the applicant will be leasing the land for the ancillary parking.

2. Suitability of the subject property for the uses to which it has already been restricted: This site is currently zoned "TF-3" and could remain as such. However, the neighborhood has many commercial uses and is appropriate for commercial use in the Comprehensive Plan.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The use of this property as a ancillary parking area should not detrimentally affect the primarily commercial neighborhood.

4. Conformance of the requested change to adopted or recognized Plans/Policies: The Comprehensive Plan policies support this area as appropriate for commercial uses.

5. Impact of the proposed development on community facilities: None identified.