CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 20, 2010

Globe Engineering Company Inc
Attn: Ronald T. Ross
Po Box 12407
Wichita, KS 67277

RE: **CON2010-00041** - City Conditional Use to allow parking on property zoned TF-3, Two-Family Residential, generally located on the southeast corner of South Saint Paul Avenue and West Monroe Avenue, approximately one block north of West Harry Street.

Dear Ladies and Gentlemen:

At its regular meeting on **November 18, 2010**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the conditions on the attached resolution. This action is now final.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Donna Goltry

Donna Goltry, A.I.C.P.
Principal Planner
Current Plans Division

DJG:mc
Attachment
Copies to: Savoy Company, P.A., C/O Mark Savoy, 433 S Hydraulic, Wichita, KS 67211
Design Build Construction, Inc. Attn: Lou Eftink, 1330 East 37th Street North, Wichita, KS 67219
McCormick NA, Clyde Jones, 1428 S. Martinson St, Wichita, KS 67213
Sunflower, Judy Morris, 526 Leonine, Wichita, KS 67213
WCC IV, Paul Gray, Mail Stop 1-13
N.A. IV, Kelli Glassman, Mail Stop 1-135
Julianne Kallman, Engineering, Mail Stop 1-71

CONDITIONAL USE RESOLUTION NO. CON2010-00041

WHEREAS, Globe Engineering Company, Inc., c/o Ronald T. Ross. (owner); pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Parking Area, Ancillary, on 0.5 acres zoned Two-Family Residential ("TF-3") described as:

> Lots 146, 148, 150, 152, 154 and 156 on St. Paul, in Richmond's 3rd Addition to Wichita, Sedgwick County, Kansas, generally located on the southeast corner of South Saint Paul Avenue and West Monroe Avenue.

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 November 18, 2010, 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 allow a Conditional Use for Parking Area, Ancillary, on 0.5 acres zoned Two-Family Residential ("TF-3") described as:

> Lots 146, 148, 150, 152, 154 and 156 on St. Paul, in Richmond's 3rd Addition to Wichita, Sedgwick County, Kansas, generally located on the southeast corner of South Saint Paul Avenue and West Monroe Avenue.

Approved subject to the following conditions:

1. The only Conditional Use allowed by this application is a "parking area, ancillary" as defined by the Unified Zoning Code, Article II, Section II-B.10.a. The parking of commercial vehicles is prohibited.
2. Ancillary parking lot lighting shall be shielded from adjacent residential properties, at a maximum height of 15 feet, including the base, and shall be consistent in design with the lighting elements in CON2008-00057.
3. The ancillary parking lot shall be paved and properly striped.
4. Parking lot screening and street yard landscaping on the west side and north side of the lot, and buffer trees along the east property lines, shall be planted and maintained according to the approved site plan and an approved Landscape Plan per the Landscape Ordinance.
5. The applicant shall erect and maintain a six-foot fence of standard construction materials (reduced to three feet within sight clearance areas) along the north and east perimeter of the ancillary parking lot and shall be consistent in design with the fencing on CON2008-00057, or may substitute solid evergreen landscaping with a minimum height of four feet (except reduced to three feet within sight clearance areas) in the north landscape street yard in lieu of the fence.
6. The applicant shall maintain the property and keep it free of debris.

7. If the Zoning Administrator finds that there is a violation of any of the conditions of this Conditional Use, the Zoning Administrator may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Adopted this 2nd Day of December 2010.

METROPOLITAN AREA PLANNING COMMISSION

Debra Miller Stevens

Debra Miller Stevens, Chair MAPC

ATTEST:

John L. Schlegel

John L. Schlegel, Secretary

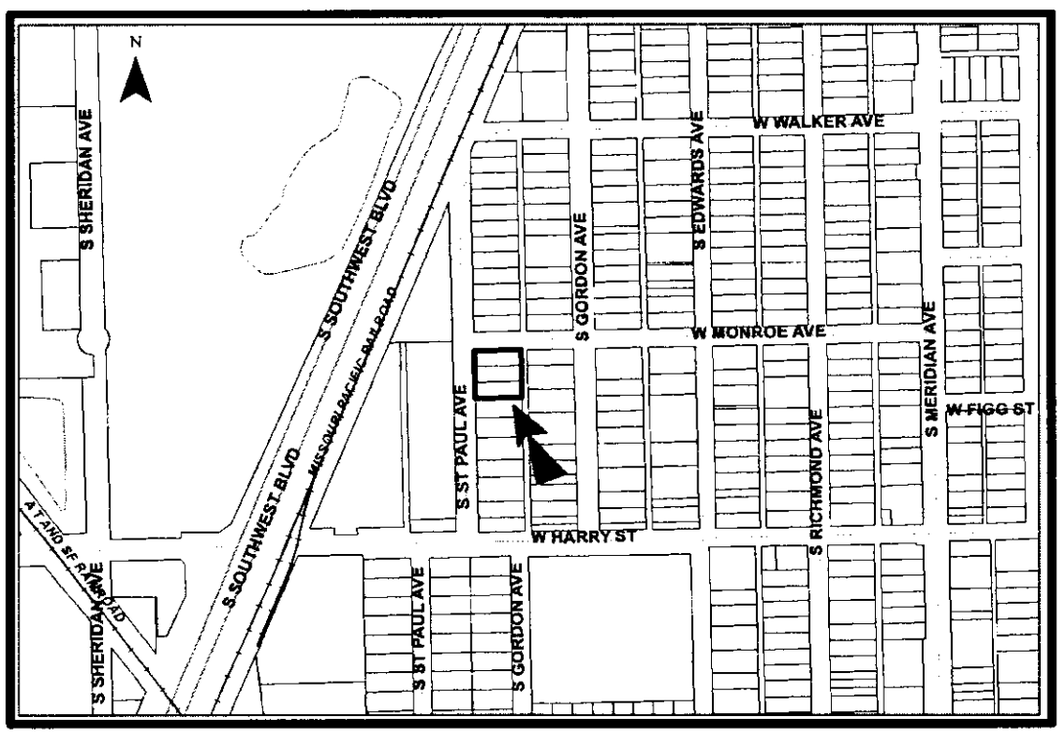
WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

STAFF REPORT

MAPC November 18, 2010

CASE NUMBER:	CON2010-00041
APPLICANT/OWNER:	Globe Engineering Company, Inc., c/o Ronald T. Ross (owner); Savoy Company, PA, c/o Mark Savoy (agent)
REQUEST:	City Conditional Use for Parking Area, Ancillary
CURRENT ZONING:	TF-3 Two-Family Residential ("TF-3")
SITE SIZE:	0.50 acres
LOCATION:	On the southeast corner of South Saint Paul Avenue and West Monroe Avenue, approximately one block north of West Harry Street
PROPOSED USE:	Off-Street employee parking for an existing industrial use



BACKGROUND: This is a request for a Conditional Use for Parking Area, Ancillary, on property zoned TF-3 Two-Family Residential ("TF-3") to expand an employee parking lot for Globe Engineering Company. The existing parking lot is located on the east side of Saint Paul Avenue and this expansion will extend the lot to the north to Monroe Avenue. The parking lot is located directly across the street from the Globe Engineering complex.

The attached site plan shows 65 more parking spaces, configured with the same circulation pattern as the existing lot. It adds one new entrance onto Monroe Avenue. The six-foot wooden fence will be extended along the east property line. Landscaping will be provided along both streets. The applicant is seeking an Administrative Adjustment (BZA2010-00052) to allow the parking area to be located within the front and street side setbacks, but to be no closer than eight feet from the property line. This type of adjustment is allowable per the Unified Zoning Code Article V, Section V-I.2.1 when it is determined to meet the criteria for administrative approval. It would follow the same setback and landscaping pattern already approved and established on the existing lot.

The property to the north, south and east is zoned TF-3. Single-family residences are located to the east and north. The existing parking lot is located to the south. The Globe Engineering manufacturing complex is located to the west on property zoned LI Limited Industrial ("LI").

CASE HISTORY: The property is platted as part of Richmond 3rd Addition, recorded March 12, 1887.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Single-family residences
SOUTH:	TF-3	Parking lot
EAST:	TF-3	Single-family residences
WEST:	LI	Manufacturing

PUBLIC SERVICES: Normal municipal services are available. Transportation access is via local streets to Harry Street, one block south.

CONFORMANCE TO PLANS/POLICIES: The *2030 Wichita Functional Land Use Guide* of the Comprehensive Plan classifies the general location as appropriate for "Urban Residential." This category encompasses areas that reflect a full diversity of residential development densities typical of a large urban municipality. Schools, churches and other similar uses also are found in this category. Ancillary parking does not conform to the designation of the Land Use Guide, but it is a recognized Conditional Use that may be permitted on a case-by-case basis according to the policies and regulations of the UZC. In this case, the manufacturing use zoned LI directly to the west and the presence of the existing lot to support manufacturing use would favor the expansion of the ancillary parking use. The Wichita Residential Area Enhancement Strategy Map shows the area as being appropriate for "revitalization" efforts. This map targets those residential neighborhoods in Wichita needing some level of special enhancement or improvement in order to ensure their future viability. The proposed parking lot will be an improvement in infrastructure, which is one element of the Enhancement Map strategies.

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

1. The only Conditional Use allowed by this application is a "parking area, ancillary" as defined by the Unified Zoning Code, Article II, Section II-B.10.a. The parking of commercial vehicles is prohibited.
2. Ancillary parking lot lighting shall be shielded from adjacent residential properties, at a maximum height of 15 feet, including the base, and shall be consistent in design with the lighting elements in CON2008-00057.
3. The ancillary parking lot shall be paved and properly striped.
4. Parking lot screening and street yard landscaping on the west side and north side of the lot, and buffer trees along the east property lines, shall be planted and maintained according to the approved site plan and an approved Landscape Plan per the Landscape Ordinance.
5. The applicant shall erect and maintain a six-foot fence of standard construction materials (reduced to three feet within sight clearance areas) along the north and east perimeter of the ancillary parking lot and shall be consistent in design with the fencing on CON2008-00057.
6. The applicant shall maintain the property and keep it free of debris.
7. If the Zoning Administrator finds that there is a violation of any of the conditions of this Conditional Use, the Zoning Administrator may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

The staff's recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The parking lot is an expansion of an existing parking lot. The property to the north, south and east is zoned TF-3. Single-family residences are located to the east and north. The existing parking lot is located to the south. The Globe Engineering manufacturing complex is located to the west on property zoned LI Limited Industrial ("LI").

2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned TF-3 and could be used with this zoning, but it is unlikely given its location directly across Saint Paul Avenue from industrial use. It is more suited for use as a parking lot.

3 Extent to which removal of the restrictions will detrimentally affect nearby property: The conditions of approval extend the pattern already established with the adjoining parking lot to the south and should mitigate impacts on nearby residential properties.

4. Conformance of the requested change to adopted or recognized Plans/Policies: The *2030 Wichita Functional Land Use Guide* of the Comprehensive Plan classifies the general location as appropriate for "Urban Residential." This category encompasses areas that reflect a full diversity of residential development densities typical of a large urban municipality. Schools, churches and other similar uses also are found in this category. Ancillary parking does not conform to the designation of the Land Use Guide, but it is a recognized Conditional Use that may be permitted on a case-by-case basis according to the policies and

regulations of the UZC. In this case, the manufacturing use zoned LI directly to the west and the presence of the existing lot to support manufacturing use would favor the expansion of the ancillary parking use. The Wichita Residential Area Enhancement Strategy Map shows the area as being appropriate for "revitalization" efforts. This map targets those residential neighborhoods in Wichita needing some level of special enhancement or improvement in order to ensure their future viability. The proposed parking lot will be an improvement in infrastructure, which is one element of the Enhancement Map strategies.

5. Impact of the proposed development on community facilities: The parking lot should have no significant impact on community facilities.

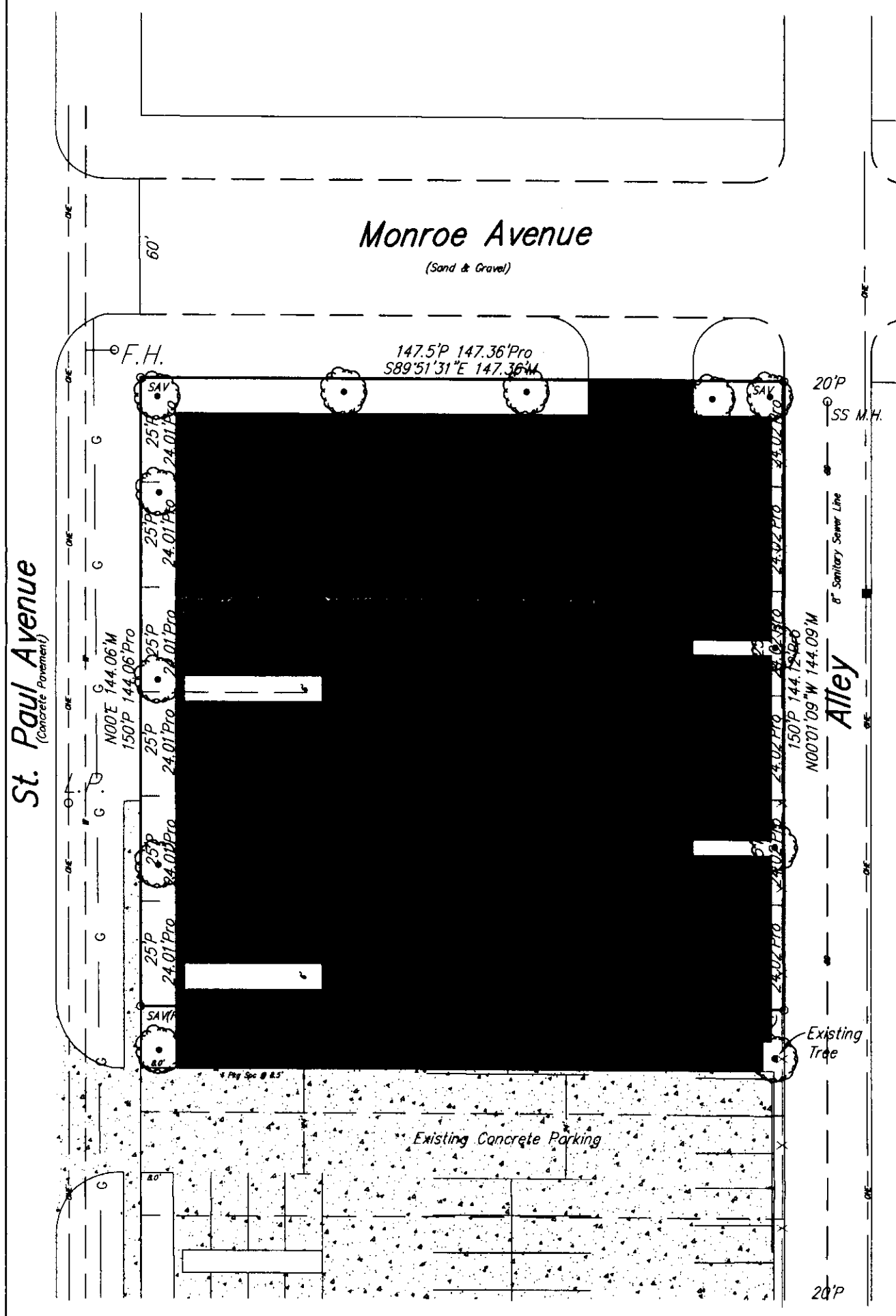
CON 2010-00041

Exhibit

Conditional Use to Allow Parking on TF3 Zoning
Administrative Adjustment to Reduce Front Yard Setback to 8 feet

65 Parking Spaces

Legal Description:
Lots 146, 148, 150, 152, 154 and 156, on St. Paul Avenue, Richmonds 3rd Addition to Wichita, Sedgwick County, Kansas.



N

1" = 30'

LEGEND

G = GAS MAIN
W = WATER MAIN
SS = SANITARY SEWER
OHE = OVERHEAD ELECTRIC

■ . . . . . POWER POLE
°L.P. . . . . LIGHT POLE
°W.M. . . . . WATER METER
°F.H. . . . . FIRE HYDRANT
° SS M.H. . . . . SANITARY SEWER MANHOLE

= Proposed Tree

LEGEND:

P = Platted
M = Measured
C = Calculated
Pro = Prorated

Zoning = TF3

Area
21235.01 Sq. Ft.
0.48 Acres

Owner: Globe Engineering Co., Inc.
Attn: Ronald T. Ross
1539 S. St. Paul
Wichita, KS 67213
Ph: 943-1266

Agent: Design-Build Construction, Inc.
Attn: Lou Eftink
1330 E. 37th St North
Wichita, KS 67219
Ph: 722-8180

CON 2010-00041 & BZA 2010-00052

SITE PLAN

APPROVED 12-03-10 BY DG
MAPD Copy 1 of 2 (CON copy)

12 October 2010
Project No. 10JJ11864 Z

Savoy Company, P.A.
Land Surveyors
433 S. Hydraulic, Wichita, KS 67211-1911
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FAX (316) 265-0275
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