CONDITIONAL USE RESOLUTION NO. CON2013-06

WHEREAS, Builders Inc. (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 Ancillary Parking in TF-3 Two-family Residential zoning on .07 acres zoned TF-3 Two-family Residential described as:

> Lots 125, 126 & the N/2 of vacated alley adj. to the S of lot 126 Overlook Addition to Wichita, Sedgwick County, Kansas, generally located north of East Central and west of North Dellrose (517 N. Dellrose).

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 April 18, 2013, 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 Ancillary Parking in TF-3 Two-family Residential zoning on .07 acres zoned TF-3 Two-family Residential described as:

Lots 125, 126 & the N/2 of vacated alley adj. to the S of lot 126 Overlook Addition to Wichita, Sedgwick County, Kansas, generally located north of East Central and west of North Dellrose (517 N. Dellrose).

Approved subject to the following conditions:

1) Use of the TF-3 zoned site shall include Ancillary Parking, and shall conform to the UZC, Sec.III-D.6.p.
2) The site shall be in conformance with the approved site plan.
3) The screening fence along the site north boundary shall match the height of the highest point of the screening fence along the north boundary of the parking lot to the west.
4) Lighting on the site shall be no taller than 12 feet and shall be shielded downwards and away from residences to the north.
5) The site shall submit a landscape plan, to be approved by planning staff, in conformance with the Landscape Ordinance.

   If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 9th Day of May 2013

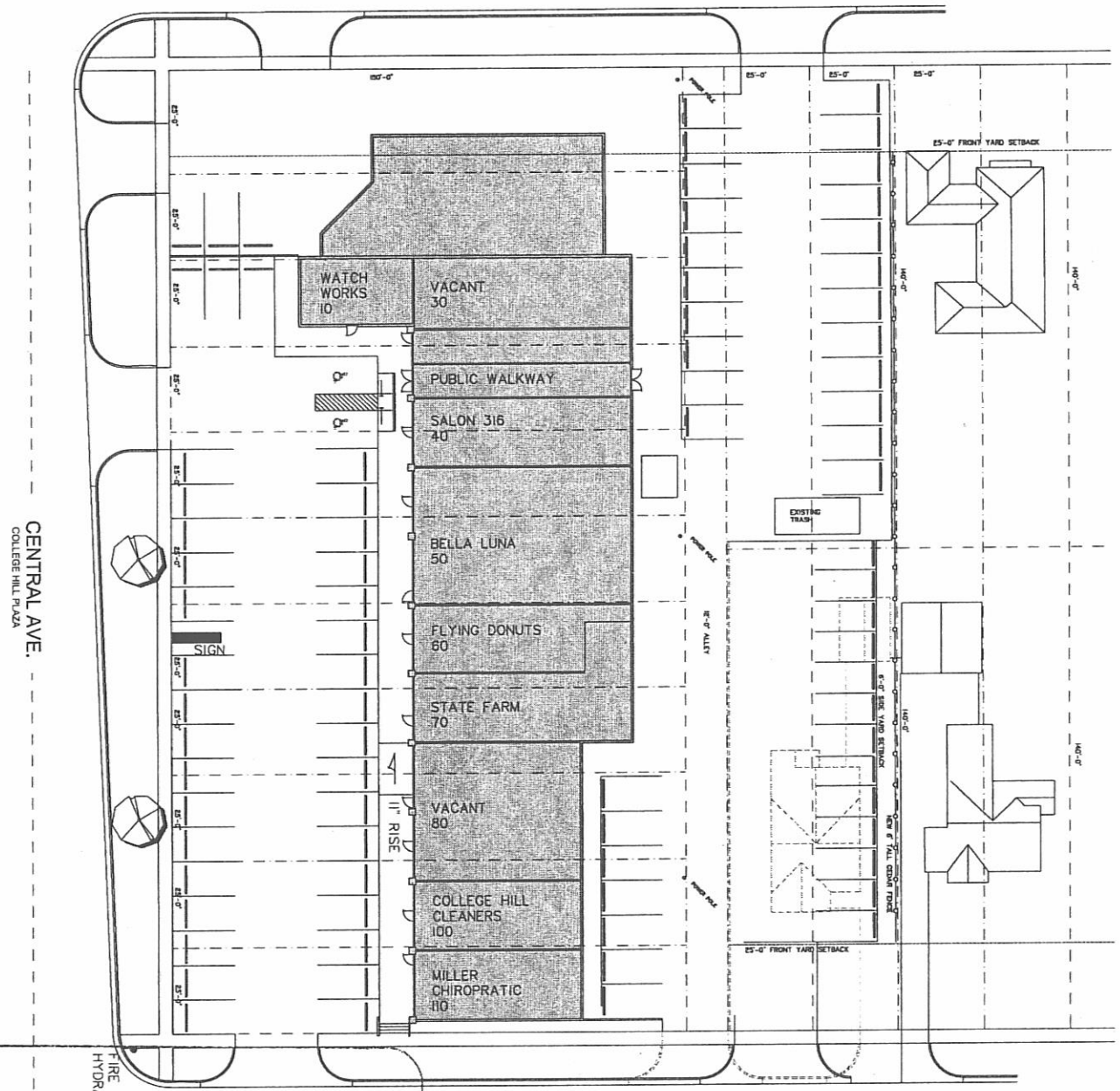
METROPOLITAN AREA PLANNING COMMISSION

David Dennis, Chair MAPC

ATTEST:

John L. Schlegel, Secretary

PERSHING



CENTRAL AVE.
COLLEGE HILL PLAZA

FIRE HYDRANT

DELLROSE

APPROVED
SITE PLAN CON2013-06
William A. Lindsey
5-9-13

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 9, 2013

Builders Inc.
1081 S. Glendale
Wichita, KS 67218

RE: CON2013-06 - City Conditional Use for Ancillary Parking in TF-3 Two-family Residential zoning, generally located north of East Central and west of North Dellrose (517 N. Dellrose).

Dear Applicants:

At its regular meeting on April 18, 2013, 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 case received no protests during the two-week protest period; therefore the decision of the MAPC is final.

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

Sincerely,

Jess McNeely, AICP
Current Plans

Copies to: J. R. Cox, MABCD, Mail Stop 1-72
Tom Stolz, MABCD, Mail Stop 1-72
Paul Hays, MABCD, Mail Stop 1-72
Juliann Kallman, Engineering, Mail Stop 1-71
Lavonta Williams, WCC I
LaShonda Garnes, NA I
Adam Groom, 1246 S. Todd Ct., Wichita, KS 67207