

BACKGROUND: The applicant is requesting an exception to permit a parking lot in the "A" district which would provide additional parking for the Hunter Health Clinic. The proposed lot is located north of the alley north of Central between Spruce and Grove. The clinic is on the south side of that alley. Because of residential zoning to the north, a 6-foot to 8-foot solid fence is required on the north; because of residential zoning to the east and west, a 3-foot to 4-foot fence or landscape screening is required on the east and west. The applicant has requested that landscape screening be permitted, rather than a fence on all three sides. On the west half of the property there exists a dense growth of "volunteer" plants, but staff could not determine which were on the applicant's property and which were on the undeveloped lot to the north. Staff supports landscaping in lieu of fencing along the Spruce and Grove frontages because across Spruce to the west is a parking lot and because Grove right-of-way is extremely wide at this location and provides much separation between the application area and residences to the east. Staff would support landscaping in lieu of fencing along the west half of the north line if the proposed plantings, along with existing plants which are to remain, would provide a sufficiently solid screen. However, because of the existing duplex just north of the east half of the site, staff believes a 6-foot high solid wood fence should be required here.

ADJACENT ZONING AND LAND USE:

NORTH	"A"	Duplex and undeveloped
SOUTH	"LC"	Hearing aid center; health clinic; & flower shop
EAST	"A"	Grove Street and single-family residences
WEST	"A"	Parking lot for Planned Parenthood

RECOMMENDATION: Should the Board determine that a parking lot is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The parking spaces and back-out aisles shall be surfaced with concrete, asphalt or asphaltic concrete, marked in accordance with the approved plan, and maintained in good condition.
2. A 6-foot fence of wood or masonry shall be erected along the north property line from the north-south alley east to the front 25-foot setback line from Grove.
3. A 6-foot fence of wood or masonry OR a landscape screen shall be established along the north property line from the north-south alley west to the front 25-foot setback line from Spruce. If the applicant chooses landscaping, 3 copies of the landscape plan shall be submitted to the Secretary for review and approval prior to release of the resolution and within 90 days after approval of this use exception, or the application shall be considered denied and closed.
4. This parking lot shall be used only for the parking of passenger vehicles owned or operated by employees and clients of the Hunter Health Clinic or future users of the building at 2318 E. Central.
5. Only such signs as are necessary for the operation of the parking lot shall be permitted and shall not exceed the size set forth in 28.04.139.C.1 of the Zoning Ordinance.

May 24, 1988

SECRETARY'S REPORT

CASE NUMBER: BZA 15-88

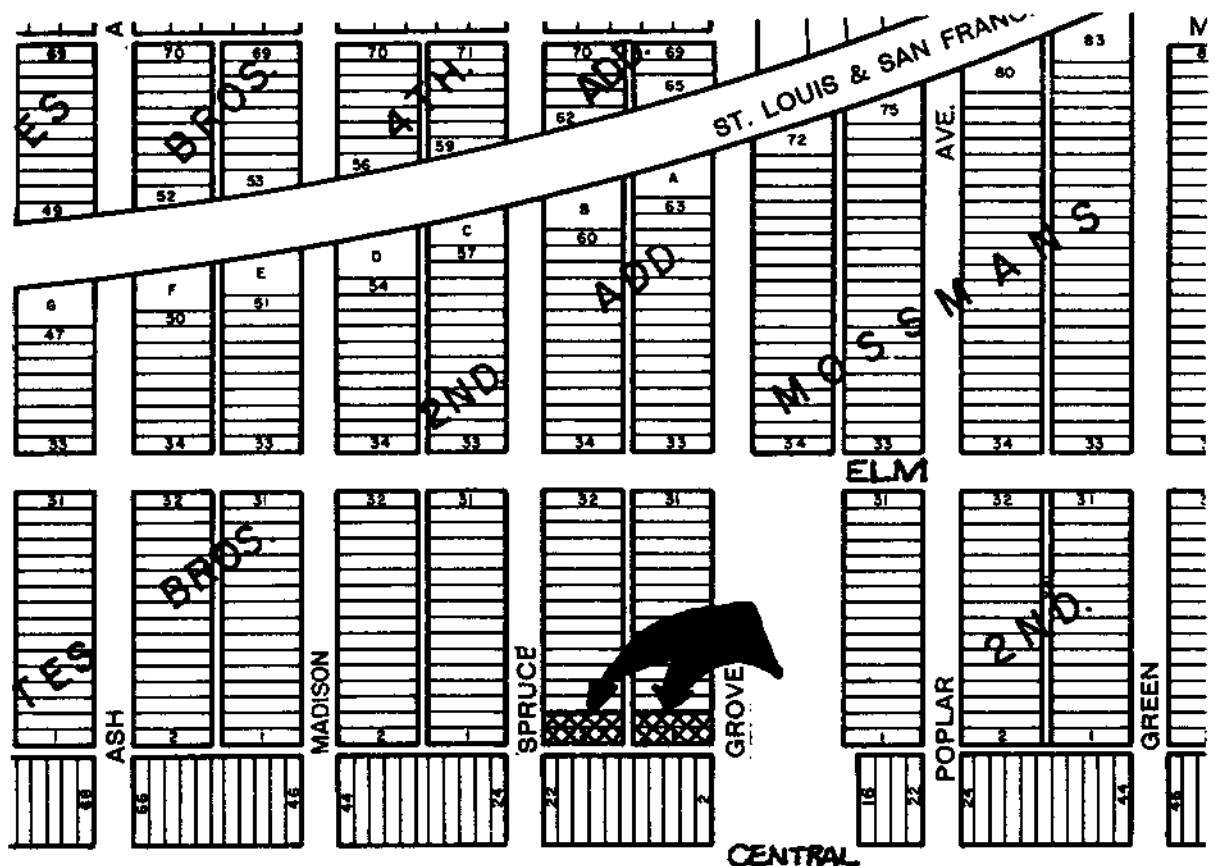
OWNER/APPLICANT/AGENT: Hunter Health Clinic (applicant)
Ed Murabito (agent)

REQUEST: Exception to permit a parking lot

CURRENT ZONING: "A" Two-family Dwelling District

SITE SIZE: 50 ft. x 125 ft. plus 50 ft. x 125 ft.

LOCATION: Between Spruce and Grove in an area north of Central



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception, provided the conditions set out in Section 28.04.145 can be complied with.

THE CITY OF WICHITA



BOARD OF ZONING APPEALS
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

June 6, 1988

Ed Murabito
531 S. Belmont
Wichita, KS 67218

Re: BZA 15-88 - Exception to permit the establishment of an off-street parking lot

Dear Mr. Murabito:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on May 24, 1988. This Resolution reflects the official action of the Board to approve your request and sets out the conditions of approval. It is forwarded to you for your information and files now that the landscape plan, as specified in condition #3, has been submitted and approved.

If you have questions concerning this matter, please call our office.

Sincerely,

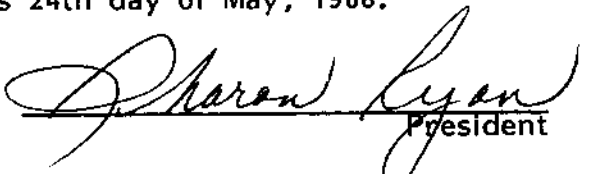
Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm
Enclosure

cc: Hunter Health Clinic, c/o Bert G. Steeves, President & C.E.O.
2318 E. Central, Wichita, KS 67218
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

FILE COPY

ADOPTED AT WICHITA, KANSAS, this 24th day of May, 1988.


President

ATTEST:


Louise Olivarez, Assistant Secretary

RESOLUTION NO. BZA 15-88

WHEREAS, The Hunter Health Clinic, Inc., pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of an off-street parking lot on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lots 2 and 4 on Spruce Street, Stites Bros. Second Addition to Wichita, Sedgwick County, Kansas, and

Lots 1 and 3 on Grove Street (formerly Stites), Stites Bros. Second Addition to Wichita, Sedgwick County, Kansas. Generally located between Spruce and Grove Streets in an area north of Central.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of May 24, 1988, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of an off-street parking lot on property zoned the "A" Two-Family Dwelling District, subject to the conditions outlined in Section 28.04.145, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of an off-street parking lot on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lots 2 and 4 on Spruce Street, Stites Bros. Second Addition to Wichita, Sedgwick County, Kansas, and

Lots 1 and 3 on Grove Street (formerly Stites), Stites Bros. Second Addition to Wichita, Sedgwick County, Kansas. Generally located between Spruce and Grove Streets in an area north of Central.

subject to the following conditions:

1. The parking spaces and back-out aisles shall be surfaced with concrete, asphalt or asphaltic concrete, marked in accordance with the approved plan, and maintained in good condition.
2. A 6-foot fence of wood or masonry shall be erected along the north property line from the north-south alley east to the front 25-foot setback line from Grove.
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4. This parking lot shall be used only for the parking of passenger vehicles owned or operated by employees and clients of the Hunter Health Clinic or future users of the building at 2318 E. Central.
5. Only such signs as are necessary for the operation of the parking lot shall be permitted and shall not exceed the size set forth in 28.04.139.C.1 of the Zoning Ordinance.
6. Prior to use of this property as a parking lot, and in no case later than 12 months after approval by the Board, all conditions of this resolution and of Section 28.04.145 of the Zoning Ordinance shall be complied with or the resolution shall become null and void.