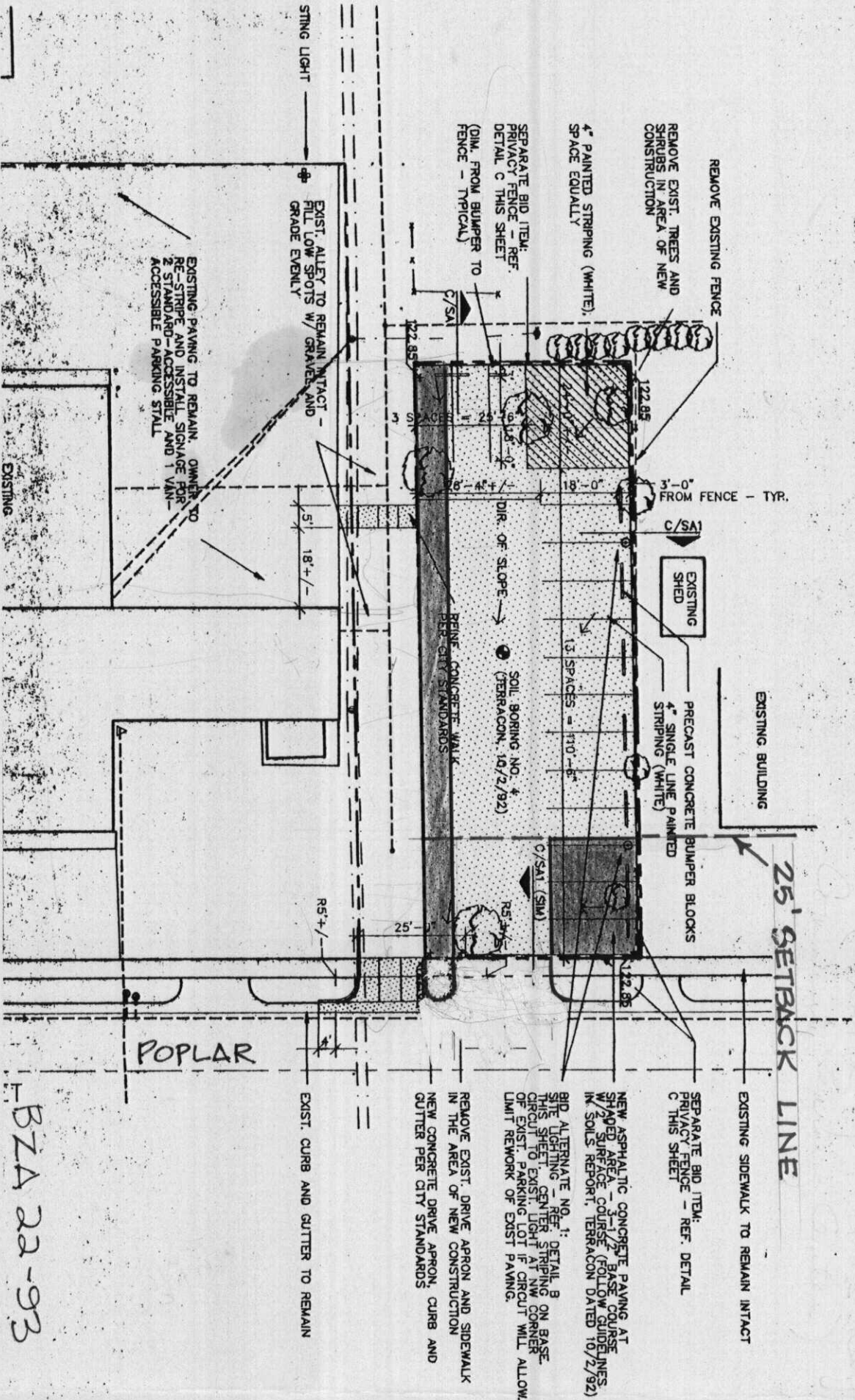


URBAN LEAGUE OF WICHITA, INC.  
1405 NORTH MINNEAPOLIS  
WICHITA, KANSAS 67214



# A SITE ARCHITECTURAL PLAN

Revised by staff and presented  
to BZA 7/28/93

BZA 22-93



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 19, 1994

Mr. Prentice Lewis  
Urban League of Wichita  
1405 N. Minneapolis  
Wichita, KS 67214

Re: BZA 22-93 - An exception to permit a parking lot on property zoned the "A"  
Two-Family Dwelling District and located at 1015 N. Poplar.

Dear Mr. Lewis:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the  
Board of Zoning Appeals on October 26, 1993. This resolution reflects the official  
action of the Board to grant your request and sets out the conditions of approval. It  
is forwarded to you for your information and files now that the revised site/landscape  
plan has been submitted and approved.

Sincerely,

  
Louise Olivarez, Secretary  
Board of Zoning Appeals

LDO/prf  
Enclosure

cc: Kelly Broce, Law Kingdon, P.O. Box 1094, 67201-1094  
Randy Sparkman, OCI  
Paul Hays, OCI  
Ray Sledge, OCI  
Pat Burnett, Deputy City Clerk



prevent parking lot access to and from the unpaved alley (posts and chain, curb, bumper blocks, etc.); the type, height and location of the required fences; and the type of plant materials proposed within the front yard setback area. These plant materials and method of watering shall be subject to review by the Secretary in accordance with criteria specified in the City's landscape ordinance.

10. The applicant shall develop this parking lot in accordance with the revised plan and all required improvements within one year following approval of this use exception by the Board.
11. The resolution authorizing this use exception may be declared null and void upon a finding by the Board that the applicant has failed to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, this 26th day of October, 1993.

  
\_\_\_\_\_  
Keith A. Alter, President

ATTEST:

  
\_\_\_\_\_  
Louise Olivarez, Secretary

**BZA RESOLUTION NO. 22-93**

**WHEREAS**, Urban League of Wichita, Inc., pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit a parking lot on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lots 12 and 14, Block 1, Esterbrook Park Addition, Wichita,  
Sedgwick County, Kansas. Generally located at 1015 N. Poplar.

**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 meetings of September 28 and October 26, 1993, 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 a 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 a parking lot on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lots 12 and 14, Block 1, Esterbrook Park Addition, Wichita,  
Sedgwick County, Kansas. Generally located at 1015 N. Poplar.

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 all 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 arranged so as to direct or deflect light away from adjacent residential properties. Light poles shall be no taller than 15 feet and shall have full cut-off light fixtures to direct the light downward.
7. There shall be no parking in the required 25 foot front yard setback. The front yard setback area shall remain unpaved except for the access drive and shall be landscaped with a minimum of one shade tree and grass or other acceptable ground cover, plus an evergreen hedge with a mature height of at least 3 feet. Plant materials shall be maintained and replaced when necessary.
8. A six-to-eight-foot solid wood fence shall be constructed along the west and north property lines, stopping at the front 25-foot setback line. The finished side shall face outward.
9. Within 60 days after approval of this use exception, and prior to release of the resolution, the applicant shall submit a revised site plan acceptable to the Traffic Engineer which shows no parking within the east 25 feet; the access drive moved north to be totally separate from the alley opening; an acceptable barrier which will

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 arranged so as to direct or deflect light away from adjacent residential properties. Light poles shall be no taller than 15 feet and shall have full cut-off light fixtures to direct the light downward.
7. There shall be no parking in the required 25 foot front yard setback. The front yard setback area shall remain unpaved except for the access drive and shall be landscaped with a minimum of one shade tree and grass or other acceptable ground cover which shall be maintained and replaced when necessary.
8. A six-to-eight-foot solid wood fence shall be constructed along the west and north property lines, stopping at the front 25-foot setback line. A three-to-four-foot solid wood fence shall be constructed at the front setback line along Poplar from the north property line to the driveway. The finished side shall face outward.
9. Within 60 days after approval of this use exception, and prior to release of the resolution, the applicant shall submit a revised site plan acceptable to the Traffic Engineer which shows no parking within the east 25 feet; the access drive moved north to be totally separate from the alley opening; an acceptable barrier which will prevent parking lot access to and from the unpaved alley (posts and chain, curb, bumper blocks, etc.); the type, height and location of the required fences; and the type of plant materials proposed within the front yard setback area. These plant materials and method of watering shall be subject to review by the Secretary in accordance with criteria specified in the City's landscape ordinance.
10. The applicant shall develop this parking lot in accordance with the revised plan and all required improvements within one year following approval of this use exception by the Board.
11. The resolution authorizing this use exception may be declared null and void upon a finding by the Board that the applicant has failed to comply with any of the foregoing conditions.

SECRETARY'S REPORT

CASE NUMBER: BZA 22-93

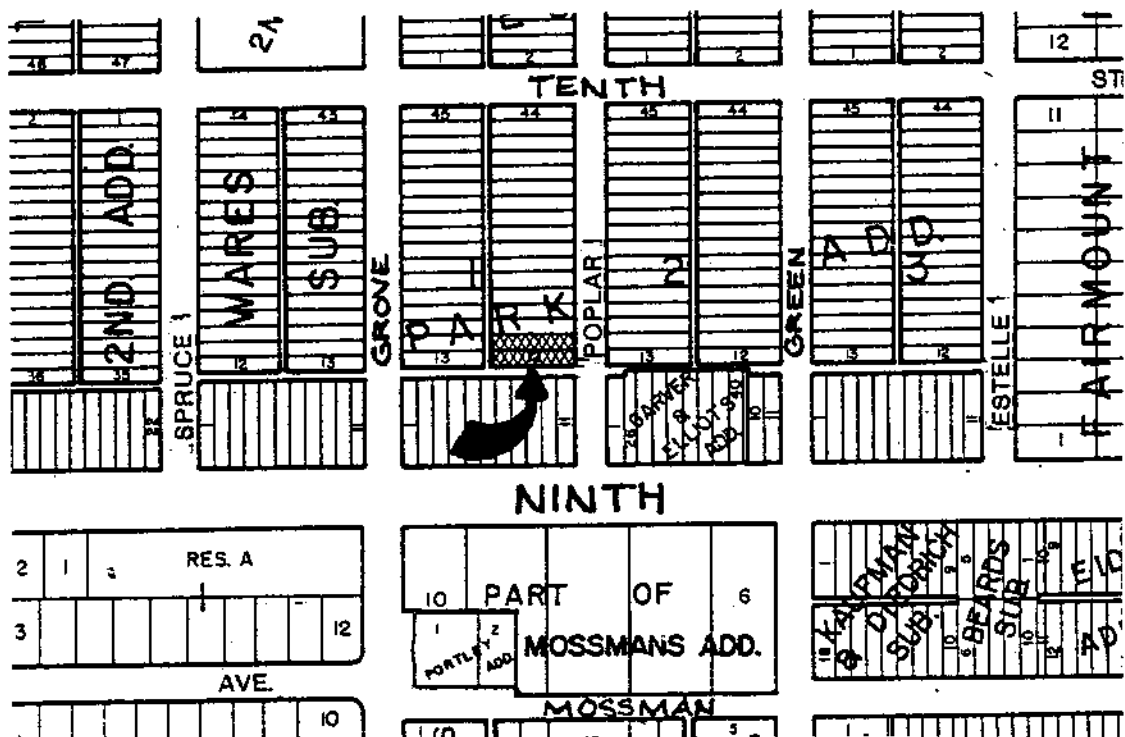
OWNER/APPLICANT: Urban League of Wichita, Inc.  
AGENT: Prentice Lewis

REQUEST: Exception to permit a parking lot.

CURRENT ZONING: "A" Two-Family Dwelling District

SITE SIZE: 50' x 135'

LOCATION: West side of Poplar in an area north of 9th Street  
(1015 N. Poplar).



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in 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.

**BACKGROUND:** Urban League of Wichita has a community meeting room facility located at 2418 E. 9th, just south southwest of the application area. A 20-vehicle parking lot exists to the west of that site. Plans for expanding the facility would, however, eliminate much of the existing parking. The application area was donated to the Urban League for parking purposes. CDBG funds were obtained for paving the lot.

The site plan as submitted shows 16 parking spaces accessible from the alley by means of a widened alley approach. The alley is not paved, however, and cannot be used for access unless it is paved. The Urban League has attempted to vacate the alley but one property owner to the west has refused to sign the vacation petition. That property is currently for sale and a new owner may be agreeable to vacating the alley. Therefore, some options other than paving the alley seems appropriate at this time. It has been suggested to the applicant that the access opening on Poplar be located entirely north of the alley and that some barrier be placed to prohibit access to the alley, thereby not requiring the paving of the alley.

The applicant has also been advised that parking lot use exceptions cannot allow parking within the front yard setback, which in the "A" zoning district is 25 feet. Therefore, the site plan must be revised to delete paving (except for the access drive) and parking from the east 25 feet of the property.

**ADJACENT ZONING AND LAND USE:**

|       |      |                                                                           |
|-------|------|---------------------------------------------------------------------------|
| NORTH | "A"  | One-Family Dwelling                                                       |
| SOUTH | "LC" | Urban League meeting facility; Kens Cleaners;<br>and Lorisa's Style House |
| EAST  | "A"  | Undeveloped                                                               |
| WEST  | "A"  | One-Family Dwelling                                                       |

**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 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 all weeds, dust, trash and other debris.