CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 23, 2008

Jeffrey Lane
804 S Oliver
Wichita, KS 67218

VA Credit Union
Attn: S. Michelsen
5500 E Kellogg
Wichita, KS 67218

RE: CON2008-00017 - City Conditional Use to permit a bank or financial institution on property zoned "GO" General Office, generally located at the southeast corner of Oliver and Morris (804 south Oliver).

Dear Ladies and Gentlemen:

At its regular meeting on **April 24, 2008**, the Wichita City Council considered the above-captioned request. The action of the Council was to **APPROVE** the request subject to the conditions stated in the enclosed resolution.

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

Sincerely,

Joss McNeely, AICP
Senior Planner
Current Plans Division

JMC/mc
Enclosure

Cc: Key Management, Attn: Bob Corey, 125 N Market #1510, Wichita, KS 67202

RE: **CON2008-00017** - City Conditional Use to permit a bank or financial institution on property zoned "GO" General Office, generally located at the southeast corner of Oliver and Morris (804 south Oliver).

Plaza Real Estate, Inc., Attn: Paul Daemen, 8442 W 13Th St #102, Wichita, KS 67212
Hilltop Assoc. Of Neighborhood Dev, Matthew Foley, 4235 E. Bayley St., Wichita, KS 67218
WCC III, Jim Skelton, Mail Stop 1-13
N.A. III, Janet Johnson, Mail Stop 1-135
Julianne Kallman, Engineering, Mail Stop 1-71
Kurt Schroeder, Office of Central Inspection, Mail Stop #1-72
Randy Sparkman, Office of Central Inspection, Mail Stop #1-72
Paul Hays, Office of Central Inspection, Mail Stop #1-72

CONDITIONAL USE RESOLUTION NO. CON2008-17

WHEREAS, Jeffrey Lane (owner) and the VA Credit Union (applicant); pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow a bank or financial institution on property zoned GO General Office ("GO") described as:

Lot 1 EXCEPT the West 10 feet for Street, Block D, Eastwood Village Addition, Sedgwick County, Kansas. Generally located at the southeast corner of Oliver and Morris (804 south Oliver).

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 24, 2008, 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 to allow a bank or financial institution on property zoned GO General Office described as:

> Lot 1 EXCEPT the West 10 feet for Street, Block D, Eastwood Village Addition, Sedgwick County, Kansas. Generally located at the southeast corner of Oliver and Morris (804 south Oliver).

Approved subject to the following conditions:

1. The applicants shall obtain all applicable permits including, but not limited to: building, health and zoning.

2. The site shall be developed in conformance with the approved site plan.

3. The applicant shall post an "ENTER ONLY" sign at the south entrance, and an "EXIT ONLY" sign at the northern drive. These signs shall not exceed six square feet in size.

4. No signs shall be permitted on the north side of the building.

5. If operations have not begun within one year of approval, or 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 24th Day of April 2008.

METROPOLITAN AREA PLANNING COMMISSION

M.S. Mitchell, Chair MAPC V. Ch.

ATTEST:

John L. Schlegel, Secretary

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

STAFF REPORT

MAPC April 24, 2008

CASE NUMBER: CON2008-17

APPLICANT/AGENT: Jeffrey Lane (Owner), VA Credit Union (Applicant), Key Management & Plaza Real Estate Inc. (Agents)

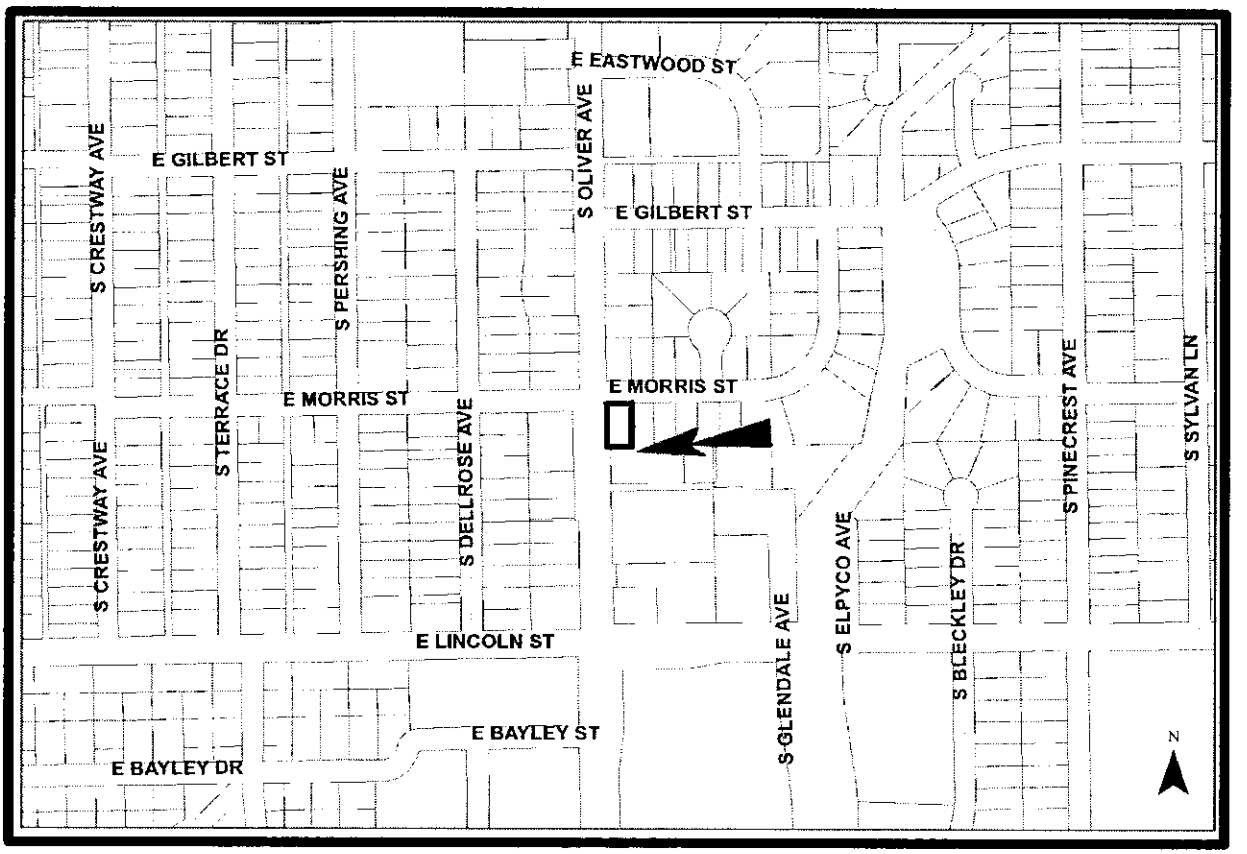
REQUEST: Conditional Use for a Bank or Financial Institution

CURRENT ZONING: GO General Office

SITE SIZE: .15-acres

LOCATION: Generally located east of Oliver and south of Morris Street (804 South Oliver).

PROPOSED USE: Credit Union



BACKGROUND: The applicant seeks a Conditional Use to permit a Bank or Financial Institution (a credit union) in GO General Office ("GO") zoning. The site is developed with a 1,612 square-foot office building, built in 1978. The site is currently used for mental health counseling. The site currently has seven parking spaces, two access points from Oliver, and a screening fence bordering residential property to the east. The applicant indicates that no changes will be made to the site.

North and east of the site are SF-5 Single-family Residential zoned residences. South of the site is an LC Limited Commercial ("LC") zoned fraternal institution. West of the site, across Oliver, is an LC zoned convenience store.

CASE HISTORY: The site was platted as Lot 1 except the west 10 feet for street, Block D, Eastwood Village Addition in 1948.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Single-family residential
SOUTH:	LC	Fraternal institution
EAST:	SF-5	Single-family residential
WEST:	LC	Convenience store

PUBLIC SERVICES: The site has access to Oliver, a paved four-lane arterial with a 50-foot half-width right of way at this location. This portion of Oliver is currently under an improvement project. All other municipal services are available at the site.

CONFORMANCE TO PLANS/POLICIES: The Wichita-Sedgwick County Unified Zoning Code (UZC) Land Use Guide identifies the site as appropriate for Urban Residential. However, the site abuts an area along Oliver identified as appropriate for Local Commercial. The Unified Zoning Code requires a Conditional Use for Banks or Financial Institutions in GO zoning.

RECOMMENDATION: This is a small site, with a small building and limited parking. The site does however meet the UZC parking requirement of one space per 250 square feet of office space. The limited size of the credit union based on the size of the building and the one organization (the VA Hospital) that it supports should minimize customer traffic. The site size will not accommodate any future expansion. The two access point configuration could be improved with signage designating the parking entrance and exit. The proposed use may however generate less traffic than those uses permitted by right in GO zoning.

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

1. The applicants shall obtain all applicable permits including, but not limited to: building, health and zoning.

2. The site shall be developed in conformance with the approved site plan.

3. The applicant shall post an "ENTER ONLY" sign at the south entrance, and an "EXIT ONLY" sign at the northern drive. These signs shall not exceed six square

feet in size.

4. No signs shall be permitted on the north side of the building.

5. If operations have not begun within one year of approval, or 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.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: North and east of the site are SF-5 Single-family Residential zoned residences. South of the site is an LC Limited Commercial ("LC") zoned fraternal institution. West of the site, across Oliver, is an LC zoned convenience store.

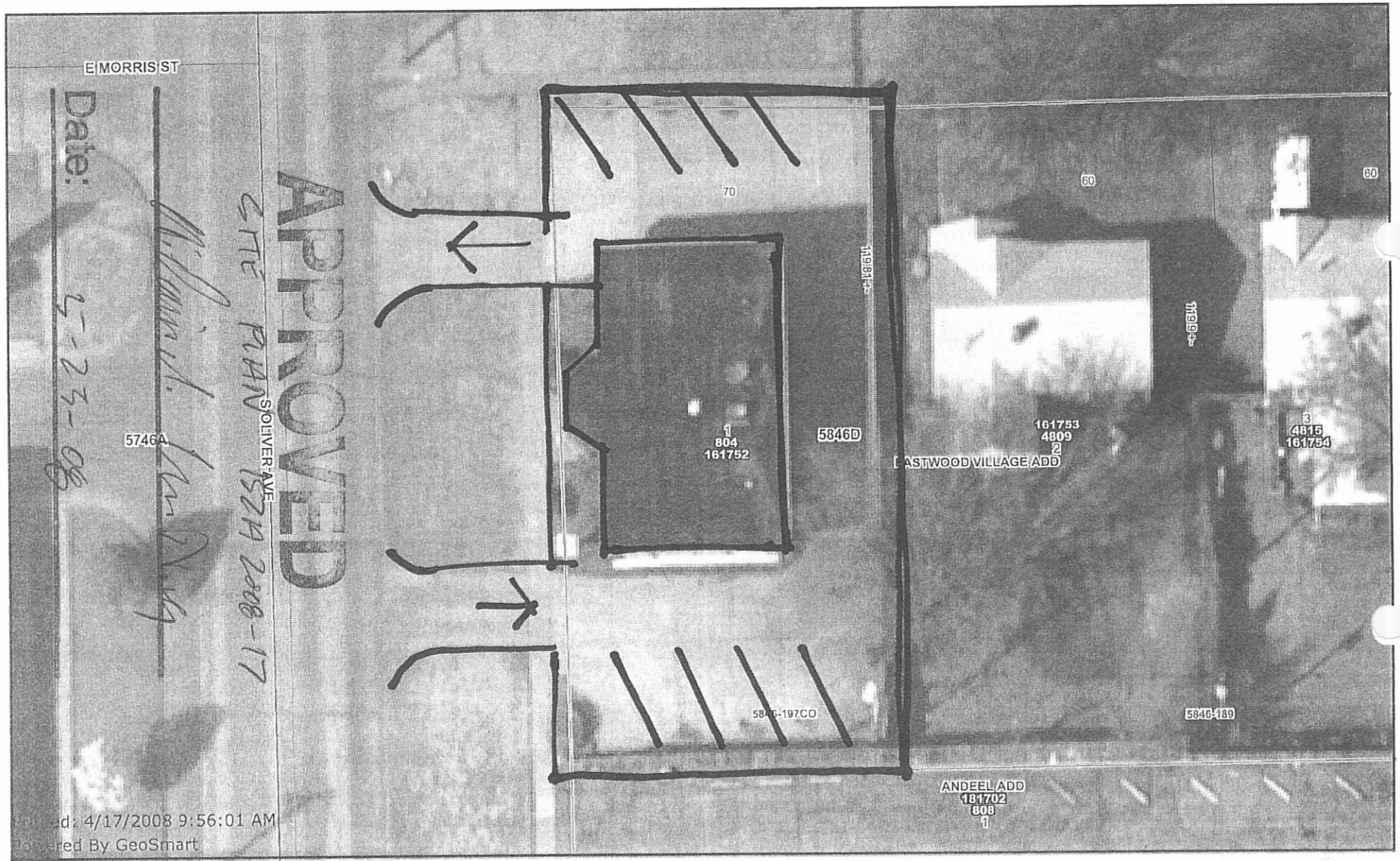
2. **The suitability of the subject property for the uses to which it has been restricted:** The site is zoned GO, which permits general office uses. The site could continue to be used without the Conditional Use.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The requested Conditional Use could subject this portion of Oliver and the abutting neighborhood to increased traffic and activity. The proposed use may however generate less traffic than those uses permitted by right in GO zoning.

4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The Wichita-Sedgwick County Unified Zoning Code (UZC) Land Use Guide identifies the site as appropriate for Urban Residential. However, the site abuts an area along Oliver identified as appropriate for Local Commercial. The Unified Zoning Code requires a Conditional Use for Banks or Financial Institutions in GO zoning.

5. **Impact of the proposed development on community facilities:** The requested Conditional Use could subject this portion of Oliver to increased traffic. The proposed entry and exit sign should improve traffic safety at the site.

con2008-17


E MORRIS ST
5746A
SOLIVER AVE
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119.81+/-
1
804
161752
5846D
5846-197CO
60
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161753
4809
2
EASTWOOD VILLAGE ADD
60
3
4815
161754
5846-189
ANDEEL ADD
181702
808
1
APPROVED
SITE PLAN
SDP 2008-17
Date: 5-23-08
William L. Lee IV
Printed: 4/17/2008 9:56:01 AM
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