



Wichita-Sedgwick County Metropolitan Area Planning Department

May 1, 2017

James Hild
201 S. Hillside
Wichita, KS 67211

CON2017-00009—City request for Conditional Use for an ancillary parking area in TF-3 Two-family Residential zoning generally located south of East Douglas Avenue and west of South Hillside Avenue (214 South Lorraine Avenue).

Dear Applicant:

At its regular meeting on April 6, 2017 the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request in accordance with the attached resolution.

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

Sincerely,

Kathy L. Morgan,
Senior Planner
Current Plans Division

KLM:al
Attachment

Copies to: MABCD
Lavonta Williams, Council Member District I
Kameelah Alexander, CSR District I

CONDITIONAL USE RESOLUTION NO. CON2017-00009

WHEREAS, James Hild, (Owner/Applicant), 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, off-street parking for commercial development on lots zoned TF-3 Two Family Residential, described as:

THE EAST 25 FEET OF LOTS 13, 15 AND 17, MUELLER'S SUBDIVISION OF LOTS 1 AND 4 IN BLOCK 4, IN RICHLANDS 2ND ADDITION. Wichita, Sedgwick County; generally located south of East Douglas Avenue and west of South Hillside between Waterman Street and English Street

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 6, 2017, consider said application; and

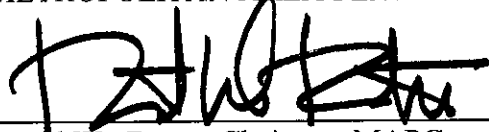
WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow Ancillary, off-street parking for commercial development on lots zoned TF-3 Two-Family Residential, described as:

THE EAST 25 FEET OF LOTS 13, 15 AND 17, MUELLER'S SUBDIVISION OF LOTS 1 AND 4 IN BLOCK 4, IN RICHLANDS 2ND ADDITION. Wichita, Sedgwick County; generally located south of East Douglas Avenue and west of South Hillside between Waterman Street and English Street

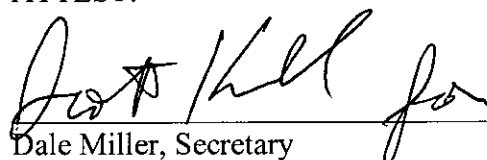
Adopted this 21st Day of April 2017

METROPOLITAN AREA PLANNING COMMISSION



David W. Foster, Chairman MAPC

ATTEST:



Dale Miller, Secretary

STAFF REPORT
MAPC April 6, 2017
DAB I April 3, 2017

CASE NUMBER: CON2017-00009

APPLICANT/AGENT: James Hild (owner/applicant)

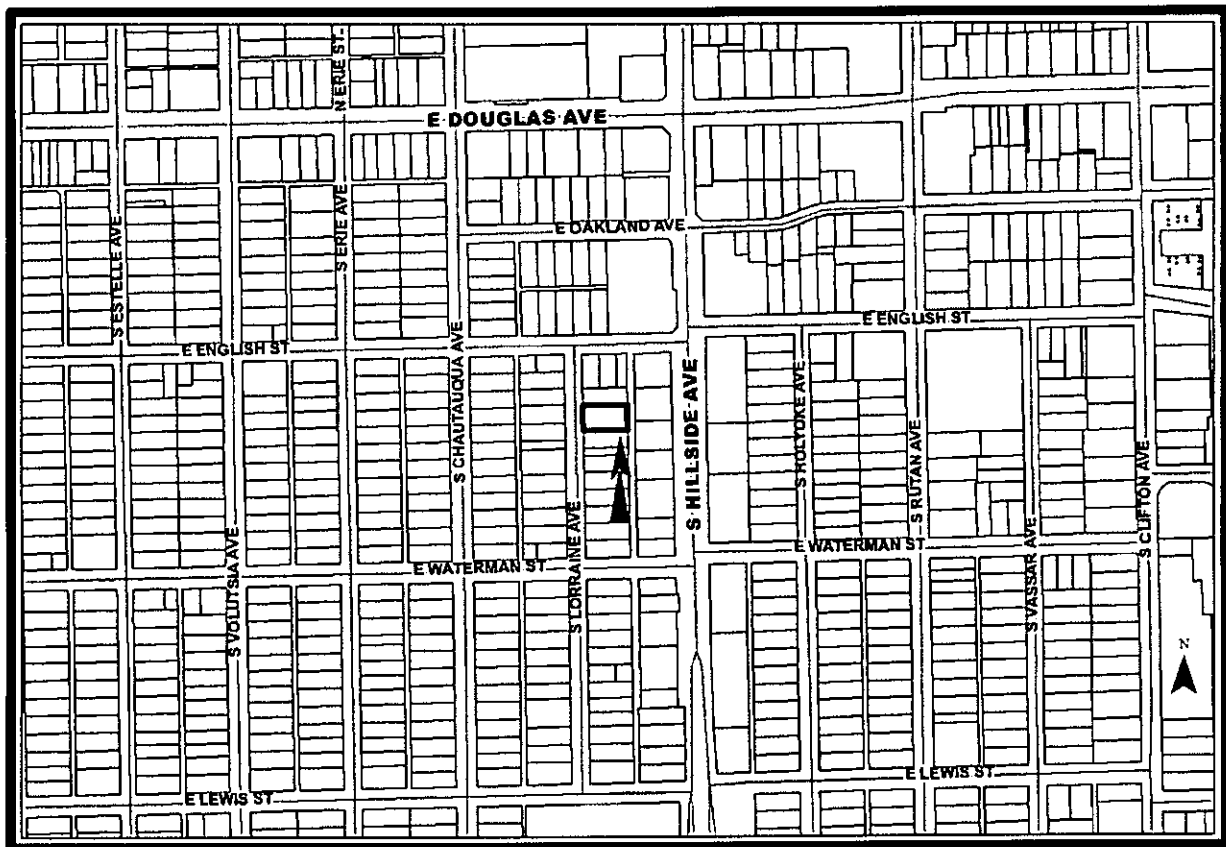
REQUEST: Conditional Use to build ancillary, off-street parking for a commercial building at 201 South Hillside Avenue

CURRENT ZONING: TF-3 Two-Family Residential

SITE SIZE: 0.223 acre

LOCATION: South of East Douglas Avenue and West of South Hillside Avenue

PROPOSED USE: Ancillary off-street parking



BACKGROUND: The applicant requests a Conditional Use to build ancillary, off-street parking for GO General Office (GO) at 201 South Hillside. The site is located at 214 South Lorraine and is developed with a single-family residence. Only the east 25 feet of the property abutting the improved alley will be developed for parking.

Properties located to the west, north and south of the subject site are zoned TF-3 and developed with single-family residences. Properties located east of the subject site are zoned GO and are developed with one-story commercial strip buildings.

Ancillary parking is used by businesses or manufacturing as a technique to provide additional off-street parking. The MAPC has previously reviewed and approved several similar requests.

CASE HISTORY: Mueller's Subdivision of Lots 1 and 4 in Block 4 of Richlands 2nd Addition was platted in December 1886.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Single-Family residences
SOUTH:	TF-3	Single-Family residences
EAST:	GO	Commercial, strip centers
WEST:	TF-3	Single-Family residences

PUBLIC SERVICES: The property is serviced by all publicly supplied municipal services. South Lorraine Avenue is a local street with 30 feet of parking and drive service. Access to the ancillary parking will be from the alley on the east side of the property and an existing surface parking lot to the east of the subject property.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Future Growth Concept Map identifies the area "Commercial." Ancillary off-street parking for an existing office development is consistent with this designation.

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

1. The site shall be developed and maintained in general conformance with the approved site plan, and in conformance with all applicable regulations, including but not limited to: licensing requirements, building, fire and utility regulations or codes.
2. The ancillary parking area shall apply only to the east 25 feet of Lots 13, 15, and 17 of Block 4, Richlands 2nd Addition. All of Lots 13, 15, and 17, Block 4, Richlands 2nd Addition shall remain under one ownership.
3. 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 VII hereof, 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: Residential uses developed with single-family residences are located north, west and south of the subject property. Properties to the east

and west are zoned GO and are developed with one-story commercial buildings.

2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned TF-3 which allows a Conditional Use approval for ancillary parking.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request should not detrimentally impact nearby properties. Ancillary parking is only allowed on the east 25 feet of the zoning lot. The existing residence would not be affected.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Future Growth Concept Map identifies the area "Commercial." Ancillary off-street parking for an existing office development is consistent with this designation.
5. Impact of the proposed development on community facilities: No additional community facilities demand will be created by allowing this request.



English

English

Lorraine

3103 E.
English

3107
E. English

3111 E. English
Garage

Alley

Clifton Family
Medicine
201 S. Hillside

212
S. Lorraine

Garage

Driveway

214 S. Lorraine

Large
Oak Tree

← 35' →

B
Parking

A

Driveway

Alley

Driveway

Garage

220 S. Lorraine

Dentist
215 S.
Hillside

SITE PLAN

APPROVED

4/21/2017

Blm