

Case No. BZA 42-82 - Twin Lakes State Bank - Requests an exception to permit the establishment of an off-street parking area for a bank located in the "LC" Light Commercial District and generally located on the north side of Cornelison between Woodrow and the

POSTED
11-5-82

ACTION

11-23-82
DATE

APPEND

BZA.
42-82

5349 A

200' 4 Sec. 3-3-82
Checked 3-3-83 out
Shot 3-4-83
Recorded 3-16

March 1, 1953

Mr. Dale Allen, Architect
Schmidt, Allen, Pott, Architects & Planners
1133 East 2nd
Wichita, Ks. 67214

Re: Case No. BZA 42-52
Exception for Parking Lot

Dear Dale,

Attached hereto is a copy of the approved parking plan and landscape plan for the Twin Lakes State Bank property on the northeast corner of Cornelson and Woodrov. Also enclosed is a copy of the Resolution setting forth the action of the Board of Zoning Appeals on November 23, 1952 approving the request for an off-street parking lot on property zoned the "AA" One-family Dwelling District.

I have not received any notice from the Department of Engineering relative to the guarantee of the improvement of the turning lane along Woodrov; however, by copy of this letter, I am requesting Central Inspection to follow-up on the matter prior to release of any construction permits.

If you have any questions, please give me a call.

Sincerely,

Glen E. Lytle
Assistant Secretary
Board of Zoning Appeals

GEL:sed

Encls.

cc: Robert Feldner, Superintendent of Central Inspection
Don Gisick, City Clerk
Ray Bruggeman, Director of Engineering
Twin Lakes State Bank, P. O. Box 2929, Wichita 67201

RESOLUTION NO. BZA 42-82

WHEREAS, The Twin Lakes State Bank, P. O. Box 2929, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an off-street parking lot on property zoned the "AA" One-family Dwelling District and legally described as follows:

Lots 1, 2, 3, 4, 5 and 6, Block A, Cornelson Addition to Wichita, Sedgwick County, Kansas.
Generally located on the north side of Cornelson between Woodrow and the Little Arkansas River.

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 November 23, 1982, 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 "AA" One-family Dwelling District subject to the condition 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 "AA" One-family Dwelling District legally described as follows:

Lots 1, 2, 3, 4, 5 and 6, Block A, Cornelson Addition to Wichita, Sedgwick County, Kansas.
Generally located on the north side of Cornelson between Woodrow and the Little Arkansas River.

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 vehicle, equipment, materials, or supplies.
2. Only such signs as permitted by Section 28.04.139 of the Code necessary for the proper operation of the parking lot.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and all driveways providing ingress and egress to the 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 debris.
5. All parking areas shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent residential properties.
7. There shall be no parking in the required 25 foot front yard setback area adjacent to Cornelson and Woodrow. This area shall remain unpaved, except for points of ingress and egress to Woodrow and shall be landscaped with trees, and/or shrubs and grass and shall be maintained compatible with the residential area.

8. There shall be no ingress or egress permitted from Cornelson Street.
9. The applicant shall submit four revised copies of the site plan showing the proposed extension of the right turn lane, contour for the berms, and the landscape materials by size and species for approval by the secretary. This shall be done prior to the release of the resolution.
10. The applicant shall contact the Engineering Department and submit a satisfactory guarantee to extend the existing right turn lane on Woodrow Avenue south to the southern most driveway.
11. All improvements, including landscaping, shall be installed prior to the occupancy of the site for an off-street parking lot.

ADOPTED AT WICHITA, KANSAS, this 23rd day of November, 1982.



Tom Jacob, Chairman

ATTEST:



Glen E. Lytle, Assistant Secretary

SCHMIDT ALLEN POTT ARCHITECTS AND PLANNERS

January 19, 1983


Mr. Glen E. Lytle
Assistant Secretary
Board of Zoning Appeals
City Hall
455 North Main
Wichita, Kansas 67202

Re: Case No. BZA 42-82
Request for Exception

Dear Mr. Lytle:

Enclosed are revised site plans reflecting compliance
with condition number 9, as listed in your letter of November
23, 1983.

Best Regards,


Dale Allen
DA:rls

cc: Robert E. Hoopes
P.O. Box 2929
Wichita, Kansas 67201

B. E. SCHMIDT
DALE ALLEN
THOMAS E. POTT

1133 EAST SECOND ST. WICHITA KANSAS 67214 TEL. 316-263-0221

November 23, 1982

Twin Lakes State Bank
P. O. Box 2929
Wichita, Ks. 67201

Re: Case No. BEA 42-82
Request for Exception

Gentlemen:

At the regular meeting of the Board of Zoning Appeals on November 23, 1982, your request for an exception was considered.

It was the action of the Board to approve the exception 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 vehicle, equipment, materials, or supplies.
2. Only such signs as permitted by Section 28.04.139 of the Code necessary for the proper operation of the parking lot.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and all driveways providing ingress and egress to the 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 debris.
5. All parking areas shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent residential properties.
7. There shall be no parking in the required 25 foot front yard setback area adjacent to Cornelison and Woodrow. This area shall remain unpaved, except for points of ingress and egress to Woodrow and shall be landscaped with trees, and/or shrubs and grass and shall be maintained compatible with the residential area.
8. There shall be no ingress or egress permitted from Cornelison Street.

9. The applicant shall submit four revised copies of the site plan showing the proposed extension of the right turn lane, contour for the berms, and the landscape materials by size and species for approval by the secretary. This shall be done prior to the release of the resolution.
10. The applicant shall contact the Engineering Department and submit a satisfactory guarantee to extend the existing right turn lane on Woodrow Avenue south to the southern most driveway.
11. All improvements, including landscaping, shall be installed prior to the occupancy of the site for an off-street parking lot.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy upon the receipt of a revised site plan reflecting compliance with condition number 9 as listed above.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Robert E. Koopes, P. O. Box 2929, Wichita 67261
Robert Feldner, Superintendent of Central Inspection
Don Gisek, City Clerk

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE November 18, 1982

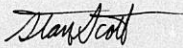
TO Glen Lytle, Special Assistant for Zoning
FROM Stan Scott, Administrative Aide III

SUBJECT BZA 42-82: North Side of
Cornelison between Woodrow and
the Little Arkansas River

On Wednesday, November 17th, CPO Neighborhood Council "M" considered a request for a zoning exception from the Twin Lakes State Bank to permit the establishment of an off-street parking lot on property zoned "AA", One-Family Dwelling District. Noting the lack of neighborhood opposition, the Council voted 6-0 to recommend approval of the requested variance.

R.W. Bruner, representing the Twin Lakes State Bank, appeared before the Council to describe the bank's plans, present a blue print of the site plan, and respond to questions from the Council. No area residents or property owners were in attendance. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 42-82 is considered on Tuesday, November 23rd.


Stan Scott
Administrative Aide III

RECEIVED

NOV 18 1982

METROPOLITAN PLANNING

ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 42-82

APPLICANT: Twin Lakes State Bank, P. O. Box 2929, Wichita, Kansas

AGENT: Robert E. Hoopes, P. O. Box 2929, Wichita, Kansas

REQUEST: Exception pursuant to Section 28.04.145, Code of the City of Wichita to permit the establishment of an off-street parking lot.

GENERAL LOCATION: On the north side of Cornelison between Woodrow and the Little Arkansas River.

ZONING: Subject property is zoned the "AA" One-family Dwelling District as are the properties to the south. To the north and west is "LC" Light Commercial. The Little Arkansas River is to the east.

LAND USE: Subject property is vacant. Properties to the south are one-family dwellings. The applicant's bank is to the north and to the west is a shopping center.

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.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to construct an off-street parking lot in the "AA" One-family Dwelling District. This will be for employee and customer parking for the Twin Lakes State Bank which is located on the property immediately to the north. It is proposed to add 3 drive thru lanes for the bank on the south. This addition will be in the "LC" Light Commercial zoning that is presently the site of the bank. In the process, the bank will lose approximately 25 off-street parking spaces. The proposed parking lot will provide 35 spaces to replace and expand the parking for the bank.

Since the bank first acquired the property for future expansion, their plans have changed and they no longer need the property for the expansion of the bank building, but are now only needing the area for parking. The plan submitted by the applicant proposes the use of earth berms and landscaping that should provide protection to the residential property to the south. Also, no parking will be closer than 25 feet to the public right-of-way which will provide a distance of 40 feet or more from the curb on the north side of Cornelison to the parking area.

RECOMMENDATION:

Should the Board determine that the use of the property for off-street parking is appropriate, then it is the recommendation of the Secretary that the exception be granted 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 vehicle, equipment, materials, or supplies.
2. Only such signs as permitted by Section 28.04.139 of the Code necessary for the proper operation of the parking lot.
3. In no case shall a fee be charged for parking facilities provided hereunder.
4. The off-street parking lot and all driveways providing ingress and egress to the 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 debris.

5. All parking areas shall have adequate markings for channelization and movement of vehicles.
6. If lighting facilities are provided, they shall be so arranged as to reflect or direct light away from adjacent residential properties.
7. There shall be no parking in the required 25 foot front yard set-back area adjacent to Cornelison and Woodrow. This area shall remain unpaved, except for points of ingress and egress to Woodrow and shall be landscaped with trees, and/or shrubs and grass and shall be maintained compatible with the residential area.
8. There shall be no ingress or egress permitted from Cornelison Street.
9. The applicant shall submit four revised copies of the site plan showing the proposed extension of the right turn lane, contour for the berms, and the landscape materials by size and species for approval by the secretary. This shall be done prior to the release of the resolution.
10. The applicant shall contact the Engineering Department and submit a satisfactory guarantee to extend the existing right turn lane on Woodrow Avenue south to the southern most driveway.
11. All improvements, including landscaping, shall be installed prior to the occupancy of the site for an off-street parking lot.

BZA CASE NO. 42-82

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CFO

17 NOTICES SENT TO ADJOINING PROPERTY OWNERS

30 TOTAL NOTICES SENT 11-3-82

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

November 3, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 42-82

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Twin Lakes State Bank, P. O. Box 2929, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of an off-street parking lot on property zoned "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Lots 1, 2, 3, 4, 5 and 6, Block A, Cornelison Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of Cornelison between Woodrow and the Little Arkansas River.

This application has been assigned Case No. BZA 42-82. It will be considered by the Board of Zoning Appeals on November 23, 1982 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 42-82

CITY OF WICHITA, KANSAS

FILED 10-22-82

APPLICATION FOR EXCEPTION

I. Name of Applicant Twin Lakes State Bank

Mailing Address P.O. Box 2929, Wichita, Ks. Phone 838 5741
67201

Name of Authorized Agent Robert E. Hoopes

Mailing Address P.O. Box 2929, Wichita, Ks. Phone 838 5741
67201

Relationship of applicant to property is that of Sr. Vice President
(Owner, Tenant, Lessee, Other)

Send copy
to
Dale Allen
1132 E 2nd
WK 62214

II. Application is made for an exception as provided in Section

2.12.590.C, Code of the City of Wichita, Kansas, to permit
an off street parking area for a bank
the establishment of Drive up lanes for existing banking facility.
located in the Light Commercial District.
Parking area for customers and employees.

on property zoned single family, "AA"

located North side of Cornelison between Woodrow and the Little
Arkansas River.

and legally described as: Lots 1,2,3,4,5, and 6, Block A, Cornelison
Addition.

to Wichita, Sedgwick Co. Ks.

_____ , in the City of Wichita.

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions;
- d. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant Twin Lakes State Bank

Authorized Agent R. E. Hoopes
R.E. Hoopes, Sr. Vice President

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 10:30 (a.m.), Oct 22, 1982 together with appropriate fee of 200.00.

Signed [Signature]

Twin Lakes State Bank

Wichita, Kansas

Twin Lakes State Bank desires to improve and expand its present Drive-In Banking Facility, currently located on the east side of the Bank.

The proposed addition is planned on the south side of the existing Bank. It will consist of a Canopy of approximately 35' x 60', and the addition of three Kbosks, together with a Drive-Up Window.

These additions are necessary to relieve present congestion, especially, during high volume periods, and improve the efficiency of service to the Bank customers.

The required change in on-site circulation and magazine space to service this new facility will eliminate approximately 25 existing parking spaces.

Twin Lakes State Bank is, therefore, requesting a "Parking Exception" be granted on property presently zoned, Single Family "AA", located on the north side of Cornelson between Woodrow and the Little Arkansas River. Legally described as Lots, 1, 2, 3, 4, 5 and 6, Block A, Cornelson Addition. This area would be developed for parking to replace that lost as described above, plus some additional customer and employee parking.

Applicant is requesting the "Parking Exception" as provided in Section 2.11.590.C, Code of the City of Wichita, Kansas.



Twenty-first and Woodrow • P. O. Box 2929 • Wichita, Kansas 67201 • 316-838-5741

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
1 exc. the West 10 ft.	A	Cornelison Addition	D Twin Lakes State Bank, 2150 Woodrow, 67203
West 10 ft. of 1, & all of 2	A	"	"
3 & 4	A	"	"
5	A	"	"
6	A	"	"
1	B	"	✓ James E. Bradfield & Geneva F. Bradfield, 1601 Cornelison, 67203
2 & the East 7 ft. of 3	B	"	✓ Herbert B. Curtis & Mary Ann Curtis, <u>Address Unknown</u> <i>334 Madison 67204 not correct</i>
West 48 ft. of 3 & the East 12 ft. of 4	B	"	✓ Gailerd L. Tisdall & Mary B. Tisdall, 1611 Cornelison, 67203
4 exc. the east 12 ft. & the east 17 ft. of 5	B	"	✓ Anthony John Klausner (Dec- eased) & Isabella M. Klausner, 1617 Cornelison, 67203
West 38 ft. of 5 & the east 52 ft. of 6	B	"	✓ Robert L. Hare Sr. & Alma F. Hare, 1629 Cornelison, 67203
6 exc. the east 52 ft.	B	"	✓ Robert V. Kirsch, 414 N. Hampton, 67206 AND Robert T. Feagins, 7110 E. Lincoln, 67207
7 & the north 30.51 ft. of 8	B	"	✓ W.A. Michaelis Jr., 211 N. Broadway, 67202
South 25 ft. of 8 & the North 45.51 ft. of 9	B	"	✓ F. Joe Wilson & Beulah V. Wilson, 2106 Woodrow, 67203

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
11 & the west 10 ft. of 12	B	Cornelison Addition	✓ Philip W. Blake & Minnie L. Blake, 1632 W. 20th St., 67203
East 42 ft. of 12 & the west 18 ft. of 13	B	"	✓ Michael W. Hostetler, 1628 W. 20th St., 67203
East 34 ft. of 13 & all of 14	B	"	✓ Tom G. Wilhelm & Esther A. Wilhelm, 1622 W. 20th St., 67203
15	B	"	✓ Lorne I. Dexter & Phyllis Jean Dexter, 1606 W. 20th St., 67203
1	-	John M. West Addition	D Twin Lakes State Bank, 2150 Woodrow, 67203
2	-	"	<i>Bank</i> City of Wichita, 455 N. Main, 67202
1	-	Willow Park Estates	✓ Universal Motor Fuels Inc., 2824 Ohio, 67219
97, 98, 99 & 100 on 20th St.	-	Motor Addition	✓ Richard D. Dewey & Mary J. Dewey, 1530 W. 20th St., 67203
All of Block 1	-	Lakeview Estates Addition	✓ Lakeview Development Co., 1900 Amidon, 67203
1	A	Lakeview Estates 2nd Addition	"

page 3

We hereby certify the foregoing to be a true and correct list of the property owners within a 200 foot radius of

Lots 1, 2, 3, 4, 5 and 6, Block A, in
Cornelison Addition, Sedgwick County,
Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 6th day of October, 1982 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By *Mary Kable*
Vice-President

Order No. 313095
GE

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

May 1, 1991

Mr. Dan Winter, Architect
1024 E. 1st St.
Wichita, KS 67214

Re: BZA 42-82 - Revised site plan and landscape plan for parking
lot south of Twin Lakes Bank (2150 Woodrow).

Dear Dan:

The revised site/landscape plan for parking lot expansion at the Twin Lakes Bank, dated April 23, 1991, has been approved insofar as it relates to requirements established by the Board of Zoning Appeals in case BZA 42-82. Bill McKinley, Traffic Engineer, has approved the revised site layout which utilizes the existing driveway for access. However, his approval is conditioned upon the new parking lot being signed for and used by employees only. A southward extension of the right-turn lane on Woodrow will not be required at this time. If the use of the lot changes to permit customer parking, or if an additional vehicular connection to the existing parking lot is ever made, a new entrance further south on Woodrow will be required, as well as extension of the right-turn lane.

The revised landscape plan specifying redbuds, crabapples and Wichita blue junipers, but no berms, is also approved as submitted. These plant materials must be installed prior to use of the new parking lot. With watering to be provided by hose, great care should be taken to assure that adequate moisture is provided until the plants are well established.

Sincerely,

Louise Olivarez
Louise Olivarez, Secretary
Board of Zoning Appeals

LO:jcm

cc: Jerry Blue, Twin Lakes Bank, 2150 Woodrow, 67203
Paul Hays, OCI (w/plan)
Lance Flowers, OCI (w/plan)

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 2