

6. Case No. BZA 2-70 - University Mall, Inc., 313 First National Bank Building, Wichita, Kansas, requests an exception to permit the installation or construction of an off-street parking lot, pursuant to Section 2.12.590.C, Code of the City of Wichita, on property zoned "AA"-Single Family, and legally described as:

Beginning 75 feet north and 75 feet east of the southwest corner of Section 1, Township 27 South, Range 1 East, thence north 275 feet, thence west 25 feet, thence north 350 feet, thence east 200 feet, thence south 625 feet, thence west 175 feet to beginning. Generally located at the northeast corner of 21st and Oliver Streets.

GALBRAITH pointed out the area on the map and reviewed the following Secretary's Report:

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 to permit the installation or construction of an off-street parking lot providing the conditions under Section 28.04.145, Code of the City of Wichita, can be complied with.

COMMENTS BY THE SECRETARY

The applicant is requesting an "exception", as permitted in the Zoning Ordinance, to allow the construction of an off-street parking lot on property zoned "AA"-Single Family and which will be utilized by a shopping center which is proposed to be constructed adjacent to the east of the application area. It should be pointed out that the property this off-street parking lot is intended to serve is being developed under the Community Unit Plan provisions of the Zoning Ordinance. The amended plan DP-8 was approved by the Board of City Commissioners on June 6, 1969.

Since 1959, there has been a total of 11 various applications filed on subject property and that area held under the same ownership to the north and east. These include 3 county zone change requests, 4 city zone change requests, 2 Community Unit Plans, 1 plat and subject BZA request. In 1960, a request