CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 2, 2009

Globe Engineering Co., Inc
1539 S St Paul
Wichita, KS 67213

RE: **CON2008-00057** - City Conditional Use for ancillary parking on property zoned TF-3 Two-family Residential, generally located east of Southwest Boulevard, north of Harry Street on the east side of Saint Paul Avenue.

Dear Ladies and Gentlemen:

At its regular meeting on **November 20, 2008**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request, subject to the conditions in the attached resolution.

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

Sincerely,

Derrick K. Slocum
Associate Planner
Current Plans Division

DKS:mc
Attachment

Copies to: Design-Build Construction, Inc., 1330 E. 37Th St, North, Wichita, KS 67219
Mark Savoy, 433 S Hydraulic, Wichita, KS 67211
Stanley-Aley, Anna Collins, 1705 S. Fern St., Wichita, KS 67213
WCC IV, Paul Gray, Mail Stop 1-13
NA WCC IV, Kelli Glassman, MAIL STOP 1-135
Julianne Kallman, Engineering, Mail Stop 1-71

CONDITIONAL USE RESOLUTION NO. CON2008-00057

WHEREAS, Globe Engineering Co. Inc. (Owner) and Design-Build Construction, Inc. (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 parking on 1.06 acres zoned "TF-3" Two-family Residential described as:

> Lots 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180 and 182, on St. Paul, Richmonds 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located east of Southwest Boulevard, north of Harry Street, on the east side of Saint Paul Avenue

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 November 20, 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 for ancillary parking on 1.06 acres zoned "TF-3" Two-family Residential described as:

> Lots 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180 and 182, on St. Paul, Richmonds 3rd Addition to Wichita, Sedgwick County, Kansas. Generally located east of Southwest Boulevard, north of Harry Street, on the east side of Saint Paul Avenue

Approved subject to the following conditions:

1. The Conditional Use shall only be permitted for an ancillary parking lot. There will be no parking of commercial vehicles without amending the Conditional Use permit.

2. A revised site plan will be required to show the location of light poles and the location of the 5 persons with disabilities parking spaces, which is required per the City of Wichita Off-Street Parking Standards. All parking spaces reserved for persons with disabilities shall comply with the size requirements of the Americans with Disabilities Act and other applicable codes.

3. The ancillary parking lot shall be well lighted with the lights shielded from adjacent residential properties, at a maximum height of 15 feet, including the base.

4. The ancillary parking lot shall be paved and properly striped.

5. Parking lot screening and street yard landscaping on the west side of the lot, and buffer trees along the south, east and north property lines, shall be planted and maintained according to a revised site plan submitted to and approved by the Planning director.

6. The applicants shall erect and maintain a six-foot fence, of standard construction materials, along the south, north and east perimeter of the ancillary parking lot.

7. The applicants will maintain his property and keep it free of debris.

8. The applicants shall submit a landscape plan for approval by the Director of Planning that complies with the Landscaping Ordinance.

9. Any violation of the conditions approved, as a part of this request, shall render the Conditional Use null and void.

Adopted this 20th Day of November 2008

METROPOLITAN AREA PLANNING COMMISSION

Darrell Downing

Darrell Downing, Chair MAPC

ATTEST:

John L. Schlegel

John L. Schlegel, Secretary

AGENDA ITEM NO. 11

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC November 20, 2008

CASE NUMBER: CON2008-00057

APPLICANT/AGENT: Globe Engineering Co. Inc. (Owner)
Design-Build Construction, Inc. (Applicant)
Mark Savoy (Agent)

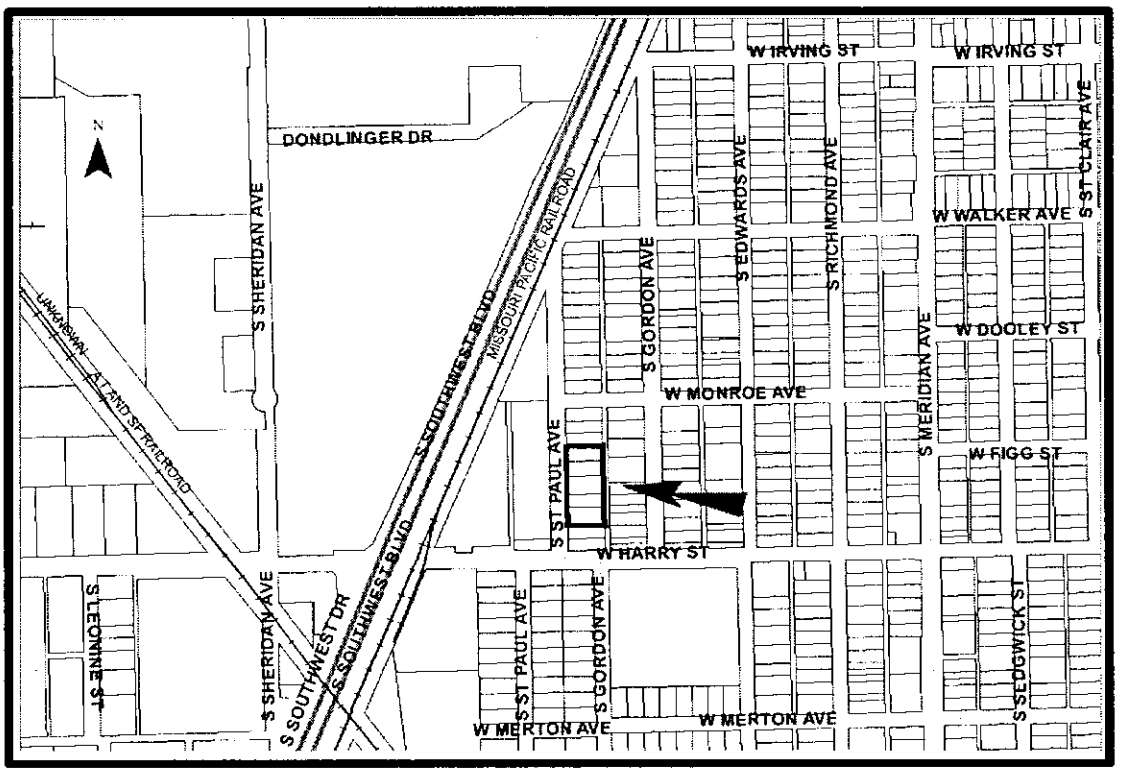
REQUEST: Conditional Use for ancillary parking

CURRENT ZONING: TF-3 Two-family Residential ("TF-3")

SITE SIZE: 1.06 acres

LOCATION: East of Southwest Boulevard, north of Harry Street, on the east side of Saint Paul Avenue

PROPOSED USE: Off-street employee parking for an existing industrial use



BACKGROUND: The applicant is requesting a Conditional Use permit to allow ancillary parking on 1.06 platted acres zoned TF-3 Two-family Residential ("TF-3"). The subject property is currently a vacant lot located northeast of the intersection of St. Paul Avenue and Harry Street. The applicant indicates that ancillary parking is needed for employee parking for an existing industrial operation located directly west across St. Paul Avenue.

The attached site plan depicts 143 parking spaces measured at 8.5 feet wide by 18 feet deep, with nine compact spaces measured at 8.5 feet wide by 16 feet deep. The site plan shows two points of access off of St. Paul Avenue, near the northern and southern parts of the site. There is currently a six foot wooden fence that runs along the east property line. The site plan shows the existing wooden fence extended along the north and south property lines, tapering off to three feet high near St. Paul Avenue. The site plan also shows the planting of trees approximately every 50 feet along all property lines. According to the City of Wichita Off-Street Parking Standards, 5 disabilities accessible spaces will be required, and the location of light poles will also need to be shown on the revised site plan.

The property to the north, south and east is zoned TF-3 and is developed with single family residences to the north and east and duplexes to the south. The property to the west is zoned LI Limited Industrial ("LI") and is developed with a steel fabricator and aircraft parts manufacture.

CASE HISTORY: The subject property is platted as part of the Richmond 3rd Addition, which was recorded March 12, 1987.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Single family residence
SOUTH:	TF-3	Duplex
EAST:	TF-3	Single family residence
WEST:	LI	Steel Fabrication Operation

PUBLIC SERVICES: Normal municipal services are available. Transportation access is via St. Paul Avenue, a paved residential street.

CONFORMANCE TO PLANS/POLICIES: The 2030 Wichita Functional Land Use Guide Map of the Comprehensive Plan indicates that the subject property is appropriate for "Urban Residential" uses. This category does encompass areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. Schools, churches and other similar uses are also found in this category. This request for ancillary parking does not conform to the designation of the Land use Guide of the Comprehensive Plan for "Urban Residential" uses. There are, however, industrial uses located directly to the west of the application area that are zoned LI. There are also industrial uses to the northwest and southwest along the rail line, located just west of the application area. The Wichita Residential Area Enhancement Strategy Map shows this area as being appropriate for "revitalization" efforts. This maps targets those residential neighborhoods in the City of Wichita needing some level of special enhancement or improvement in order to ensure their future viability in terms of structural integrity, marketability, physical form and community cohesiveness. This proposed parking lot will be an improvement in infrastructure,

which is one step under the Enhancement Map strategies.

RECOMMENDATION: Ancillary parking areas may be permitted in residential zoning districts through approval of a Conditional Use. Ancillary parking areas are subject to the Supplementary Use Regulations contained in Section III-D.6.p. of the Unified Zoning Code. With the recommended conditions of approval, the proposed parking lot complies with the requirements of the Unified Zoning Code; therefore, the ancillary parking lot is consistent with the zoning, uses, and character of the area. Based on the information available prior to the public hearing, staff recommends that the request be APPROVED, subject to the following conditions:

1. The Conditional Use shall only be permitted for an ancillary parking lot. There will be no parking of commercial vehicles without amending the Conditional Use permit.

2. A revised site plan will be required to show the location of light poles and the location of the 5 persons with disabilities parking spaces, which is required per the City of Wichita Off-Street Parking Standards. All parking spaces reserved for persons with disabilities shall comply with the size requirements of the Americans with Disabilities Act and other applicable codes.

3. The ancillary parking lot shall be well lighted with the lights shielded from adjacent residential properties, at a maximum height of 15 feet, including the base.

4. The ancillary parking lot shall be paved and properly striped.

5. Parking lot screening and street yard landscaping on the east side of the lot, and buffer trees along the south and north property lines, shall be planted and maintained according to a revised site plan submitted to and approved by the Planning director.

6. The applicants shall erect and maintain a six-foot fence, of standard construction materials, along the south, north and east perimeter of the ancillary parking lot.

7. The applicants will maintain his property and keep it free of debris.

8. The applicants shall submit a landscape plan for approval by the Director of Planning that complies with the Landscaping Ordinance.

9. Any violation of the conditions approved, as a part of this request, shall render the Conditional Use null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: The property to the north, south and east is zoned TF-3 and is developed with single family residences to the north and east and duplexes to the south. The property to the west is zoned LI and is developed with a steel fabricator and aircraft parts manufacture.

2. **The suitability of the subject property for the uses to which it has been restricted:** The subject property is zoned TF-3 and could be developed with uses permitted in that district. However, the industrial zoning and uses directly across St. Paul Avenue reduces the likelihood that this property will be redeveloped with residential uses. An ancillary parking area may be permitted with approval of a Conditional Use and use of the subject property as a parking lot is a suitable use of the property in that it furthers the continued viable use of a nearby industrial property.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The screening, lighting, and compatibility standards of the Unified Zoning Code, the landscaped street yard, parking lot screening, and buffer requirements of the Landscape Ordinance, and the additional zoning restrictions of the Conditional Use should limit noise, lighting, and other activity from adversely impacting surrounding residential uses.

4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and Policies:** The 2030 Wichita Functional Land Use Guide Map of the Comprehensive Plan indicates that the subject property is appropriate for "Urban Residential" uses. This category does encompass areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality. Schools, churches and other similar uses are also found in this category. This request for ancillary parking does not conform to the designation of the Land use Guide of the Comprehensive Plan for "Urban Residential" uses. There are, however, industrial uses directly to the west of the application area that are zoned LI. There are also industrial uses to the northwest and southwest along the rail line, located just west of the application area. The Wichita Residential Area Enhancement Strategy Map shows this area as being appropriate for "revitalization" efforts. This maps targets those residential neighborhoods in the City of Wichita needing some level of special enhancement or improvement in order to ensure their future viability in terms of structural integrity, marketability, physical form and community cohesiveness. This proposed parking lot will be an improvement in infrastructure, which is one step under the Enhancement Map strategies.

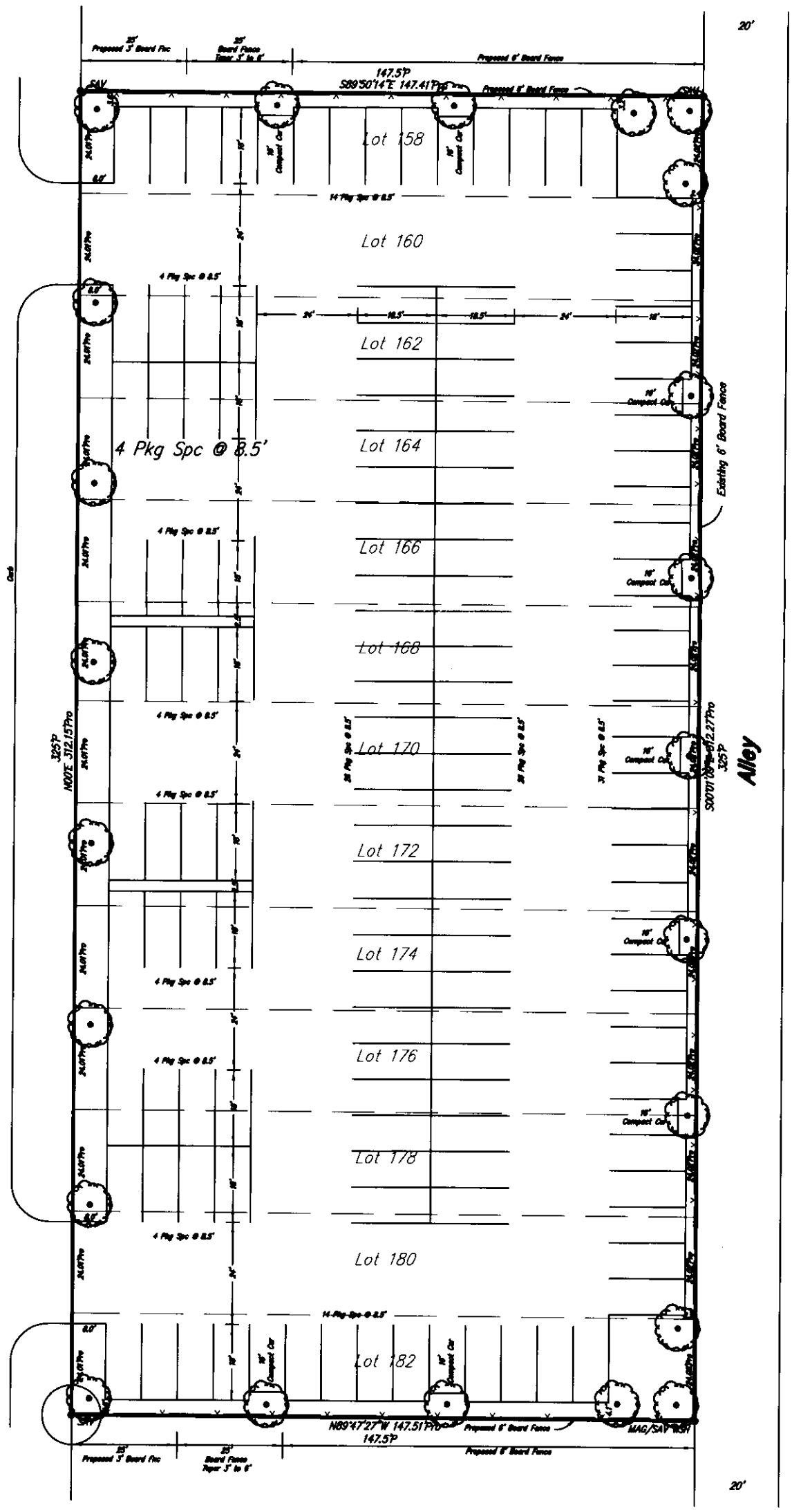
5. **Impact of the proposed development on community facilities:** The proposed use of this property would have a limited impact on community facilities. There may be an increase in traffic along St. Paul Ave.; however, access to the industrial use by the employees existed along this route before the application, so only a minor increase in traffic would be anticipated.

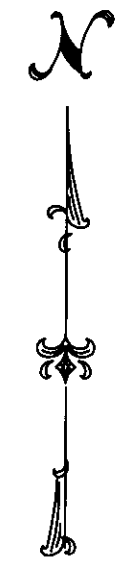
Exhibit

Conditional Use to Allow Parking on TF3 Zoning
Administrative Adjustment to Reduce Front Yard Setback to 8 feet

143 Parking Spaces

Legal Description:
Lots 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, and 182 on St. Paul, Richmonds 3rd Addition to Wichita, Sedgwick County, Kansas.





1" = 30'

LEGEND:

P = Platted
M = Measured
C = Calculated
Pro = Prorated

= Proposed Tree

Zoning = TF3

Area
46038.90 Sq. Ft.
1.06 Acres

Owner: *Globe Engineering Co., Inc.*
Attn: Ronald T. Ross
1539 S. St. Paul
Wichita, KS 67213
Ph: 943-1266

Agent: *Design-Build Construction, Inc.*
Attn: Lou Eftink
1330 E. 37th St North
Wichita, KS 67219
Ph: 722-8180

13 October 2008
Project No. 08JN10062 C

Savoy Company, P.A.
Land Surveyors
433 S. Hydraulic, Wichita, KS 67211-1911
PH (316) 265-0005
FAX (316) 265-0275
www.savoyco.com