

3. No parking shall be permitted in the required front yard setbacks in the "A" district. The front yards shall be measured prior to additional street dedication.
4. Within 30 days after approval by the Board, and prior to release of the resolution authorizing this parking exception, the applicants shall dedicate 5 feet of right-of-way for Orchard from Lots 31 and 32 on Orchard in Myers' Subdivision of Lots 1 and 3 in Block 6, Frisco Heights Addition and from Lots 1, 3, 5, 7, 9 and 11 on Orchard in The Grandview Subdivision of Lots 2 and 4 in Block 6, Frisco Heights Addition.
5. The parking lot 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 vehicles, equipment, materials or supplies.
6. Only such signs as are necessary for the proper operation of the parking lot shall be permitted.
7. In no case shall a fee be charged for these parking facilities.
8. All parking areas and driveways shall be surfaced with concrete, asphalt, or asphaltic concrete and shall be maintained in good condition and free of weeds, dust, trash and other debris.
9. Parking areas shall have adequate guards to prevent the overhanging of vehicles beyond the property lines, and parking areas shall have adequate markings for channelization and movement of vehicles.
10. If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.
11. There shall be no access to Orchard or Holyoke from this parking lot and access to Murdock or Hillside shall be only at locations approved by the Traffic Engineer.

September 27, 1988

SECRETARY'S REPORT

CASE NUMBER:

BZA 41-88

OWNER/APPLICANT/AGENT:

Highland House and HCA Health Services of
Kansas, Inc. (owners/applicants)
Kenneth P. Stewart (agent)

REQUEST:

Exception to permit the establishment of
off-street parking.

CURRENT ZONING:

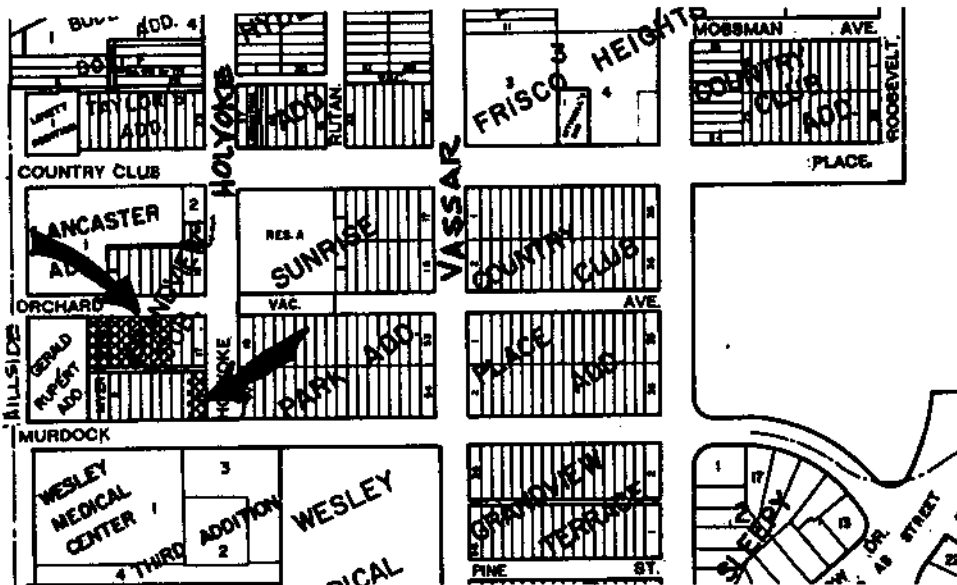
"A" Two-Family Dwelling District

SITE SIZE:

0.8 acres

LOCATION:

Between Murdock and Orchard Avenue in an area
west of Holyoke.



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in 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.

BACKGROUND: The two applicants own all properties in the block bounded by Hillside and Holyoke, Murdock and Orchard, except for the one-family dwelling at 821 N. Holyoke (S.W. corner Holyoke and Orchard). A total of 15 residential structures still occupy this block, with only the frontage on Hillside being devoid of buildings. A little more than half of the block is zoned the "BB" Office District, with the balance being zoned the "A" Two-Family Dwelling District. A parking lot is proposed for this block, except for two home sites in the northeast corner, if an exception for parking in the "A" district is granted. If not granted, eight structures in the "BB" district could still be removed and a parking lot constructed on the west and south portions of this block. The parking lot site plan submitted is for the entire block, except the northeast corner. Only one access to the parking lot is proposed, and that is from Murdock at a point at least 150 feet east of the entrance/exit for the Wesley parking garage. The 300± car lot will be for use by Wesley Medical Center employees.

ADJACENT ZONING AND LAND USE:

NORTH	"A" & "BB"	One- and two-family dwellings
SOUTH	"BB"	Wesley hospital complex
EAST	"A" & "B"	One-family dwellings and yard of Wichita Children's Home
WEST	"BB"	One- and two-family dwellings

RECOMMENDATION: Should the Board determine that a parking lot is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. Fences shall be constructed as shown on the site plan. These include a 4-foot wood fence along Holyoke and a 6-foot wood fence along the balance of the east and north sides of the parking lot. The "finished" side of the fence shall face outward from the parking lot with the structural supports on the inside.
2. The 20-foot to 25-foot front yard along Orchard between the fence and sidewalk and the 25-foot setback on the east 50 feet of the Murdock frontage shall be landscaped with grass, trees and shrubs. Within 30 days after approval by the Board, and prior to release of the resolution authorizing this parking exception, the applicant shall submit a landscape plan to the Secretary for review and approval. The plan shall note the method of watering to be provided. The approved landscape materials shall be installed prior to use of the parking lot or, if weather does not permit planting, a financial guarantee shall be submitted to C.I.D. guaranteeing the installation of the plant materials at the beginning of the next planting season. Once installed, the plant materials shall be maintained in good condition.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 3, 1988

Kenneth P. Stewart
Boyer, Donaldson & Stewart
1030 First Nat'l Bank Bldg.
Wichita, KS 67202


Re: BZA 41-88 - Exception to permit the establishment of
off-street parking between Murdock & Orchard Avenue, west of
Holyoke.

Dear Mr. Stewart:

Enclosed is a signed copy of the above-referenced BZA resolution
adopted by the Board of Zoning Appeals on September 27, 1988.
This resolution reflects the official action of the Board to
grant your request and sets out the conditions of approval. It
is forwarded to you for your information and files now that
conditions 2 and 4 have been completed. A minor street permit
will be needed before the irrigation lines can be installed in
the public right-of-way. Please contact Mike Hampel in the
Public Works Department at 268-4667 to make application for this
permit.

If you have questions concerning this matter, please call our
office.

Sincerely,


Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO/jcm
Enclosure

cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

FILE COPY

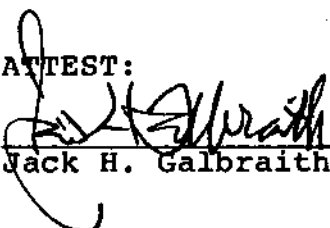
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10. If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent dwelling district.
11. There shall be no access to Orchard or Holyoke from this parking lot and access to Murdock or Hillside shall be only at locations approved by the Traffic Engineer.

ADOPTED AT WICHITA, KANSAS, this 27th day of September, 1988.


Sharon Ryan, President

ATTEST:


Jack H. Galbraith, Secretary

BZA RESOLUTION NO. 41-88

WHEREAS, Highland House and HCA Health Services of Kansas, Inc., pursuant to Section 2.12.590.C, Code of the City of Wichita, request an exception to permit the establishment of off-street parking on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lots 31 and 32 on Orchard Avenue, Myers' Subdivision of Lots 1 and 3 in Block 6, Frisco Heights Addition to Wichita, Kansas; odd Lots 1, 3, 5, 7, 9 and 11, inclusive, on Orchard Avenue, Grandview Subdivision of Lots 2 and 4 in Block 6 in Frisco Heights, Wichita, Kansas; and Lot 16, except the west 5.7 feet thereof, and all of Lot 18 on Murdock Avenue, Grandview Subdivision of Lots 2 and 4 in Block 6 in Frisco Heights, Wichita, Kansas. Generally located between Murdock and Orchard Avenue in an area west of Holyoke.

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 September 27, 1988, 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 off-street parking on property zoned the "A" Two-Family Dwelling District, subject to the conditions 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 establish off-street parking on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Lots 31 and 32 on Orchard Avenue, Myers' Subdivision of Lots 1 and 3 in Block 6, Frisco Heights Addition to Wichita, Kansas; odd Lots 1, 3, 5, 7, 9 and 11, inclusive, on Orchard Avenue, Grandview Subdivision of Lots 2 and 4 in Block 6 in Frisco Heights, Wichita, Kansas; and Lot 16, except the west 5.7 feet thereof, and all of Lot 18 on Murdock Avenue, Grandview Subdivision of Lots 2 and 4 in Block 6 in Frisco Heights, Wichita, Kansas. Generally located between Murdock and Orchard Avenue in an area west of Holyoke.

subject to the following conditions:

1. Fences shall be constructed as shown on the site plan. These include a 4-foot wood fence along Holyoke and a 6-foot wood fence along the balance of the east and north sides of the parking lot. The "finished" side of the fence shall face outward from the parking lot with the structural supports on the inside.
2. The 20-foot to 25-foot front yard along Orchard between the fence and sidewalk and the 25-foot setback on the east 50 feet of the Murdock frontage shall be landscaped with grass, trees and shrubs. Within 30 days after approval by the Board, and prior to release of the resolution authorizing this parking exception, the applicant shall submit a landscape plan to the Secretary for review and approval. The plan shall note the method of watering to be provided. The approved landscape materials shall be installed prior to use of the parking lot or, if weather does not

6' fence
along Holyoke
OK