

RESOLUTION No. 16-032

A RESOLUTION AUTHORIZING A CONDITIONAL USE TO PERMIT ANCILLARY PARKING ON APPROXIMATELY 0.09 ACRES ZONED TF-3 TWO-FAMILY RESIDENTIAL (TF-3), GENERALLY LOCATED SOUTH OF EAST DOUGLAS AVENUE AND EAST OF SOUTH POPLAR AVENUE (116 S. POPLAR), IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975 AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

**SECTION 1.** That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-D of the Wichita-Sedgwick County Unified Zoning Code, for a Conditional Use to allow Ancillary Parking on approximately 0.09 acres zoned TF-3 Two-family Residential (TF-3).

**Case No. CON2015-00038**

A Conditional Use to allow Ancillary Parking on approximately 0.09 acres zoned TF-3 Two-family Residential (TF-3) described as:

Lots 2 and 4 EXCEPT the East 50 feet, Poplar Street, 2<sup>nd</sup> Subdivision of Lots 3 & 4 Richland Addition to Wichita, Sedgwick County, Kansas.

**SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The Conditional Use for Ancillary Parking shall conform to the UZC, Sec.III-D.6.p.
2. Paved parking surface shall be no closer than eight feet from the front or west property line.
3. The applicant shall submit a revised site plan for planning staff approval which demonstrates the eight-foot front setback for parking, screening from residential property to the south, and landscaping within the eight-foot front setback.
4. The site shall be maintained in conformance with the approved site plan.
5. No light poles shall be permitted on the site.
6. The applicant shall submit a landscape plan, to be approved by planning staff, in conformance with the Landscape Ordinance.
7. 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 VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

**SECTION 2.** That upon the taking effect of this Resolution, the notation of such Conditional Use permit shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

**SECTION 3.** That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED this 9th day of February, 2016.

\_\_\_\_\_  
Jeff Longwell, Mayor

ATTEST:

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Karen Sublett, City Clerk

(SEAL)

Approved as to form: \_\_\_\_\_  
Jennifer Magana, City Attorney and Director of Law