



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 2, 2003

Dan Bruring
Wichita Gymnastics
9400 E. 37th St. N.
Wichita, KS 67209

Re: BZA2003-00006: Zoning Adjustment to reduce the parking requirement by 25 percent from 130 spaces to 106 spaces for a youth gymnastics center only.

Legal Description: Lot 3, Block 2, Industrial Air Center Addition, Wichita, Sedgwick County, Kansas. Generally located north of 37th Street North and west of Webb Road.

Dear Mr. Bruring:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to construct a 9,000 square foot addition for the gymnastics center located on the subject property. As a result of the 9,000 square foot addition the Unified Zoning Code requires 130 parking spaces to be provided; however, you indicate that most of the students at the gymnastics center are too young to drive and that the actual parking need based on personal observation is closer to 30 parking spaces. From reviewing your site plan, we have determined that you propose to provide 78 parking spaces on the subject property. We also understand that you have a shared parking agreement with the adjoining property to the west for an additional 31 parking spaces, which brings the total parking spaces available for the gymnastics center to 109 spaces. Since the parking requirement is 130 spaces, you have requested a Zoning Adjustment to reduce the parking requirement by 25 percent.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for business expansions when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement by 25 percent from 130 spaces to 106 spaces meets the four conditions required by Sec. V-I.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Most of the students at the gymnastics center are too young to drive; therefore, the actual parking need for the use of the subject property is lower than anticipated by the Unified Zoning Code parking requirements. Such instances are the reason flexibility is provided within the Code to allow for minor reductions of the parking requirement. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient parking should be provided such that on-street parking for the gymnastics center should not be necessary. Since all parking for the gymnastics center should be off-street, there should not be negative impacts on the safety and convenience of vehicular and pedestrian circulation in the area.
- 2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as sufficient parking should be provided on-site with

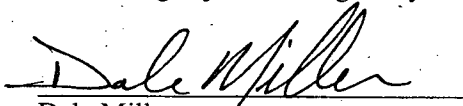
any resulting off-site parking need being accounted for through a shared parking agreement with the adjoining property to the west. Parking from the gymnastics center should not utilize parking provided for any other adjacent businesses.

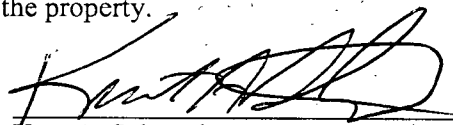
- 3) Compatibility with existing or permitted uses on abutting sites: Gymnastic centers and accessory uses such as parking are permitted in industrial zoning districts, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the parking requirement by 25 percent from 130 spaces to 106 spaces for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The parking area shall be paved and marked in general conformance with the approved site plan.
- 3) A minimum of 78 parking spaces shall be provided on site. The remaining parking spaces may be provided off-site through a shared parking agreement.
- 4) The Zoning Adjustment is for a parking requirement reduction only for a gymnastics center primarily engaged in the teaching of gymnastics to youth. The subject property shall not be used to host gymnastic competitions. Any change in use of the subject property shall fully comply with the parking requirements of the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, 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 Zoning Adjustment is null and void.

The zoning adjustment sign may now be removed from the property.


Dale Miller
Acting Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

