district, 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 from 51 spaces to 38 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) Redevelopment of the site shall generally comply with the requirements of the Landscape Ordinance per a landscape plan approved by the MAPD prior to the issuance of a building permit.

4) 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Larry Hoetmer, Wichita Park Department, 455 N. Main St., Wichita, KS 67202
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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 22, 2004

Julie Hedrick
USD 259
3850 N. Hydraulic
Wichita, KS 67218

Re: **BZA2004-00086: Zoning Adjustment to reduce the parking requirement from 51 spaces to 38 spaces.**

Legal Description: Even Lots 74-96 on Pattie and Odd Lots 73-95 on Lulu, Lincoln Street Addition, Wichita, Sedgwick County, Kansas together with the vacated alley located between said lots. Located on the northeast corner of Zimmerly and Pattie (1340 S. Pattie).

Dear Ms. Hedrick:

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 remodel an existing school building into a community center and outdoor recreation site. Your application indicates that the parking need for the proposed use of the property is less than the number of parking spaces required by the Unified Zoning Code; therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 51 spaces to 38 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for redevelopment of existing sites when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement as proposed 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: Flexibility is provided within the Code to allow for minor reductions of the parking requirement to encourage redevelopment of existing sites. The extent of the parking requirement reduction is within allowable limits; therefore, sufficient on-site parking should be provided such that on-street parking for proposed use should not exceed the amount of on-street parking available.

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 no resulting off-site parking need being generated by the proposed use that would utilize parking provided for adjacent uses.

3) Compatibility with existing or permitted uses on abutting sites: Community centers, public outdoor recreation, and accessory uses such as parking are permitted in the "MF-29" Multi-Family zoning

Adjust striping amongst existing condensers
Renovate existing Asphalt Drive and parking spaces as required
17 Parking Spaces @ 9' O.C.
17.00'
18'
10'R
24'
38 Parking Spaces
2 ADA, 1 Van Accessible
New Concrete Apron
Standard City Layout
Remove Existing Concrete Drive
10'R
Provide new HC ramp as required
New Sidewalk
Area to be removed as requested
Connect New Walk to Existing Sidewalk
SITE PLAN
11-22-04 REVISED PER CITY COMMENTS
8-24-2004