



**Wichita-Sedgwick County Metropolitan Area Planning Department**

June 27, 2018

City of Wichita  
Attn: John Philbrick  
455 N. Main, 13<sup>th</sup> Floor  
Wichita, KS 67202

MKEC Engineering, Inc.  
Attn: Brian Lindebak  
411 N. Webb Road  
Wichita, KS 67206

**Re: BZA2018-42: City zoning Administrative Adjustment to reduce the parking requirement (Protective Overlay #13) for the Stryker Sports Complex by 24% in LI Limited Industrial zoning, generally located at the southwest corner of East 29<sup>th</sup> Street North and North Greenwich Road (10911 E. 29<sup>th</sup> St. N.)**

**Legal Description: LOT 7, BLOCK 1, REGENCY PARK ADDITION AND ALL OF THE NORTHEAST BASEBALL COMPLEX ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.**

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement on the above-referenced property. You are requesting reduction of the on-site parking requirement from 1,088 spaces to 829 spaces, approximately 24% reduction of the Unified Zoning Code (UZC) requirement for the site.

Sec. V-I.2.i of the Unified Zoning Code allows reduction of the parking requirement for LI zoning by up to 25% when the conditions required by Sec. V-I.6 of the Code are met. We find that the parking reduction 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: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact existing industrial uses in surrounding areas.
- 3) Compatibility with existing or permitted uses on abutting sites: Properties surrounding the site are zoned LI Limited Industrial and SF-5 Single-Family Residential. Therefore a parking reduction should not compromise existing or permitted uses on abutting sites. All

parking for this project should be adequately provided on this site. Street visibility will not be affected.

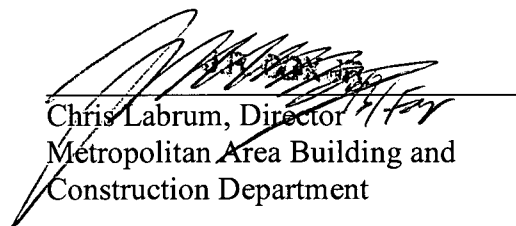
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce parking by approximately 24%, from 1,088 to 829 spaces is hereby granted for the aforementioned property subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved site plan. Permitting shall be obtained and all improvements completed within one year.
- 2) All parking on the site shall be paved and marked in accordance with City standards. This Administrative Adjustment applies only to the reduction of parking associated with this application as shown on the approved site plan.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative 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.

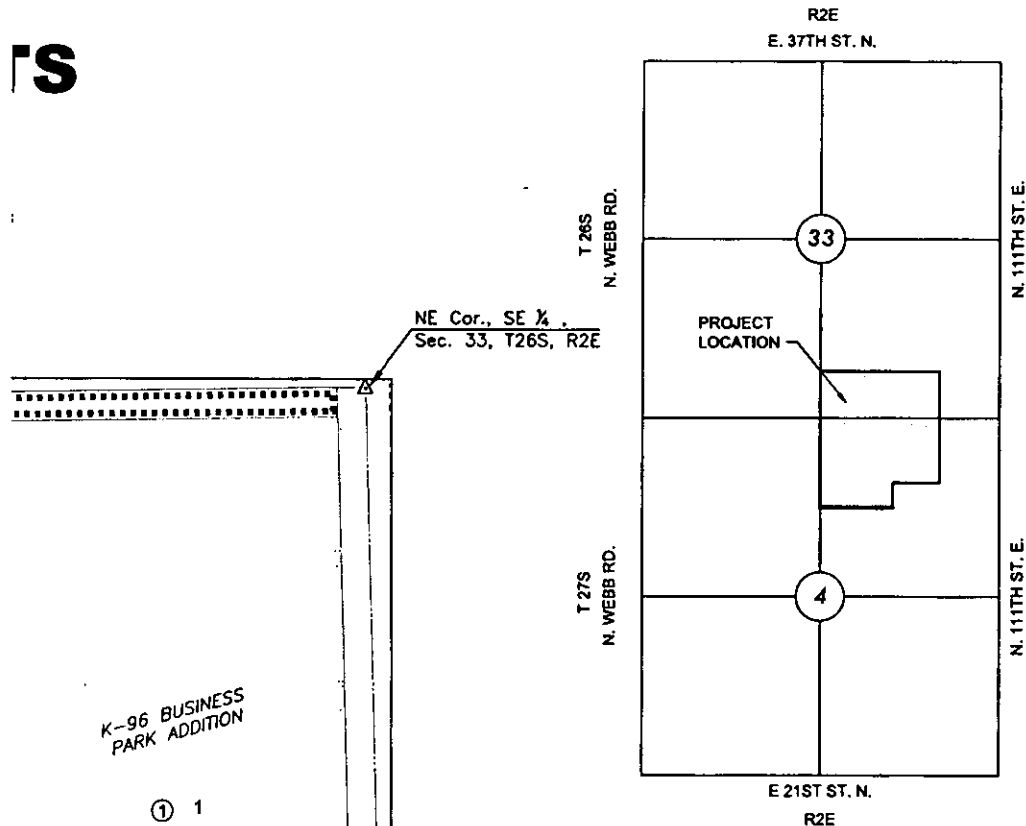
The "Development Application" sign should now be removed from the property.

  
Dale Miller, Director  
Metropolitan Area Planning Department

  
Chris Labrum, Director  
Metropolitan Area Building and  
Construction Department

cc: MABCD  
Pete Meitzner, CM District II  
Laura Rainwater, Community Services Representative District II

TS



## VICINITY MAP

No Scale

### MABCD Parking Comment

17. The owner shall provide a letter to the Metropolitan Area Building and Construction Department containing the below items in it to meet the D(1)(d) of the Plan Submittal Guide and the Wichita-Sedgwick County Unified Zoning Code Article IV, Sec.

IV-A.4. The items are:

- The total number of seats at the Stadium, at the athletic fields, and at the Fieldhouse.
- The total number of parking spaces that will be provided at the site. The number of parking space required by the Wichita-Sedgwick County Unified Zoning Code is one parking space for every 0.33 seat.

No Conditional Building Permit to the General Contractor until the above letter with the above items in it has submitted and approved by the Metropolitan Area Building and Construction Department.

### Project information:

The improvements proposed at Stryker Sports complex encompass three primary components. These are improvements to the existing Stadium, construction of a new Indoor Facility, and nine outdoor turf fields. The seating or occupancy of each component is summarized as follows:

Stadium

- North bleachers (after expansion) – 2,146 seats
- South bleachers – 750 seats
- Total – 2,896 seats

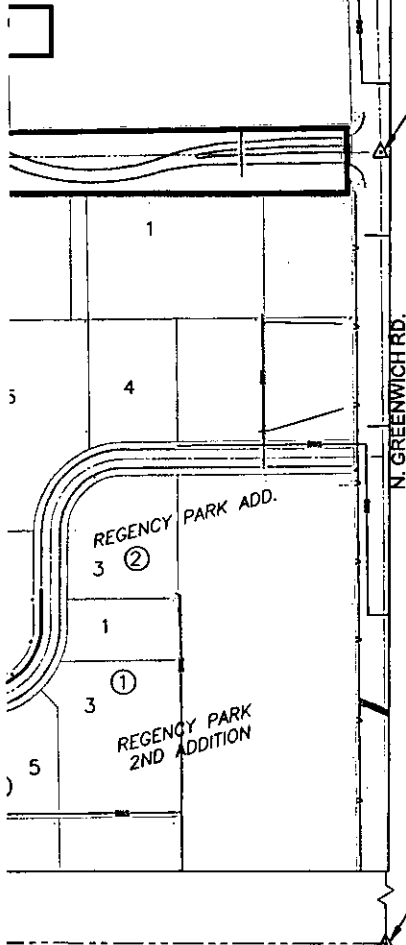
Indoor Facility – 400 person occupancy

Nine Outdoor Turf Fields – no permanent seating; patrons will provided their own seating  
Sum total of seats and occupants – 3,296

Based on the sum total provided above and the number of one parking space for every 0.33 seats as required by the Wichita-Sedgwick County Unified Zoning Code, the number of required parking spaces is calculated to be 1,088

### Parking Summary (paved):

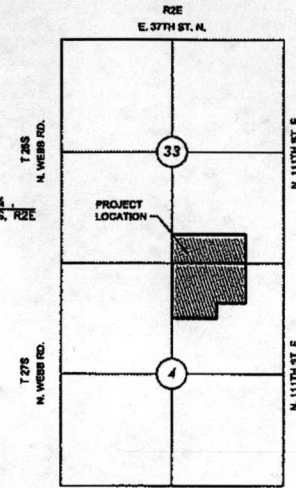
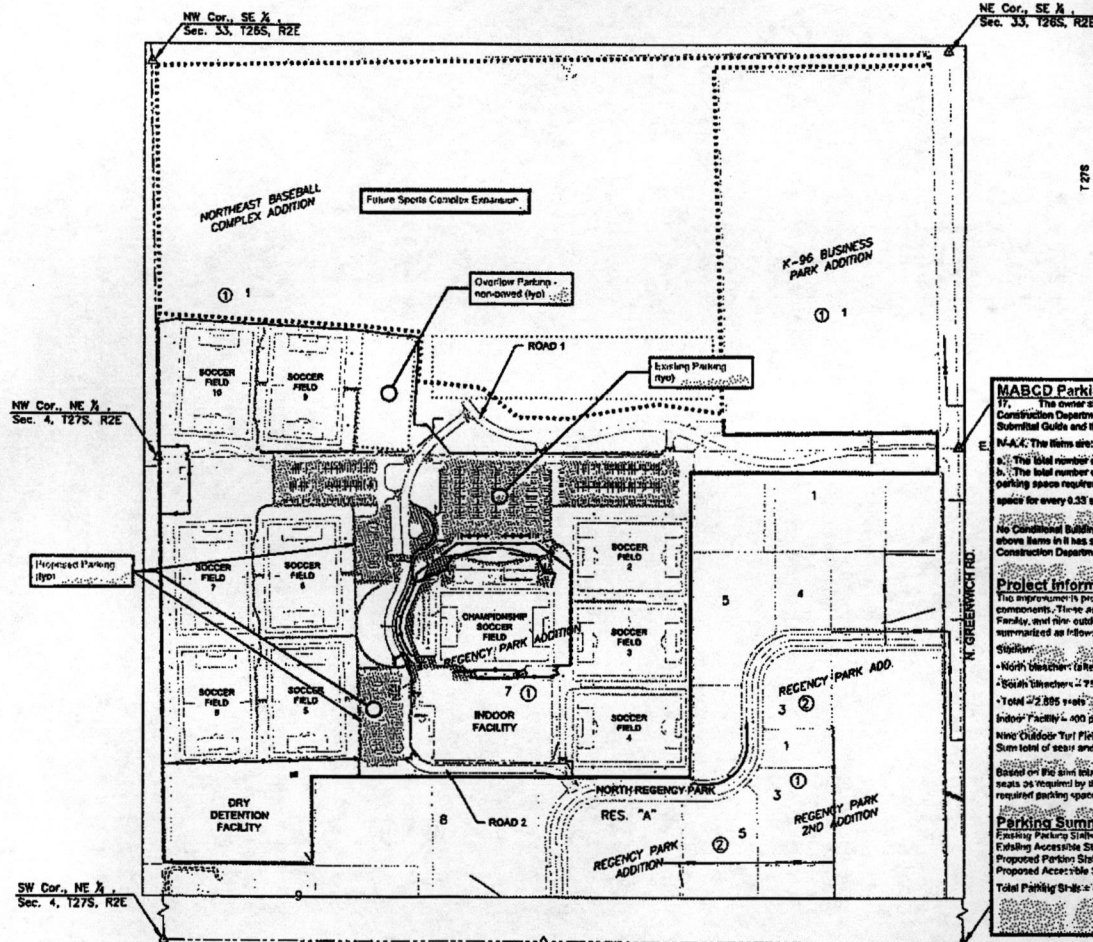
Existing Parking Stalls = 596  
Existing Accessible Stalls = 14  
Proposed Parking Stalls = 211  
Proposed Accessible Stalls = 8  
Total Parking Stalls = 829



# STRYKER SPORTS

## PARKING SUMMARY 6.4.2018

AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS  
GARY JANZEN, P.E. - CITY ENGINEER



VICINITY MAP

### MABCD Parking Comment

The owner shall provide a letter to the Metropolitan Area Building and Construction Department containing the below items in it to meet the D1160 of the Plan Submittal Guide and the Wichita-Sedgwick County Unified Zoning Code Article IV, Sec. N-4.4. The items are:

- The total number of seats at the Stadium, at the athletic fields, and at the Fieldhouse.
- The total number of parking spaces that will be provided at the site. The number of parking spaces required by the Wichita-Sedgwick County Unified Zoning Code is one parking space for every 0.53 seat.

No Conditional Building Permit is the General Contractor until the above letter with the above items in it has been submitted and approved by the Metropolitan Area Building and Construction Department.

### Project Information

This improvement is proposed at Stryker Sports complex encompass three primary components. These are improvements to the existing Stadium, construction of a new Indoor Facility, and five outdoor turf fields. The seating or occupancy of each component is summarized as follows:

- Stadium:**
- North bleachers (after renovation) - 2,148 seats
  - South bleachers - 750 seats
  - Total - 2,898 seats
- Indoor Facility:** 4,000 person occupancy
- New Outdoor Turf Fields:** no permanent seating; patrons will provide their own seating
- Sum total of seats and occupancy - 3,298

Based on the above total provided above and the number of one parking space for every 0.53 seats as required by the Wichita-Sedgwick County Unified Zoning Code, the number of required parking spaces is calculated to be 1,888.

### Parking Summary (revised):

- Existing Parking Stalls - 595
- Existing Accessible Stalls - 14
- Proposed Parking Stalls - 211
- Proposed Accessible Stalls - 8
- Total Parking Stalls - 828