



Wichita-Sedgwick County Metropolitan Area Planning Department

Jan 7, 2009

Mark Griggs
9925 W 21st Street N Ste C
Wichita, KS 67205

Rodney Coker
407 N Waco
Wichita, KS 67202

Re: BZA2008-70: Administrative adjustment to reduce the number of parking spaces from 115 to 87 spaces for a fitness center in LI Limited Industrial zoning.

Legal Description: Lot 4 Block A Burleson Addition to Wichita, Segwick County, Kansas. Generally located east of N Hoover and north of 21st Street N (2330 N Hoover).

Dear Applicants,

We have reviewed your request for an Administrative Adjustment to reduce parking requirements from 115 to 87 spaces for the aforementioned property for fitness center. We understand you wish to build a fitness center on the site with 51 on-site parking spaces, and utilize 36 shared parking spaces from the property to the south and under the same ownership.

The Unified Zoning Code allows an Administrative Adjustment to reduce parking requirements by up to 25% for expansion projects. We find that reducing the required parking to 87 spaces on the aforementioned property meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: Sufficient parking is provided with a shared parking agreement between the two sites, there should be no negative impacts on public vehicular and pedestrian circulation in the vicinity.
- 2) Impact on existing uses in surrounding areas: Sufficient parking is provided with a shared parking agreement between the two sites, there should be no negative impacts on surrounding properties.
- 3) Compatibility with existing or permitted uses on abutting sites: The reduction in parking requirements is within allowable adjustments, and the proposed use is compatible with abutting uses.

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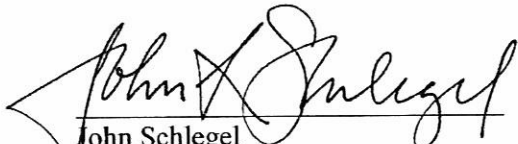
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- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Adjustment to allow a reduction in the parking requirements from 115 to 87 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 accordance with the site plan.
- 3) The site shall maintain a parking agreement with the property to the south, providing for a total of 87 parking spaces.
- 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 zoning adjustment sign may now be removed from the property.



John Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Richard Chamberlin, Office of Central Inspection
Herb Shaner, Office of Central Inspection
Jeff Longwell, WCC District V, mail stop 1-13

