
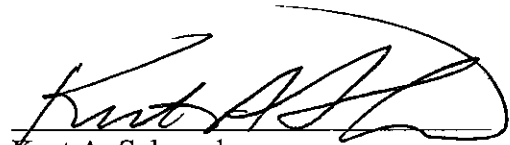


The "Development Application" sign should now be removed from the property.



John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Herb Shaner, Office of Central Inspection



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

March 3, 2006

Friends University
Atten. Randy Doerksen
2100 W. University Street
Wichita, Kansas 67213

University Friends Church
1840 W. University
Wichita, Kansas 67213

Re: BZA2006-00015: Zoning Adjustment to reduce the parking requirement by 25 percent, from 44 spaces to 33 spaces.

Legal Description: Lots 44, 46 and 48 University Place Addition

Dear Sirs:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. It is our understanding that this site is currently a parking lot that is owned by and serves the Friends Yearly Meeting / University Friends Church, located to the east of the site. It is also our understanding that University Friends Church intends to transfer ownership of these lots to Friends University in order that the existing parking may be used to meet the parking requirements for a Friends University housing project located immediately to the north of the subject lots. From reviewing your application, we understand that Friends University proposes to construct housing on the land north of the subject site, which would require 44 parking spaces. The existing lot has only 38 spaces; therefore you are requesting a 25 percent reduction in the number of required spaces or 33 spaces. 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, and that the available space on the property for parking is limited; therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 44 spaces to 33 spaces. Staff is recommending a reduction to 36 spaces which will allow for the construction of two ADA universal design parking 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

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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, a reduction to 36 spaces, even though 38 spaces are provided, should not negatively impact safety or convenience of vehicular and pedestrian circulation since the parking lot already exists. The lot will probably be more consistently used as parking for residences instead of the church, however the lot meets required parking lot design and accepted traffic circulation standards.
- 2) Impact on existing uses in surrounding areas: Since the site will be eight spaces short of the 44 spaces required, it is possible there could be additional on-street parking. However, the University is in the process of developing 10 (projected) additional parking to the west of the application area, which would result in 46 spaces for the 25 units. With the addition of those spaces there should not be any significant negative impact on uses in surrounding areas.
- 3) Compatibility with existing or permitted uses on abutting sites: The parking lot already exists, and has existed for many years. Continuing its use to support student housing should not be any more incompatible to surrounding uses that when it provided parking for the church.
- 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 44 spaces to 36 spaces. Staff is approving the reduction to 36 spaces as that will allow for two ADA universal design parking spaces to be installed. The Zoning Adjustment on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The parking area shall be paved and marked in general conformance with the approved site plan, which shall include additional evergreen landscaping at the west end of the south property line where the lot line abuts single-family zoning.
- 2) 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.

