

NONRESIDENTIAL USES					
Proposed Use/Activity	Land Development Code Defined Use	Required Parking	Estimated Required Parking by Staff	Total Required Parking	
GOLF COURSE – PASSIVE RECREATION WITH ACCESSORY USES					
Golf Course	Passive Recreation	Schedule D [Determined by Planning Director and Parking Study]	4 spaces per hole 2 courses @ 18 holes each + 20 spaces for practice areas	72 72 20	Total spaces = 164
7,500 SF Cart Storage	Accessory to Passive Recreation Use	Accessory use parking not required.	0 spaces required. Counted in golf course requirement	0	
15,500 SF Clubhouse	Accessory to Passive Recreation Use and	Accessory use. Parking not required except for Restaurant use.	0 spaces required. Counted in golf course requirement	0	Total Spaces = 82
Lockers/Restroom				0	
Pro-shop				0	
Restaurant accessory to clubhouse • 9,500 SF 1 st floor • 6,000 SF 2 nd floor	Eating and Drinking Establishment as Accessory to Passive Recreation Use and as primary use for non-golf members.	Eating and Drinking – Fast Order Food or Quality Restaurant 1 space per 100 SF of customer service area plus 1 space per employee based on largest shift.	75% of main floor for restaurant use. ¹ Employee number estimated at 10 for this use.	82	
SUBTOTAL					246 spaces
BANQUET FACILITY – EATING AND DRINKING ESTABLISHMENT [NIGHTCLUB ²] USE					
15,500 SF banquet/event facility	Eating and Drinking Establishment - Nightclub	1 space per 3 persons based on maximum occupancy plus 1 space per employee based on largest shift.	Maximum 800 people at 1/3 occupancy = 267 spaces. Estimated employee at maximum shift = 20	267 20	Total spaces = 287
1,200 SF Kansas Golf Hall of Fame	Cultural Center or Accessory to banquet facility	1 space per 500 SF	3 spaces counted as exhibit space in banquet facility use.	0	
SUBTOTAL					287 Spaces
OUTDOOR SWIMMING POOL – ACTIVE RECREATION USE					
2-3 swimming pools • 1,200 SF cabana • 1,200 SF cabana • 2,400 SF cabana Estimated 62,102 SF area total	Active Recreation	Schedule D [Determined by Planning Director and Parking Study]	1 space per 500 SF of 62,120 total area.	125	Total spaces = 125
Outdoor snack bar/grill Use identified in Traffic Study but not shown individually on face of PDP. Assumed to be contained in cabana building	Fast Order Food and/or Accessory to Active Recreation Use	Eating and Drinking – Fast order food 1 space per 100 SF of customer service area plus 1 space per employee based on largest shift	1 space per 100 SF of 1,200 SF cabana Estimated employees 3	12 3	Total spaces = 15
SUBTOTAL					140 spaces

¹ 75% of total floor area used as estimated per 1966 Zoning Code practices.

² Banquet Facility or Event Center is not a listed use in the Land Development Code. Nightclub use has been applied as the most similar use for the purposes of estimating off-street parking requirements. Future Text Amendment to define this use separately in the use tables.

FITNESS CENTER – COMMERCIAL USE					
11,800 SF Fitness/Wellness Center	<i>Accessory to Active Recreation Use and/or Sports and Recreation, Participant,</i>	Personal Improvement at 1 space per 200 SF	1 space per 200 SF = 59 spaces	59	Total spaces = 59
SUBTOTAL					59 spaces
HOTEL – COMMERCIAL USE					
24 guest rooms	<i>Transient Accommodations</i>	1 space per guestroom + 1 space per 1.5 employees.	24 guest rooms 5 employees	25 3	Total spaces = 28
SUBTOTAL					28 spaces
OFFICE – ACCESSORY USE TO MULTIPLE USES IN PROPOSED DEVELOPMENT.					
4,000 SF Office Space	<i>Office Use and/or Accessory Use to administrative operations of a primary use.</i>	1 space per 300 SF	14 spaces. Counted as accessory uses to active and passive recreation, banquet/reception, hotel, and fitness uses within development	14	Total spaces = 14
TOTAL NONRESIDENTIAL USES³					774 SPACES⁴

³ Phasing of development to provide enough parking for demand will be required.

⁴ Shared parking is being discussed with applicant. Determining final parking requirements will be a function of the Final Development Plan review.

RESIDENTIAL USES					
Proposed Use/Activity	Land Development Code Defined Use	Required Parking	Parking shown on Preliminary Development Plan.	Total Parking Required	
APARTMENTS – MULTI-DWELLING RESIDENTIAL LAND USE					
292 (287 units ⁵)	Multi-Dwelling Residential	1 space per bedroom plus 1 space per 10 units	292 total units (applicant revising total shown on Preliminary Development Plan, sheet 4.)	30	Total Space = 452
422 bedrooms				422	
TOTAL RESIDENTIAL USES				452 SPACES	

Total Parking Summary		
Total Nonresidential and Residential parking required	774 spaces for Nonresidential uses 452 spaces for Residential uses.	1,226 spaces required
Provided Parking – Existing and Proposed		
Lot 1 – Existing Clubhouse (to be removed upon completion of new clubhouse)	138 spaces existing	63 spaces remaining
Lot 2 – Proposed Residential Uses	544 spaces proposed <ul style="list-style-type: none"> 93 total excess spaces 91 angled spaces located along Crossgate Drive 	544 spaces proposed
Lot 3 – Proposed Nonresidential Uses	359 spaces	359 spaces proposed
Lot 4	No uses or spaces identified at this time.	0 spaces proposed
Total spaces existing and proposed		966 spaces provided
Parking deficit		- 260 spaces⁶

⁵ Residential Parking conflicts with the plan sheets and must be revised to correct parking and units consistently through document.

⁶ Shared parking is being discussed with applicant. Determining final parking requirements will be a function of the Final Development Plan review.