



Wichita-Sedgwick County Metropolitan Area Planning Department

May 7, 2002

Joe Hoover
USD 259
3850 N. Hydraulic
Wichita, KS 67219

FILE COPY

Re: BZA2002-00024: Administrative Adjustment to increase the allowable height of a school on property zoned "SF-5" Single-Family Residential from 35 feet to 42 feet.

Legal Description: That part of Government Lot 1, Government Lot 4, and the SW 1/4 of the NE 1/4 of Sec. 26, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as beginning at the NW corner of said NE 1/4; thence N 89 degrees 54'40"E along the north line of said NE 1/4, 1152.00 feet; thence S 00 degrees 05'20"E, 130.00 feet; thence S 09 degrees 44'41"W, 76.12 feet; thence S 00 degrees 05'20"E, 345.00 feet to the P.C. of a curve to the right; thence southerly along said curve, having a central angle of 08 degrees 05'39" and a radius of 2532.00 feet, an arc distance of 357.70 feet, (having a chord length of 357.40 feet bearing S 03 degrees 57'30"W), to the P.R.C. of a curve to the left; thence southerly along said curve, having a central angle of 09 degrees 44'32" and radius of 2468.00 feet, an arc distance of 419.65 feet, (having a chord length of 419.14 feet bearing S 03 degrees 08'03"W), to the P.T. of said curve; thence S 01 degrees 44'13"E, 292.33 feet to a point on a curve to the right; thence southeasterly, southerly, southwesterly, westerly, northwesterly, and northerly along said curve, having a central angle of 270 degrees 17'30" and a radius of 90.00 feet, an arc distance of 424.57 feet, (having a chord length of 126.95 feet bearing S 64 degrees 14'11"W), to the end of said curve; thence 89 degrees 54'40"W, 999.31 feet to a point on the west line of said NE 1/4; thence N 00 degrees 25'47"E along the west line of said NE 1/4, 1670.00 feet to the point of beginning. Generally located south of 45th Street North, approximately 1/4 mile west of Oliver.

Dear Mr. Hoover:

We have reviewed your request for an Administrative Adjustment to increase the allowable height of a school on property zoned "SF-5" Single-Family Residential from 35 feet to 42 feet. From reviewing your application, we understand that you believe the additional height will not adversely affect the surrounding neighborhood and will assist with the provision of wireless telecommunications to the site without constructing a tower. From reviewing your site plan, we understand that the school will be constructed a 40-acre site and will be located no closer than 300 feet from any property line.

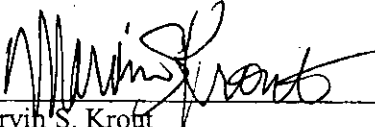
Sec. V-I-2.f. of the Unified Zoning Code allows an Administrative Adjustment to increase the maximum height permitted by the property development standards of the zoning district by up to 20 percent when the conditions required by Sec. V-I.6. of the Code are met. We find that the height increase from 35 feet to 42 feet meets the four conditions required by Sec. V-I.6 of the Code as set out below:

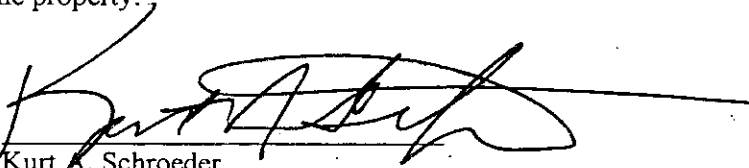
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The building height increase in no way affects public vehicular or pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: As the building will be located over 300 from any property line, the building height increase should not have a negative impact on surrounding properties, which are primarily used for agriculture.
- 3) Compatibility with existing or permitted uses on abutting sites: A school is compatible with existing or permitted uses on abutting sites, which are zoned "SF-5" Single-Family residential and are either used for agriculture or are developing with single-family residences. The building height increase should not reduce the compatibility of the school with abutting sites due to the minimum 300-foot setback of the building from the property lines.
- 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 permit a height increase of from 35 feet to 42 feet 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 and elevation renderings.
- 2) The height increase shall apply only to the "North East Middle School" as illustrated on the approved site plan and elevation renderings. All other structures on the subject property shall be limited to the maximum height permitted by the property development standards of the zoning district.

The zoning adjustment sign may now be removed from the property.


Marvin S. Krott
Planning Director

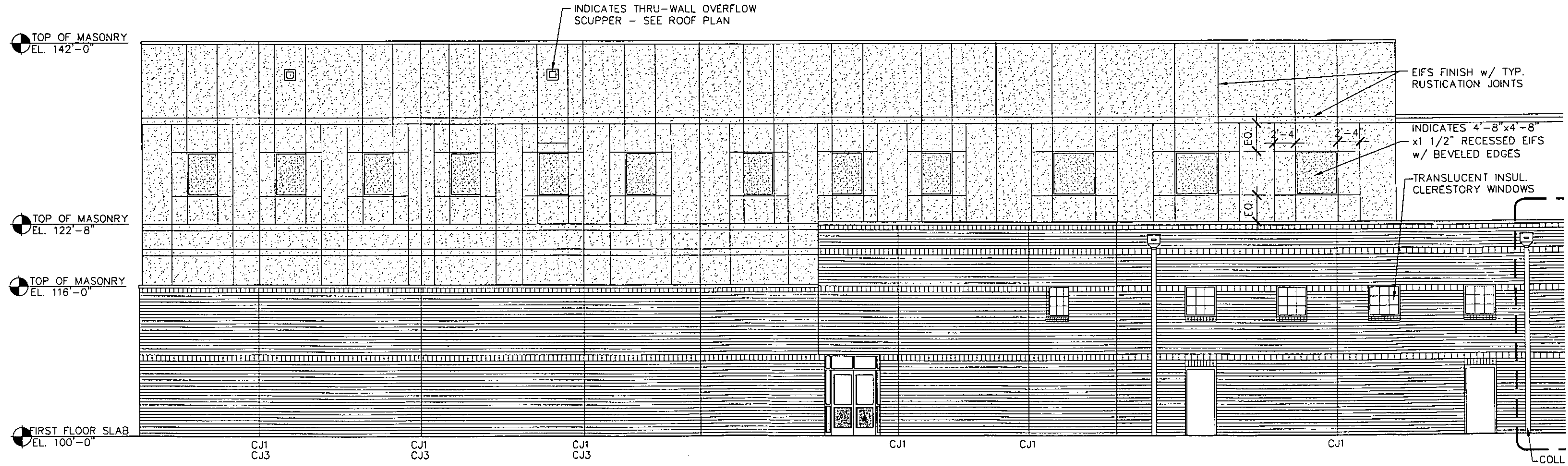

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

B2AZ002-00024
SITE PLAN

APPROVED S-7-02 BY SK



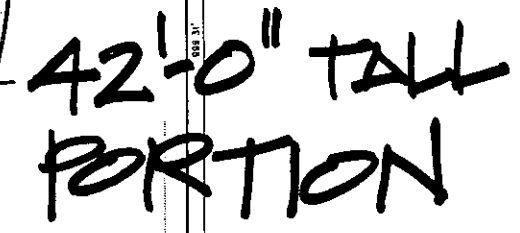
A1 **ENLARGED EAST ELEVATION**

0' 4' 8' 12' 1/8"=1'-0"

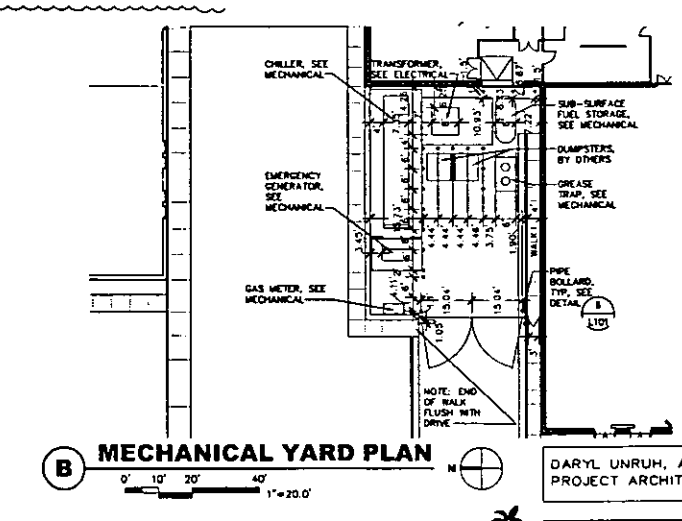
NOTE: THESE ELEVATIONS INDICATE MASONRY VENEER DOWN TO FIRST FLOOR ELEVATION. SEE STRUCTURAL DRAWINGS FOR ELEVATIONS OF BRICK LEDGE AND GRADING PLAN FOR ACTUAL GRADE AROUND BUILDING.

Sheet 2

APPROVED 5-7-02 BY SK



1. Number of Employees: 50 Faculty/Staff
2. Number of Seats for Assembly: 800 in Auditorium and 800 in Gymnasium
3. Number of Students: 800 (Phase I) on show)
4. Structural Requirements required by the Engineer: All building pods constructed by the Site Package Contractor shall be located by the Site Package Contractor and shall be as shown on the specifications of the Structural Engineer. At the time the building pods are transferred from the Site Package Contractor to the Building Package Contractor, the Building Package Contractor shall sign off on the acceptability of the building pods when they are to his or her satisfaction.
5. See Civil Plans (contained in this Set of Drawings) for location of all Utilities, Sanitary Sewer, Storm Sewer, etc.
6. See Civil Plans (in this set) for Grading and Drainage Plans.
7. Locations of approved fire hydrants shown on Civil Plans, (in this set).
8. Impervious Areas:
 - a) Building 114,463 Sq. Ft.
 - b) Pavement & Walks 237,867 Sq. Ft.Total 352,330 Sq. Ft.
9. See Civil Plans for all Pavement including Parking Lots, Handicap Parking Stalls and Accessible Ramp.
10. See Sheets L101 and L101 for Landscape Plans, Plant List and City of Wichita Landscaping Ordinance Calculations.



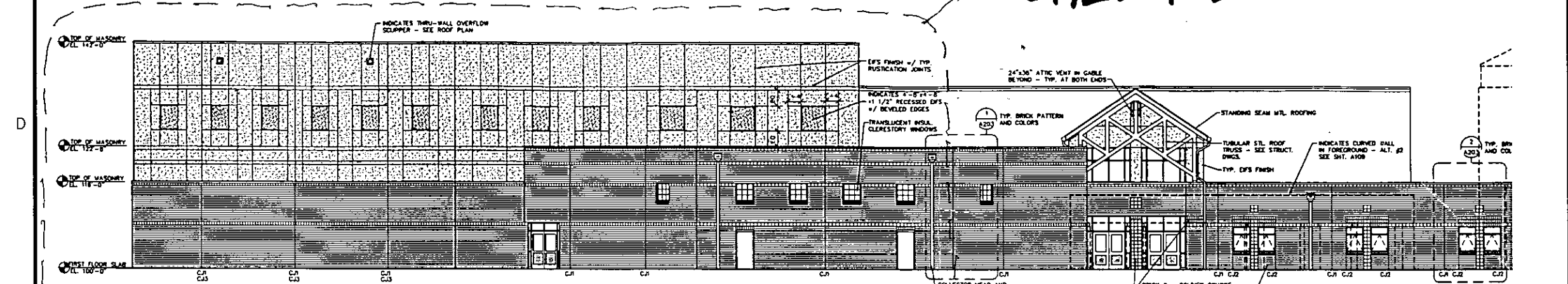
B MECHANICAL YARD PLAN

DARYL UNRUH, AIA PROJECT ARCHITECT	BID NO. 01-25-035
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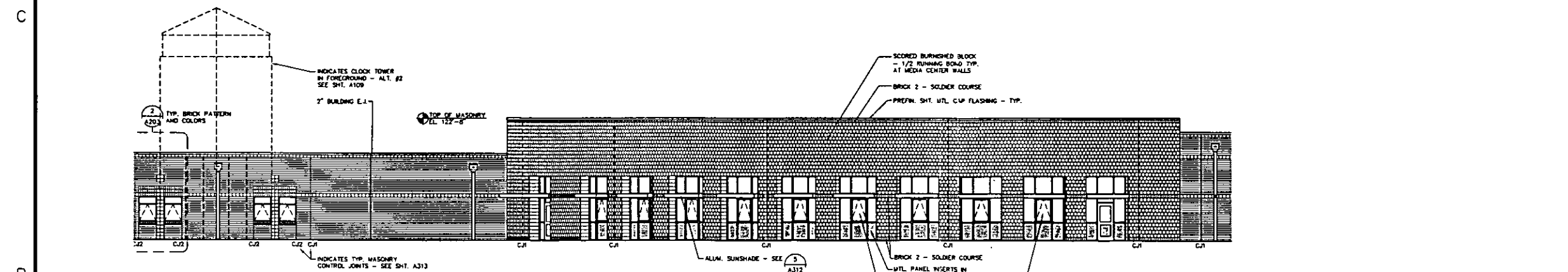
A EAST ELEVATION
 0' 10' 20' 40'
 1"=20'-0.0"

SHEET 3

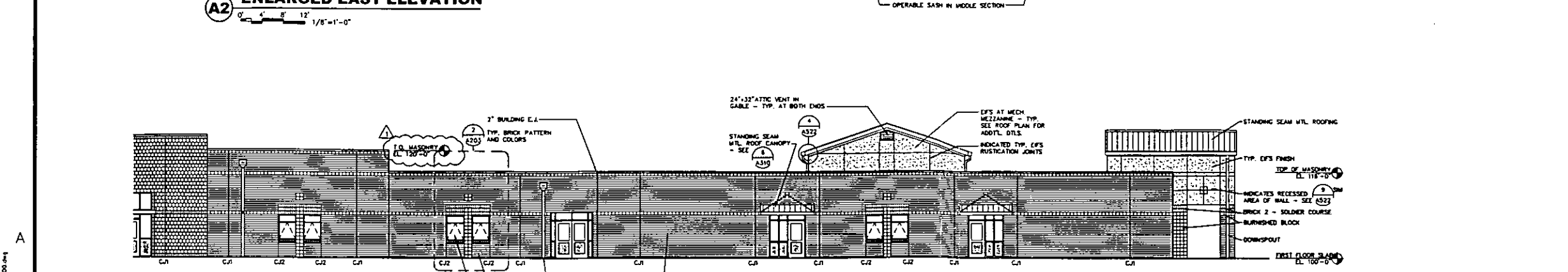


A1 ENLARGED EAST ELEVATION
 0' 4' 8' 12'
 1/8"=1'-0"

NOTE: THESE ELEVATIONS INDICATE MASONRY VENEER DOWN TO FIRST FLOOR ELEVATION. SEE STRUCTURAL DRAWINGS FOR ELEVATIONS OF BRICK LEDGE AND GRADING PLAN FOR ACTUAL GRADE AROUND BUILDING.



A2 ENLARGED EAST ELEVATION
 0' 4' 8' 12'
 1/8"=1'-0"



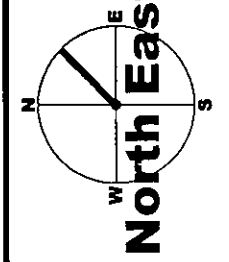
A3 ENLARGED EAST ELEVATION
 0' 4' 8' 12'
 1/8"=1'-0"

Gosselin Livingston
 Architecture
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North East Middle School
USD 259
Wichita, Kansas



Item	Date	Description

BUILDING ELEVATIONS

DARYL UNRUH, AIA
 PROJECT ARCHITECT
 BID NO. 01-25-035

Job No. 1023.020
 Date 3/20/02
 Drawn BPD
A200
 of 2

SHEET 2

APPROVED 5-7-02 BY **SK**

B2A2002-00024
SITE PLAN