CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 23, 2009

Catholic Diocese of Wichita c/o Mike Burrus
8506 E Central
Wichita, KS 67213

Architectural Innovations c/o Brent Prather
7701 E Kellogg Ste. 850
Wichita, KS 67207

Re: BZA2009-21: City zoning adjustment to increase building height by 3 feet for Kapaun High School expansion on property zoned SF-5 Single-Family Residential, generally located on north side of Central, 1/4 mile east of Rock Road (8506 E Central).

Lots 28, Block 5, 2nd Addition to Vickridge, Wichita Sedgwick County, Kansas. Generally located on north side of Central, 1/4 mile east of Rock Road (8506 E Central).

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to increase the maximum height of a building by 3 feet. From reviewing the application, we understand that you desire to expand a gym building with a 38 foot height, 3 feet taller than the SF-5 35 foot limit.

Section V-I.2.f. of the Unified Zoning Code allows the maximum height to be increased by up to 20% when the provisions of that section and the Zoning Adjustment Criteria of Section V-I.6. are met. We find that the requested height increase meets the provisions of Section V-I.2.f. and the four criteria required by Section V-1.6. as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The height increase should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as no public right-of-way is affected.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the height increase. The height increase is less than 10% of the maximum height for this zoning district. The nearest residence is over 300 feet from this building project, and should not be affected.

3) Compatibility with existing or permitted uses on abutting sites: The proposed addition is compatible with existing and permitted uses on abutting sites; the height increase should not reduce compatibility with abutting and adjacent sites.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. Therefore, there should be no 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 increase the maximum height of a building by 3 feet for the aforementioned property from 35 feet to 38 feet is hereby granted, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The site shall be developed in conformance with all applicable codes, including but not limited to building, fire, and health codes.

3) The height increase shall apply only to the gym as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the heights permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

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.

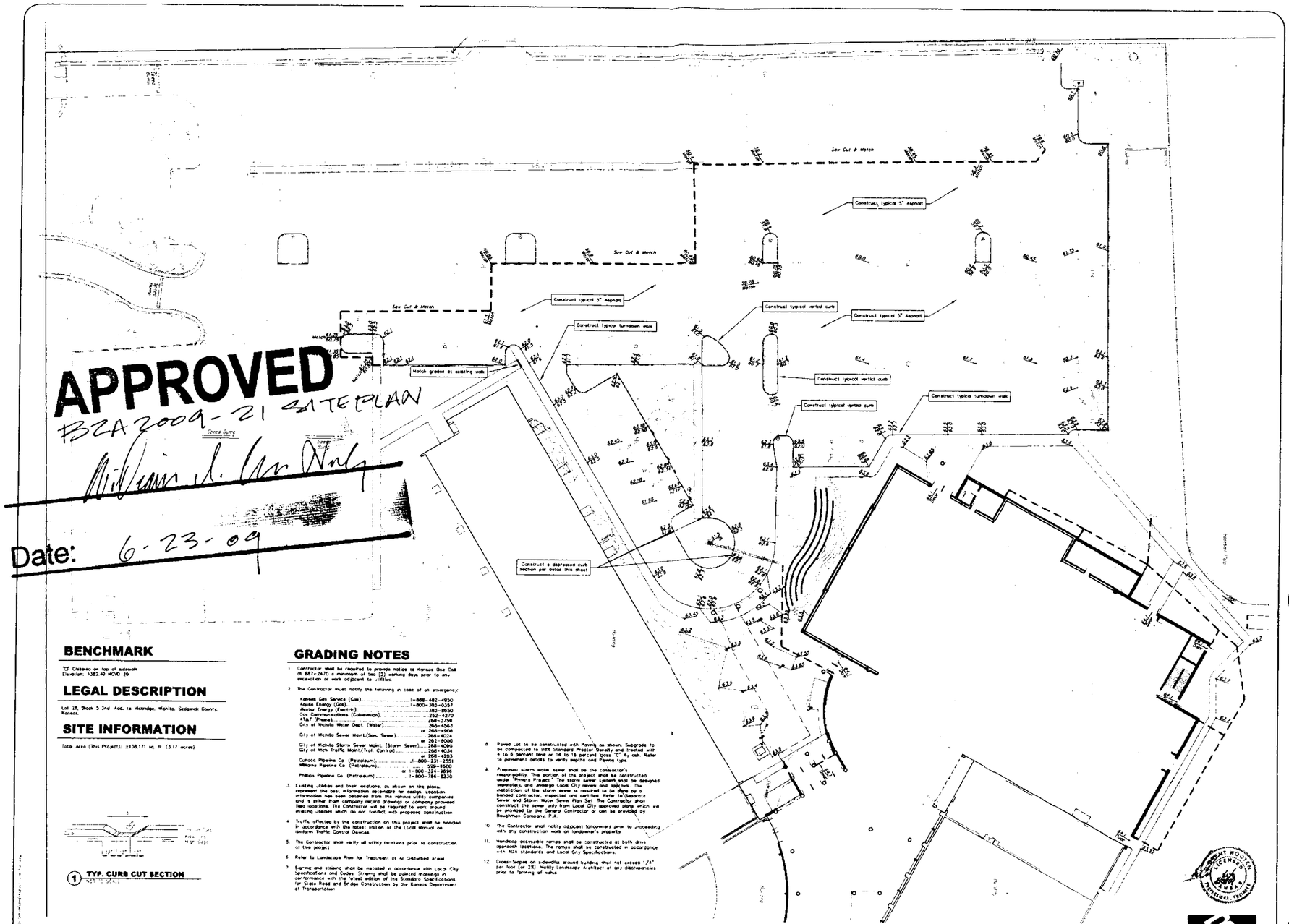
The "Development Application" sign should now be removed from the property.

Dale Miller for
John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI
Sue Schlapp, District II, mailstop 1-13



APPROVED
BZA 2009-21 SITE PLAN
William L. Ger Nolg
Date: 6-23-09

BENCHMARK

"X" Chiseled on face of sidewalk
Elevation: 1382.49 NGVD 29

LEGAL DESCRIPTION

Lot 28, Block 5 2nd Add. to Westridge, Wichita, Sedgwick County, Kansas.

SITE INFORMATION

Total Area (This Project): 3138.171 sq. ft. (3.17 acres)

1 TYP. CURB CUT SECTION
NOT TO SCALE

GRADING NOTES

1. Contractor shall be required to provide notice to Kansas One Call at 887-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
2. The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Aquila Energy (Gas)	1-800-303-0357
Westar Energy (Electric)	383-8500
Cox Communications (Cablevision)	262-4270
AT&T (Phone)	268-2794
City of Wichita Water Dept. (Water)	268-4563
	or 268-4908
City of Wichita Sewer Maint.(San. Sewer)	268-4031
	or 262-5000
City of Wichita Storm Sewer Maint. (Storm Sewer)	268-4060
City of Wich. Traffic Maint.(Traf. Control)	268-4034
	or 268-4203
Cathodic Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-8600
	or 1-800-324-8696
Phillips Pipeline Co. (Petroleum)	1-800-786-8230

3. Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
4. Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
5. The Contractor shall verify all utility locations prior to construction of this project.
6. Refer to Landscape Plan for Treatment of All Disturbed Areas.
7. Signing and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
8. Paved Lot to be constructed with Paving as shown. Subgrade to be compacted to 98% Standard Proctor Density and treated with 4 to 5 percent lime or 14 to 16 percent lime "C" fly ash. Refer to pavement details to verify depths and Paving type.
9. Proposed storm water sewer shall be the contractor's responsibility. This portion of the project shall be constructed under "Private Project". The storm sewer system shall be designed separately, and emerge Local City review and approval. The installation of the storm sewer is required to be done by a licensed contractor, inspected and certified. Refer to Separate Sewer and Storm Water Sewer Plan Set. The Contractor shall construct the sewer only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
10. The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
11. Handicap accessible ramps shall be constructed at both drive approach locations. The ramps shall be constructed in accordance with ADA standards and Local City Specifications.
12. Cross Slopes on sidewalks around building shall not exceed 1/4" per foot (or 2%). Notify Landscape Architect of any discrepancies prior to forming of walks.

GRADING PLAN
Scale 1" = 20'-0"

Baughman
Baughman Company, P.A.

DATE:

project no.

sheet
C2.1
Grading Plan