



Wichita-Sedgwick County Metropolitan Area Planning Department

April 24, 2012

USD 259 c/o Shane Schumacher
3850 N. Hydraulic
Wichita, KS 67219

Re: BZA2012-19: City Administrative Adjustment to allow a height increase of up to 20%, from 35 to 42 feet, on property zoned SF-5 Single-family Residential ("SF-5"), for a high school stadium.

Legal Description: Lot 1, Block 1, Wichita Heights High School Addition, Wichita, Sedgwick County, Kansas; generally south of 53rd Street North and west of Hillside (5301 N. Hillside).

Dear Applicants:

We reviewed your request for a Zoning Adjustment to permit an increase in allowable height on the subject property. In reviewing your application, we understand that you propose to construct a stadium on the site with a height of 42 feet. Therefore, you have requested a Zoning Adjustment to permit an increase in height from 35 to 42 feet.

Sec. V-I.2.f of the Unified Zoning Code allows a Zoning Adjustment that would permit a building height increase of 20% when the conditions required by Sec. V-I.6 of the Code are met. We find that permitting a height increase from 35 to 42 feet meets the four conditions required by Sec. V-I.6 of the Unified Zoning Code as set out below:

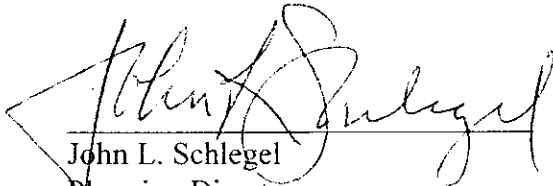
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: This request is to increase the height of a stadium. Public vehicular and pedestrian circulation will not be affected as the stadium is completely on USD 259 property and will not interfere with traffic circulation patterns.
- 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, as the structure is set back over 400 feet from the nearest property line or residences.

- 3) Compatibility with existing or permitted uses on abutting sites: The requested height increase is within allowable adjustments and should not detract from the existing or permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

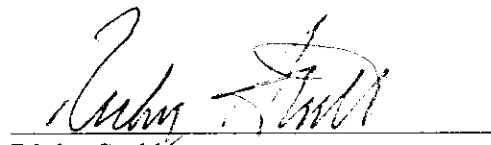
Our signatures below indicate that a Zoning Adjustment to allow a height increase of up to 20%, from 35 to 42 feet, on property zoned SF-5 Single-family Residential ("SF-5"), for a high school stadium on the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The site shall be developed in general conformance with the approved elevation drawing, and all permits necessary to construct the improvements shall be acquired.
- 2) The height increase shall apply only to the stadium on the site. All other structures or additions on the subject property shall conform to the development standards of the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) 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.



John L. Schlegel
Planning Director



Ricky Stubbs
Co-interim Superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
Paul Hays, Office of Central Inspection
Lavonta Williams, CM District I
LaShonda Garnes, NA District I

Original

APPROVED

REVISION 2242012-19

William L. Llanos

Date: *4-27-12*

LINE OF SIGHT FOR ORIGINAL SECTION 12" RISE, 6'-6" WALKWAY

