CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 6, 2014

USD 259 Wichita Public Schools
Shane Schumacher
3850 N. Hydraulic
Wichita, KS 67219

RE: **BZA2014-00054: City Administrative Adjustment to increase height of new gymnasium from 35 feet to 42 feet for an institutional use on property zoned SF-5 Single Family Residential.**

Legal Description: LOT 1, NORTHWEST HIGH SCHOOL ADDITION to Wichita, Sedgwick County, Kansas; generally located southeast of the intersection of West 13th Street North and North Tyler Road (1220 N. Tyler Rd.).

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to increase the building height by 20%. Maximum building height allowed in SF-5 is 35 feet. From reviewing your application, we understand that you propose to construct the new gymnasium at the southeast corner of the existing school building and are requesting a height increase from 35 feet to 42 feet.

Section V-I.2(f) allows an adjustment to increase the maximum Building Height permitted by the property development standards of the zoning district by up to 20 %. We find that allowing the height adjustment meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of pedestrian and vehicular circulation: The location of the new gymnasium will have no impact on the safety and convenience of vehicular and pedestrian circulation.
2) Impact on existing uses in surrounding areas: Existing uses in the surrounding area are residential, and commercial. The increase in building height of the new gymnasium will not impact existing uses.

3) Compatibility with existing or permitted uses on abutting sites: Allowing a height increase for the new gymnasium should not reduce compatibility with surrounding residential and commercial uses as the new construction is approximately 650 feet from the east property line.

4) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; therefore, there should be no 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 building height increase from 35 feet to 42 feet on the aforementioned property is hereby granted, subject to the following conditions:

1) The Administrative Adjustment is for a 20% building height increase for the gymnasium only; all other improvements on the site shall otherwise conform to the Unified Zoning Code unless a separate adjustment or variance is approved.

2) The new gymnasium shall be in conformance with the approved site plan. The improvement shall be permitted and installed within one year from the date of approval.

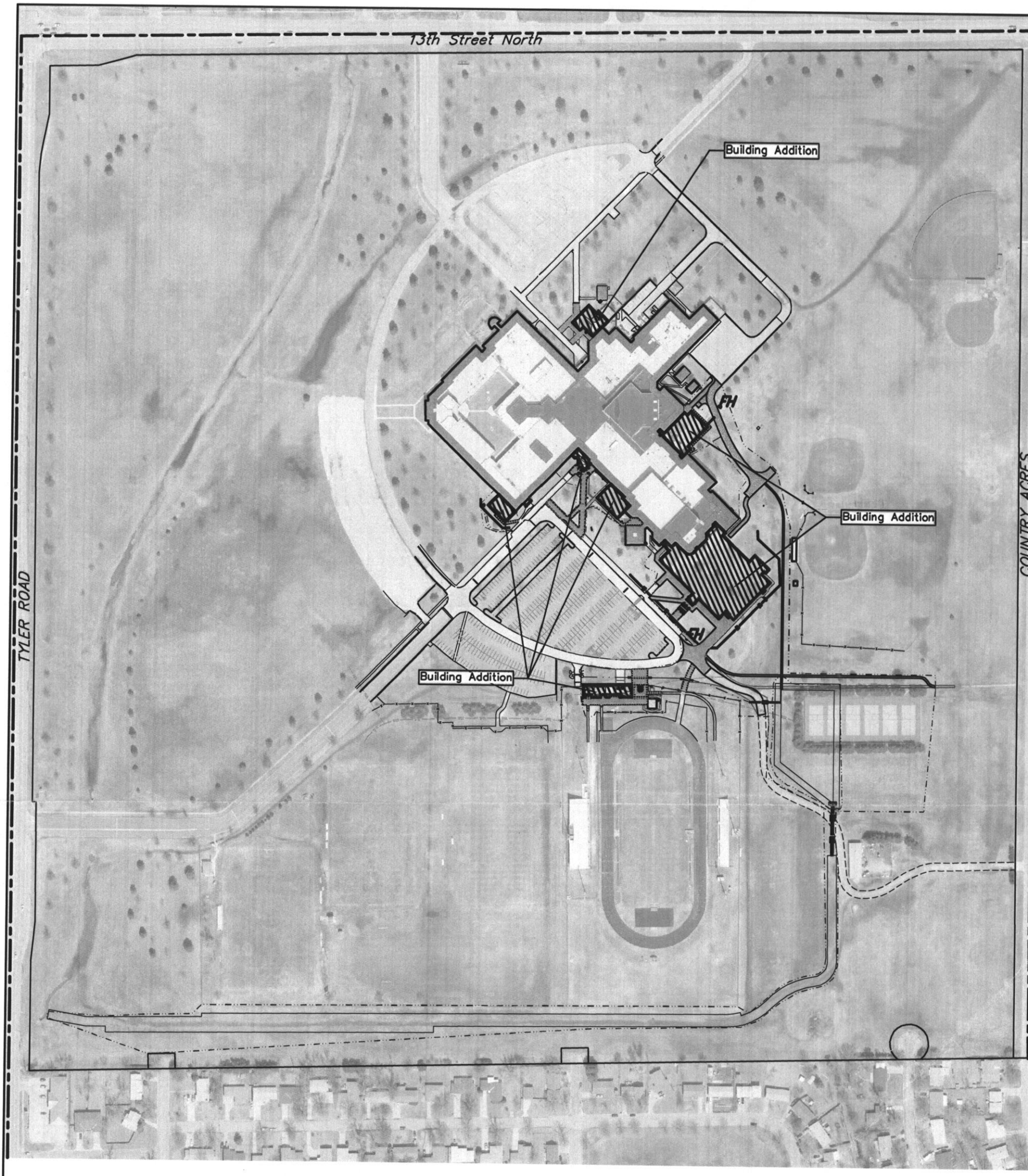
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The development application sign should now be removed from the property.

John L. Schlegel, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: JR Cox, MABCD
Jeff Longwell, CM District V
Martha Sanchez, NA District V



Northwest High School

1220 N. Tyler, Wichita KS

250 0 250

SITE PLAN

APPROVED 8/11/2024

Baughman

ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

Baughman Company , P.A
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149