CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 5, 2015

Murfin, Inc.
250 N. Water
Wichita, KS 67202

LK Architecture
Glen Bailey, AIA
345 Riverview, Suite 200
Wichita, KS 67203

RE: **BZA2014-00078: City Administrative Adjustment to increase height of new commercial building from 100 feet to 107.4 feet for property zoned LI – Limited Industrial.**

Legal Description: A portion of LOT 4, BLOCK 1, THE WATERFRONT ADDITION to Wichita, Sedgwick County, Kansas; generally located northeast of the intersection of E. 13th Street North and North Webb Road (1615 N. Waterfront Pkwy.)

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to increase the building height by 7.33%. Maximum building height allowed in LI is 80 feet. Section III-B.20(d)7 allows two feet of additional height for each one foot of Setback beyond the minimum required Setbacks. The proposed building is to be located approximately 10 feet from the north property line, which would allow a height of 100 feet. From reviewing your application, we understand that you propose to construct a new office building and are requesting a height increase from 100 feet to 107.4 feet in order to construct the stair tower parapets on the north side to 107'-4" from finish floor. The remaining roof parapets on the north elevation are 97'-4".

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 7.33% 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 office building 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 commercial. The increase in building height of the new office building will not impact existing uses.

3) Compatibility with existing or permitted uses on abutting sites: Allowing a height increase for the new office building should not reduce compatibility with surrounding commercial uses as the new construction is approximately 10.44 feet from the north 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 100 feet to 107.4 feet on the aforementioned property is hereby granted, subject to the following conditions:

1) The Administrative Adjustment is for a 7.33% building height increase for the office building 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 building shall be in conformance with the approved site plan. The improvement shall be permitted and constructed within one year from the date of approval.

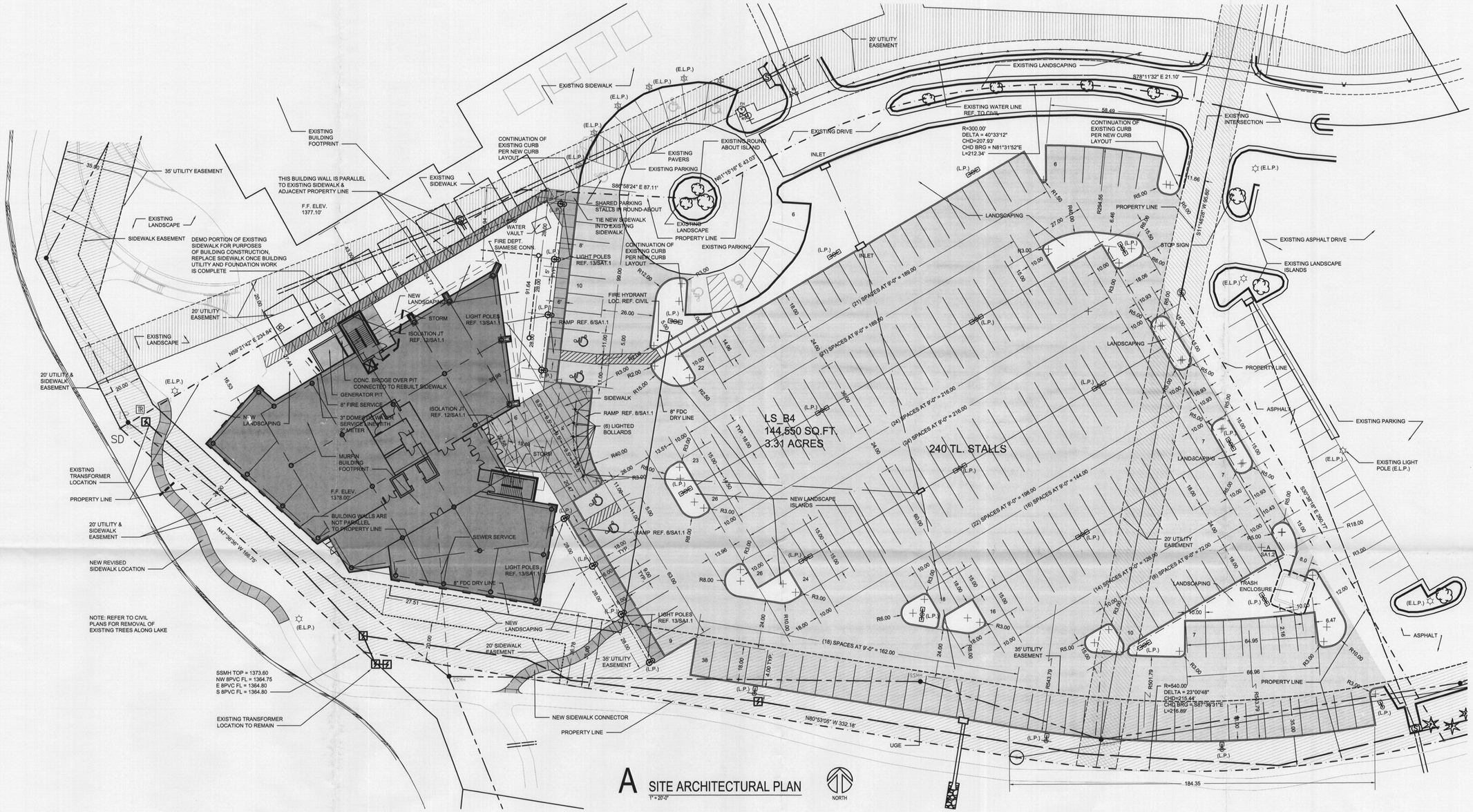
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment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

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

John L. Schlegel, Director
Metropolitan Area Planning Department

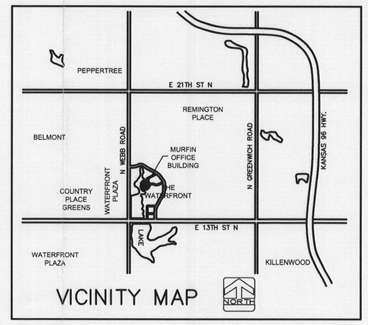
Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: JR Cox, MABCD
Paul Hays, MABCD
Pete Meitzner, CM District II
Alana Haynes, Community Liaison District II



Legal Description:

A tract of land lying in a portion of Lot 4, Block 1, The Waterfront Addition, an addition to Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:
Beginning at the Southwest most corner of said Lot 4; thence along the Westerly line of said Lot 4 on a platted bearing of N47°36'36"W, 166.75 feet; thence N59°21'42"E, 234.84 feet; thence S86°58'24"E, 87.11 feet; thence N61°15'16"E, 43.03 feet to a point on a curve to the right; thence along said curve 212.34 feet, said curve having a central angle of 40°33'12", a radius of 300.00 feet, and a long chord distance of 207.93 feet, bearing N81°31'52"E; thence S78°11'32"E, 21.10 feet; thence S11°48'28"W, 95.80 feet; thence S30°38'18"E, 260.77 feet to the South line of said Lot 4 and being on a curve to the right; thence along said curve and said South line 216.89 feet, said curve having a central angle of 23°00'48", a radius of 540.00 feet, and a long chord distance of 215.44 feet, bearing S87°36'31"W; thence continuing along said South line, N80°53'05"W, 332.18 feet to the Point of Beginning.



PRINTS ISSUED

DATE	PURPOSE	NO.
xx/xx/xx	?	

LAKESIDE at the WATERFRONT
MURFIN OFFICE BUILDING
1615 N. WATERFRONT PKWY
WICHITA, KS 67206

LK Architecture
Architecture • Engineering • Planning • Interior Design • Landscape Architecture

SITE PLAN APPROVED

PROGRESS PRINT

NOT FOR CONSTRUCTION

DATE Dec 15, 2014

LK Architecture Inc. ©
345 Riverview Wichita, KS 67203
T 316.268.0230 F 316.268.0205
CONTACT: Glen Bailey

DRAWN: ??
CHECKED: ?

PROJECT NUMBER:
10240.00

SHEET TITLE:
SITE ARCHITECTURAL PLAN

SHEET NUMBER:
SA1.0 OF: ?

Dec 15, 2014 – 4:04pm – USER gbailey
J:\Other\10240.00 Murfin Office Building – Wichita, KS\10240.00 Arch\10240.00 Current\10240.00 SA1.0.dwg