CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 22, 2009

Unified School District c/o Charlie Edmonds
PO Box 249 201 S Main
Goddard, KS 67052

PEC c/o Rob Hartman
303 S Topeka
Wichita, KS 67202

Re: BZA2009-54: City Administrative Adjustment to increase height of a school from 35 feet to 35'4" in the central portion of the academic wing and 41'5" for a skylight on property zoned SF-5 Single-Family Residential, generally located 1/4 mile north Kellogg and east of 167th Street North.

Lot 1; Block 1, Goddard School 2nd Addition, Sedgwick County, Kansas.

Dear Applicants,

We have reviewed your request for a Zoning Adjustment to increase the maximum height of a building by 6'5". From reviewing the application, we understand that the high school planned for the site will exceed the SF-5 35 foot height limit in two places.

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 20% of the maximum height for this zoning district. The nearest residence is over 1,700 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 41'5" 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 high school 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.

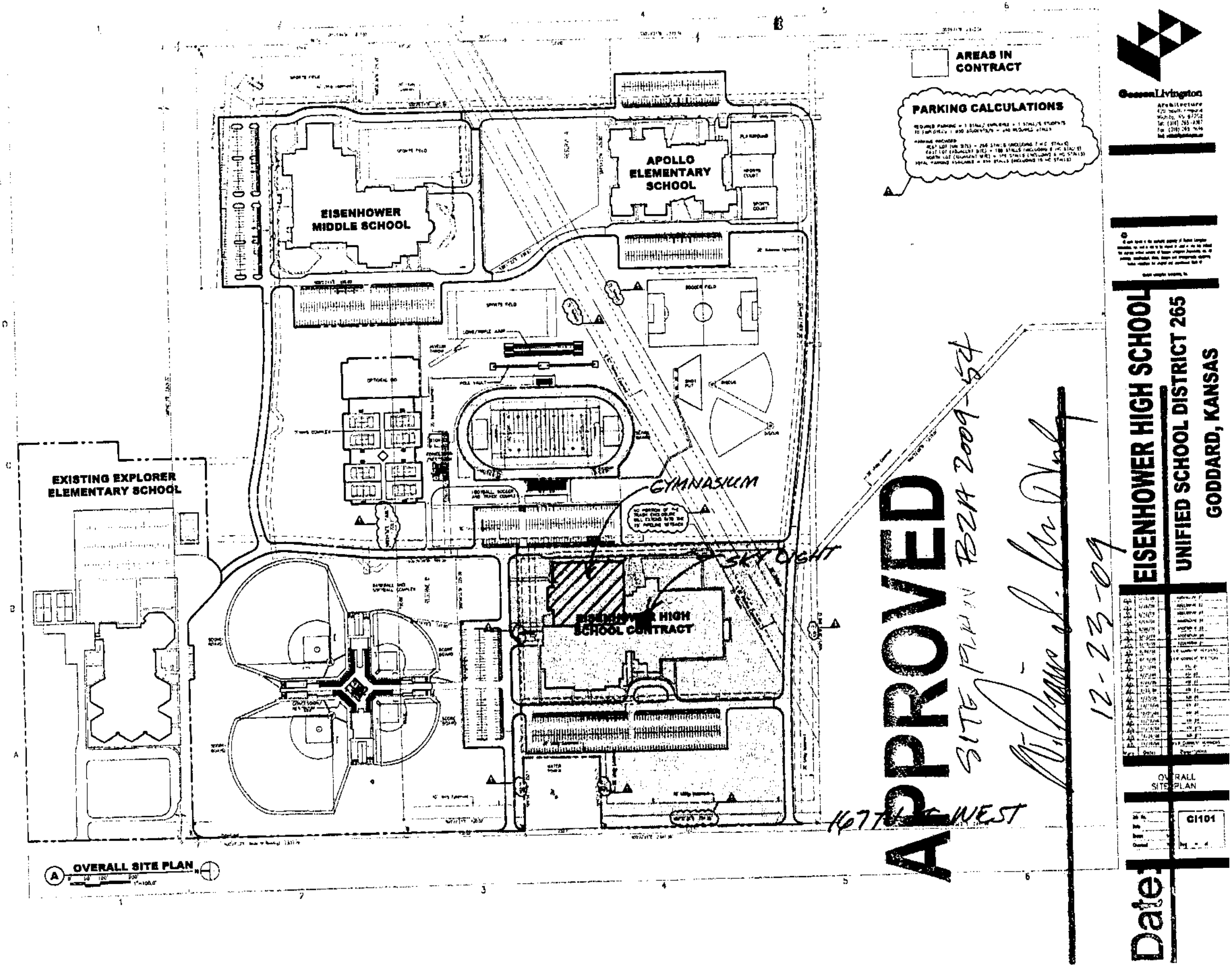
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, OCI
Paul Hays, OCI
JR Cox, OCI
Jeff Longwell, District V, mailstop 1-13


AREAS IN CONTRACT
PARKING CALCULATIONS
APOLLO ELEMENTARY SCHOOL
EISENHOWER MIDDLE SCHOOL
EXISTING EXPLORER ELEMENTARY SCHOOL
GYMNASIUM
SKYLIGHT
EISENHOWER HIGH SCHOOL CONTRACT
167TH WEST
OVERALL SITE PLAN
APPROVED
SITE PLAN BZA 2009-52
12-22-09
Date:
EISENHOWER HIGH SCHOOL
UNIFIED SCHOOL DISTRICT 265
GODDARD, KANSAS
GossenLivingston Architecture
OVERALL SITE PLAN
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