

Wichita-Sedgwick County Metropolitan Area Planning Department

July 10, 2017

Ashby Street Outdoor LLC
Attn: David Mollhagen
3405 N. Hydraulic
Wichita, KS 67219

RE: BZA2017-00030: City Sign Code Adjustment to allow an increase of the allowed height of an off-site pole sign by up to 20 feet above an elevated freeway, in LI Limited Industrial zoning.

Legal Description: East 30 Feet, West 43 Feet, North 180 Feet, Reserve E, Except Highway, Elliott Addition to Wichita, Sedgwick County, Kansas. The property is generally located south of Kellogg and east of St. Francis (591 E. Kellogg)

Dear Applicant:

We have reviewed your request for a Sign Code Adjustment to increase the height of an off-site pole sign to 56'2" in LI Limited Industrial zoning district. The site currently allows a sign 30 feet in height.

Section 24.04.251.2.h of the Sign Code allows pole signs for off-site signs located within seventy-five feet of a zoning lot line that directly abuts the right-of way of an elevated portion of a highway structure to a height at the top of the sign that does not exceed twenty feet above the height of the top of the highest railing or barrier along the traffic deck or decks within the right-of-way at a point perpendicular to the sign by Administrative Adjustment.

We find that allowing the height adjustment of the off-site pole sign to 56'2" as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

- 1) Impact on existing uses in surrounding areas: Existing use in the surrounding area is LI Limited Industrial to the west, east and south; and CBD Central Business District to the north. US Highway 54 right-of-way is located along the north property line.
- 2) Compatibility with existing or permitted uses on abutting sites: The height adjustment will be compatible with existing signage in the vicinity.

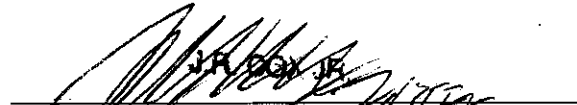
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Sign Code Adjustment to increase the height of an off-site pole sign to 56'2" feet, in LI zoning on the aforementioned property is hereby granted, subject to the following conditions:

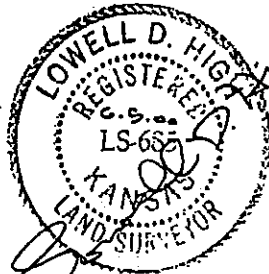
- 1) The Sign Code Adjustment is for an increase in height to 56'2" only; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) The sign shall be in general conformance with the approved elevation and site plan. The sign shall not be located within any easement unless the appropriate permission has been obtained. The sign shall be permitted and installed within one year from the date of approval. Portable signs are not allowed on the site.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Sign Code Adjustment is null and void.

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


Dale Miller, Director
Metropolitan Area Planning Department

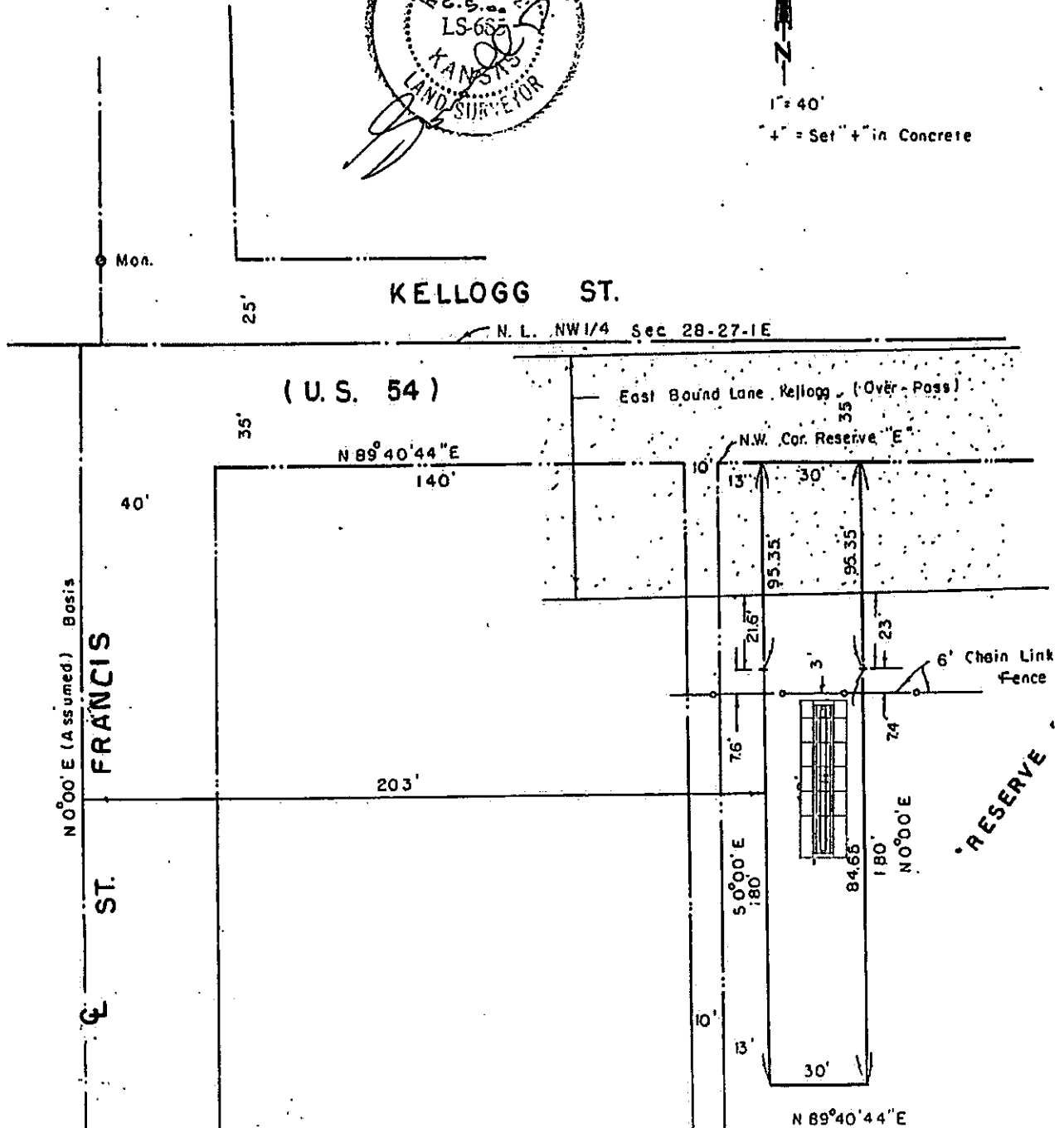

Scott Knebel, Zoning Administrator
Metropolitan Planning Department

cc: MABCD
James Clendenin, CM District III
Teia Wair, Community Services Representative District III



1" = 40'

"+" = Set "+" in Concrete



Legal Description E 30 FT W 43 FT N 180 FT RESERVE E EXC HWY ELLIOTT ADDITION

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