



Wichita-Sedgwick County Metropolitan Area Planning Department

March 8, 2018

Approved Auto Sales, LLC
Attn: Kevin Hass
11209 W. Kellogg Dr.
Wichita, KS 67209

Ron's Sign Company
Attn: John Saindon or Wes Casey
1329 S. Handley
Wichita, KS 67213

RE: BZA2018-00007: City Sign Code Adjustment to allow an increase of the allowed height of an existing on-site pole sign by 25% to 31 feet, in LI Limited Industrial zoning.

Legal Description: BEG S LI HWY 54 & 208 FT W OF E LI NW1/4 S 300 FT W 100 FT N 300 FT E 100 FT TO BEG EXC N 40 FT TAKEN FOR HWY IN COND. CASE 01C-1340 SEC 31-27-1W TO WICHITA, SEDGWICK COUNTY, KANSAS. The property is generally located at the southwest corner of South 111th Street and West Kellogg (11209 W. Kellogg)

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the height of an existing on-site pole sign to 31 feet in LI Limited Industrial zoning district. The site currently allows a sign 25 feet in height.

Section 24.04.221 of the Sign Code limits pole signs in GC and LI zoning to 25 feet in height, which can be increased 5 feet for each unused sign along a street frontage not to exceed 35 total feet in height.

We find that allowing the height adjustment of the relocated on-site pole sign as proposed meets the three conditions required by Sections 24.04.196 and 24.04.221 of the Sign Code as set out below:

- 1) Impact on existing uses in surrounding areas: Existing use in the surrounding area is GC and LI to the west, east and south. 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.

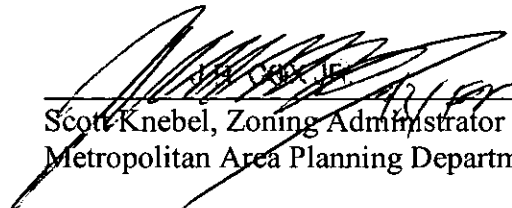
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Sign Code Adjustment to increase the height of an on-site pole sign to 31 feet, in LC 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 31 feet for one sign only as shown on the approved site plan; 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 Area Planning Department

cc: MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, Community Services Representative District IV

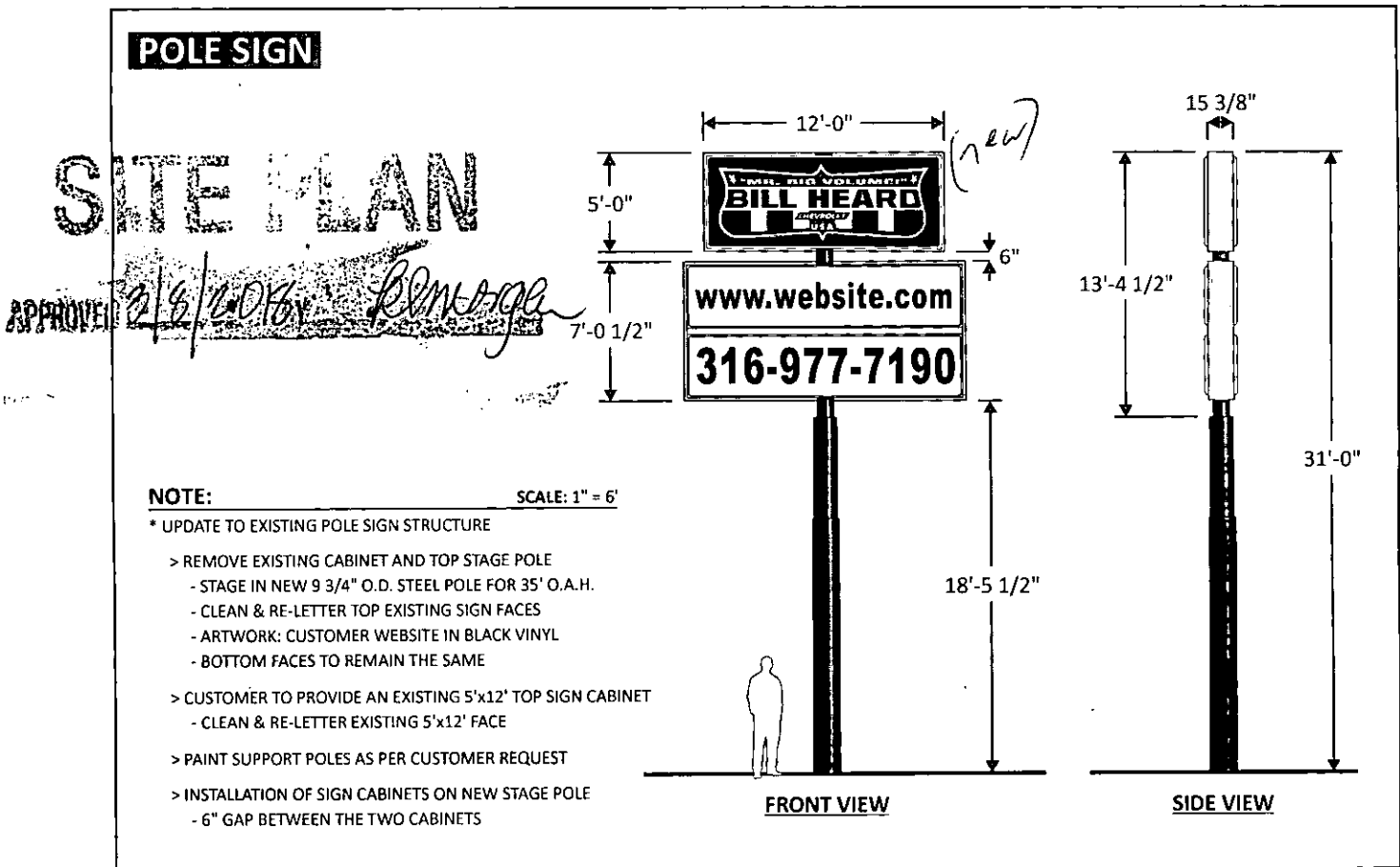


Existing sign 25'10 1/2" OAH

Cabinet size

7'1/2" tall x 14'1/2" long x 15 3/8" deep

Note- project will raise sign height to 31' OAH. Existing sign will be installed at a taller height and a new additional sign will be added to the top as shown below



Site Plan: Locate signs and street name (In City of Wichita, Refer to Ordinances 24.04.200 - [driveways] & 24.04.220 [T] [intersections]). Include all existing sign locations, distances, separations, square footages, etc.)

FAILURE TO SHOW ALL REQUIRED MEASUREMENTS AND INFORMATION SHALL BE CAUSE TO REJECT THIS PERMIT APPLICATION

Please number the signs to match information on front



Sign Design (dimensions, height from ground to lower edge of sign)

Scale: _____

SITE PLAN

APPROVED 3/8/2018 *RLMorgan*