CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 25, 2019

Calvin Opp Concrete, Inc.
Attn: Calvin Opp
1375 S. Bebe
Wichita, KS 67209

Lamar Advertising Company
Attn: David Mollhagen, Real Estate Manager
2901 S. Kansas Avenue
Wichita, KS 67216

RE: BZA2019-00046: City Sign Code Adjustment to allow an increase of the allowed height of an off-site pole sign to extend 20 feet above the top rail of an elevated highway, in LI Limited Industrial zoning.

Legal Description: LOT 2 EXC TH PT BEG NW COR TH E 22.87 FT S 114.42 FT W 12.54 FT N 114 FT TO BEG, Pearl May Jones Addition, Wichita, Sedgwick County, Kansas. The property is generally located east of I-235 and 1,250 feet south of West Kellogg/US 54 (1735 S. Bebe.)

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to allow a height increase of 20 feet for an off-site sign for Calvin Opp Concrete at its property located at 1375 S. Bebe Street. CON2015-00023 allows the relocation of the existing sign out of the KDOT right-of-way expansion and within proximity of SF-Single-Family Residential zoned property.

The ground elevation at the proposed location is 1,301.8 feet and the top of the guard rail of the adjacent elevated highway is 1,329.47 feet. Section 24.04.222 of the Sign Code allows a sign to extend 20 feet above an elevated roadway, allowing the sign to be 47.66 feet in height.

We find that allowing the height adjustment of the relocated off-site pole sign as proposed meets the three conditions required by Section 24.04.222 of the Sign Code as set out below:

1) Impact on existing uses in surrounding areas: Existing use south of the site is SF-5 Single Family Residential and LI Limited Industrial zoning districts. North and east of the site is LI zoning and is developed with office and warehouse uses. West of the site is I-235.

2) Compatibility with existing or permitted uses on abutting sites: The height adjustment will not negatively impact the surrounding area as the sign is directed to the traffic on the elevated highway.

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 sign to 46.66 feet is ALLOWED subject to the following conditions:

1) The Sign Code Adjustment is for an increase in height to 47.66 feet for one off-site billboard 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





Legal Description	LOT 2 EXC TH PT BEG NW COR TH E 22.87 FT S 114.42 FT W 12.54 FT N 114 FT TO BEG PEARL MAY JONES ADDITION
Owner	OPP CALVIN
Mailing Address	1375 S BEBE WICHITA KS 67209-2607

SITE PLAN

APPROVED 11/22/19 BY RMorgan