



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

October 31, 2024

USD 259 Board of Education
Attn: Kelly Bielefeld
903 S. Edgemoor
Wichita, KS 67226

Miracle Signs
Attn: Tyler Harris
1016 N. Waco Ave.
Wichita, KS 67203

RE: BZA2024-00071: Administrative Adjustment in the City to increase sign height and area of a pole sign on property zoned B Multi-Family Residential District; generally located south of East Douglas Avenue and west of South Grove Street (2301 E. Douglas Ave).

Legal Description: Beg 80ft S & 34.75ft W NE Cor SW ¼ W 1163.45ft S 610.5 ft W 47.6ft to Canal S 1929.67ft E 1217.5ft N to Beg EXC S 12ft for Street & EXC part Deeded to City for Hwy, SEC 22-27-1E EXEMPT 6076-0

Dear Applicant:

We have reviewed your request for adjustments to the Sign Code to increase the height of a pole sign from 20 feet to 24 feet (20 percent) and increase the sign area of said pole sign from 100 square feet to 124.9 square feet (25 percent). The purpose of the adjustments is to increase visibility of the sign from the adjacent I-135 Highway. The location of the sign is internal to the overall Wichita East High School/WSU Tech campus and is not directly adjacent to other properties.

Section 24.04.251.b of the Sign Code allows an adjustment to increase the overall height of a ground or pole sign by up to 25 percent. However, the Sign Code does not have a provision to increase the area of a ground or pole sign. Section 24.04.251.c only permits increase the area of a *building* sign. Therefore, any request to increase the area of a ground or pole sign by any degree must be submitted as a Variance to be considered by the Board of Zoning Appeals.

The following review is for the portion of the request regarding the proposed increase in height of the sign. We find that the proposed increase in height from 20 feet to 24 feet 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: The location of the sign is internal to the overall East High School/WSU Tech campus and is not directly adjacent to other properties. The proposed sign would be at least 550 feet from the nearest property line. An increase in height to 24 feet is not likely to have significant negative impacts on existing uses in the surrounding area.
- 2) Compatibility with existing or permitted uses on abutting sites: Permitting the height of the proposed pole sign to increase to 24 feet at the proposed interior location on the site is not likely to have detrimental compatibility issues with uses on abutting sites. Based on the placement

and orientation of the sign, and conditions of approval, significant detrimental impacts are not anticipated.

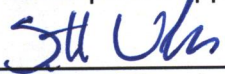
- 3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Sign Code Adjustment to permit an increase in height of a ground or pole sign from 20 feet to 24 feet for the aforementioned property is hereby **GRANTED**, subject to the following conditions.

- 1) The Administrative Adjustment is for increasing the height of a proposed ground or pole sign to 24 feet. The total sign area of any ground or pole sign shall not exceed 100 square feet. All other signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) The sign shall conform to all other requirements of the City of Wichita Sign Code.
- 3) The sign shall be in general conformance with the approved site plan. The sign shall be permitted and installed within one year from the date of approval.
- 4) Portable signage shall not be permitted on the subject property.
- 5) 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 Adjustment is null and void.

Our signatures below indicate that a Sign Code Adjustment to permit an increase in area of a ground or pole sign from 100 feet to 124.9 square feet for the aforementioned property is hereby **DENIED**. Any request to increase the area of a ground or pole sign must be submitted as a separate application for a Variance to the Sign Code, or the aforementioned sign can be constructed at the proposed height of this adjustment if the area does not exceed 100 square feet.

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



Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Brandon Johnson, CM District I
Cameron Jackson, CSR District I



SITE PLAN

APPROVED 10/31/24 BY *[Signature]*

BZADH-71

10/31/24

Approved of Sign height only.



Geographic Information Services
Sedgwick County...
working for you

Date: 9/12/2024

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

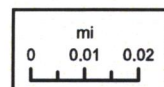
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301 S Grove

Sedgwick County, Kansas



1:2,257





MIRACLE
SIGNS

George Lay Signs Inc.

DESIGNED FOR | WSU TECH/CENTER CAMPUS

CLIENT APPROVAL

316.262.0433 | (800) 888.0433 | laysigns@laysigns.com
1016 North Waco | Wichita KS, 67203-3999

X

SITE PLAN

APPROVED

10/31/24

BY

George Lay

BETA-71

2 of 2

Approved of sign height only

16ft 11in

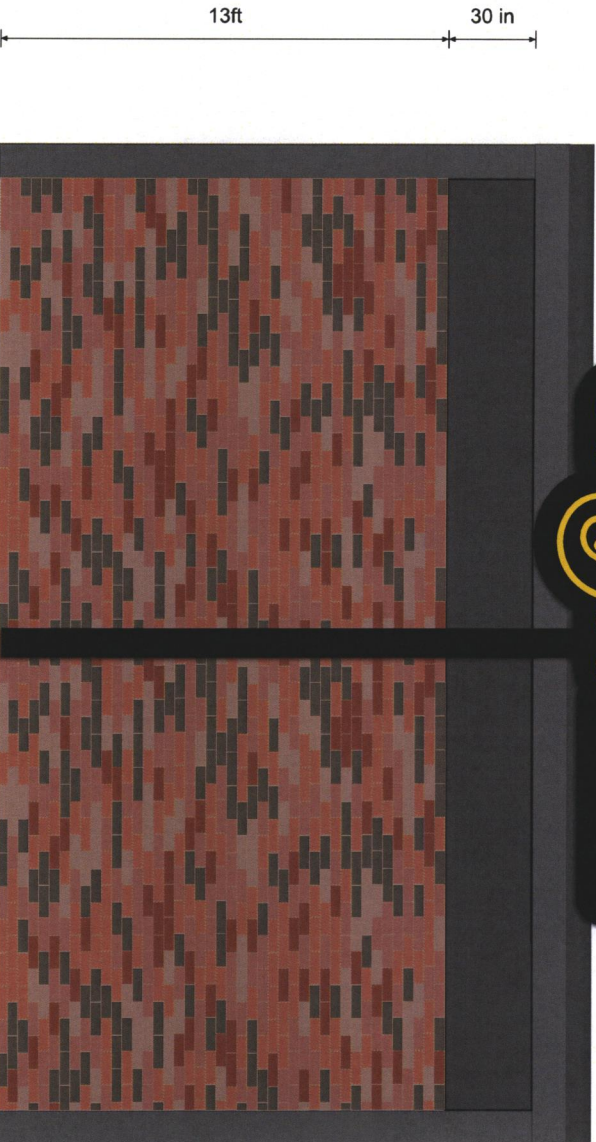


1ft

1ft

30 in

13ft



27ft

SPECS

FILE NAME: Z:\Shared\Jobs\WWSU Tech\Locations\Center Campus\Art\CenterCampusSign

Sketch: Channel letter capsules and individual channel letters approx 3" deep and mounted to 2-3" deep backer capsule. Letters to be internally lighted and faces covered in translucent yellow and black opaque vinyl. Backer cabinets to be painted black. Letters reading "Tech" and decorative bar below to be trans white acrylic faces. Option to have sign mounted to 10" pole directly in front of building to get sign above roof line.

COLORS (proof only colors may not match final output)

- ☒ Black ☐ White ☐ PMS 109C

DATE: 08/24 SKETCH: 240598

ADDRESS | 301 S Grove, Bldg. B.

SALESPERSON | Mary Wilson

SCALE | 3/16" = 1'

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