Wichita-Sedgwick County Metropolitan Area Planning Department

April 28, 2025

Board of Park Commissioners, City of Wichita
455 N. Main St.
Wichita, KS 67202

Ferris Consulting
Attn: Greg Ferris
PO Box 573
Wichita, KS 67201

RE: BZA2025-00015 – Variance to increase maximum square footage area for a building wall sign; Generally located on the east side of North Roosevelt Avenue and within one-third of a mile south of East 13th Street North (1034 North Roosevelt Avenue).

Dear Applicant,

At its regular meeting on **April 23, 2025**, the official action of the Board of Zoning Appeals was to **GRANT** the requested variance. The approval of the request is subject to the following conditions:

1. The signs shall be constructed in substantial conformance with the approved site plan and conceptual images.
2. The sign, if illuminated, shall be turned off by 11:00 p.m.
3. A sign permit shall be obtained. If needed, building permits shall be obtained from MABCD for the construction of the sign structure.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: MABCD

BZA RESOLUTION NO. BZA2025-00015

WHEREAS, Board of Park Commissioners, City of Wichita (owner); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to allow an increase in the maximum square footage area for a building sign on property located at 1034 North Roosevelt Avenue; legally described as follows:

Lots 1 and 2, Block 2, Frisco Heights 2nd Addition to Wichita, Sedgwick County, Kansas

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of April 24, 2025, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq.*; and

WHEREAS, the conditions of the request are unique to the subject property; and

WHEREAS, waiving the requirements will not adversely affect the rights of adjacent property owners; and

WHEREAS, the strict application of the applicable Code will constitute an unnecessary hardship upon the property owner; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the requested variance would not adversely affect the public interest, health, safety or welfare; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the spirit and intent of the Zoning Code is being met in this case; and

WHEREAS, each of the five conditions required by Kansas Statutes Annotated 12-759, are found to be present for a Variance to be granted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to allow an increase in the maximum square footage area for a building sign on property located at 1034 North Roosevelt Avenue; legally described as follows:

Lots 1 and 2, Block 2, Frisco Heights 2nd Addition to Wichita, Sedgwick County, Kansas

The variance is hereby **GRANTED,** subject to the following conditions:

1. The signs shall be constructed in substantial conformance with the approved site plan and conceptual images.
2. The sign, if illuminated, shall be turned off by 11:00 p.m.
3. A sign permit shall be obtained. If needed, building permits shall be obtained from MABCD for the construction of the sign structure.

ADOPTED AT WICHITA, KANSAS, this ____24th __ Day of ___April____ 2025

Bryan Frye, BZA Board Chair

ATTEST:

Scott Wadle,
BZA Secretary

MIRACLE SIGNS

(316) 832-1177
MiracleSigns.biz
3511 N. Broadway
Wichita, Kansas 67219

241083 - First Tee Greater Wichita

1034 N. Roosevelt Ave. - Wichita, Kansas - 67208

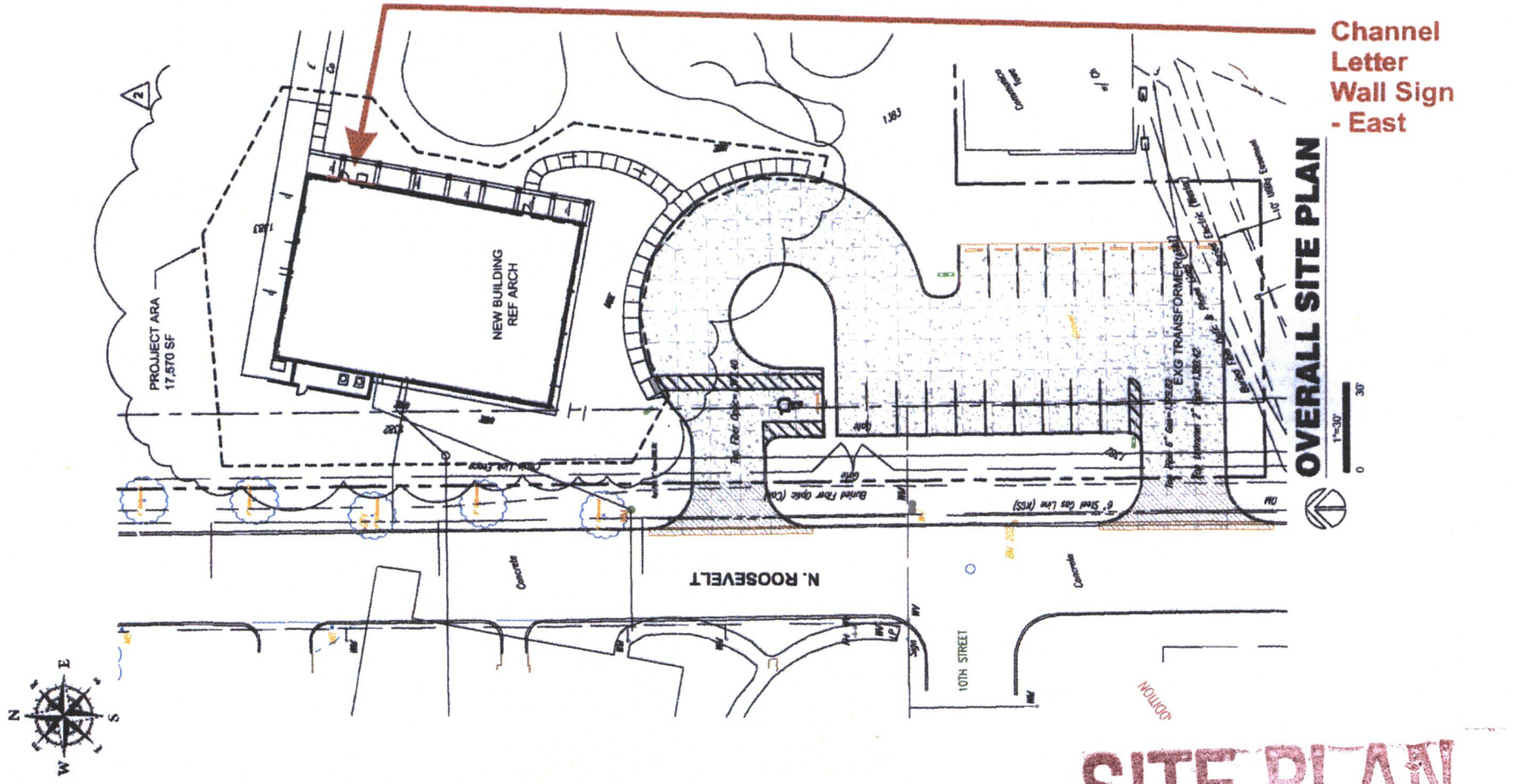
Channel Letter Wall Sign - East

Date: 2-18-25	Drawing by: JH	Salesperson: Zach Roth
File Name: 241083 Channel Letter Wall Sign.cdr		
Disk Name: Z:/Jobs/F/First Tee/Production/		

APPROVAL SIGNATURES:

See Scale Below

Site Plan



SITE PLAN

APPROVED 5/14/25

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
16399	651733	Print Legal Ad-IPL02264370 - IPL0226437		2	47 L

Attention: Mandy Hebert
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on April 9, 2025
(One Time Only)
MAPC/BZA April 24, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, April 24, 2025, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/ Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. Full notice can be found at www.wichita.gov/LegalNotices.

BZA2025-00015: Variance request in the City to increase the size of the allowed building sign of a property zoned TF-3 Two-Family Residential District, generally located within one-half mile south of East 13th Street North and east of North Roosevelt Avenue (1034 North Roosevelt Avenue).

CON2025-00052: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single-Family Residential; generally located on the west side of North Clifton Avenue approximately 300 feet south of East Central Avenue (435 North Clifton Avenue).

CON2025-00053: Conditional Use request in the City for an Accessory Apartment on property zoned SF-5 Single Residential; Generally located on the northwest corner of East Waterman Street and South Rutan Avenue (255 South Rutan Avenue).

CON2025-00056: Conditional Use request in the City for Entertainment Establishment in the City; generally located on the south side of East 47th Street South and within 150 feet east of South Hydraulic Avenue (1827 East 47th Street South).

VAC2025-00010: Vacation request in the City of a portion of a platted easement, generally located between East Cessna Street and South George Washington Boulevard (4104 East Cessna Street).

VAC2025-00011: Vacation request in the City to vacate a portion of building setback for an egress window well, generally located on the east side of South Millwood Avenue and within 375 feet north of West 47th Street South (4716 South Millwood Avenue).

ZON2025-00009: Zone Change request in the City from SF-5 Single Family Residential to TF-3 Two-Family Residential District to allow two duplexes, generally located within two blocks south of West Maple Street on the west side of South All Hallows Avenue.

ZON2025-00010: Zone Change request from TF-3 Two-Family Residential District to B Multi-Family Residential District to build five apartments, generally located on the west side of North Volutsia Avenue, within 200 feet north of East Douglas Avenue (117 North Volutsia Avenue).

IPL0226437
Apr 10 2025

In The STATE OF KANSAS
In and for the County of Sedgwick

1 insertion(s) published on:
04/10/25

STATE OF KANSAS)
SS
County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 04/10/2025 to 04/10/2025.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/10/2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County

AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-03-32

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

CITY OF WICHITA

AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Paul Leeker, City Clerk

Being first duly sworn, deposes and says:

That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. _____ / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 10th day of April, 2025.

Paul Leeker

Signature

SUBSCRIBED AND SWORN to before me this 4th day of April, 2025.

SHINITA RICE
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires:

Shinita Rice

Notary Public

(seal)

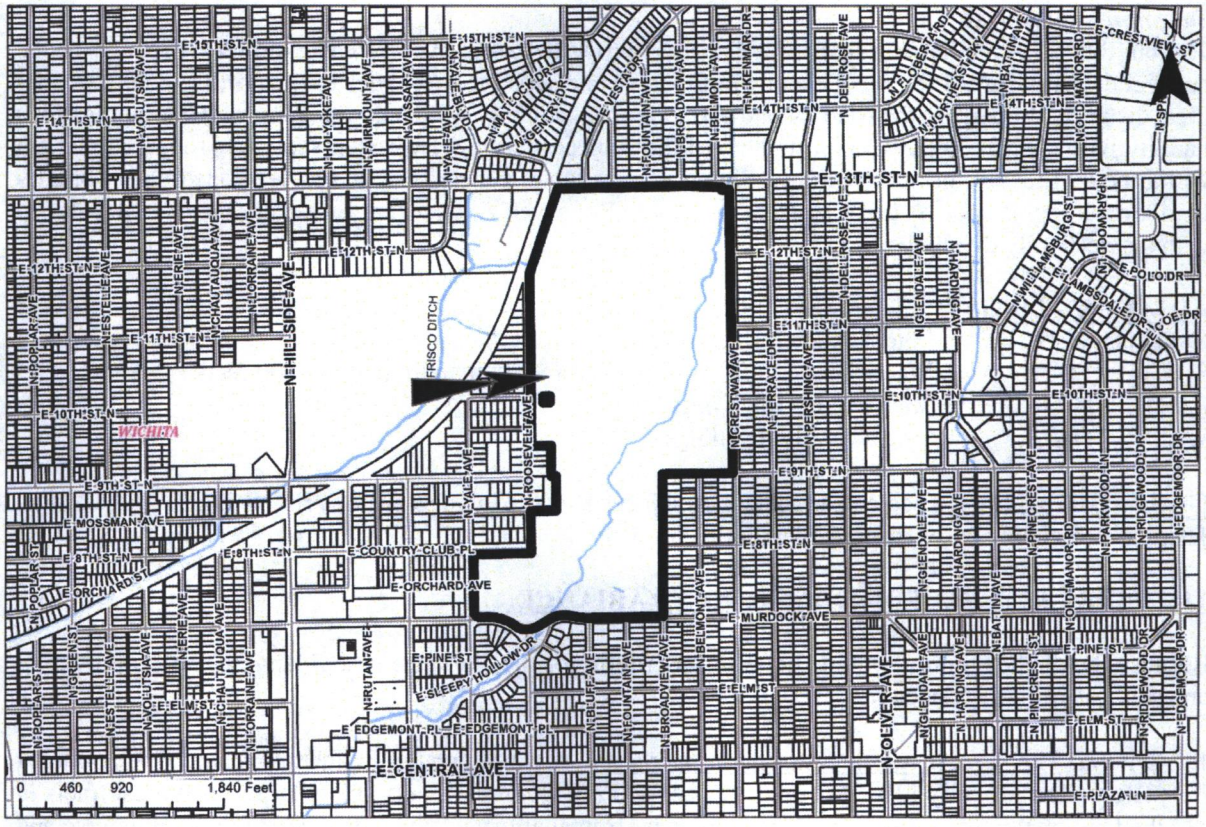
City Clerk's Office
Paul Leeker, City Clerk
City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202
316.268.4529 ext. 2805
www.wichita.gov

Wichita-Sedgwick County Zoning Board of Appeals
April 24, 2025

AGENDA ITEM NO: 2

SECRETARY'S REPORT

CASE NUMBER:	BZA2025-00015 (City)
OWNER/APPLICANT:	Board of Park Commissioners / First Tee (Applicants) / Ferris Counseling (Agent)
REQUEST:	Variance to increase the maximum square footage area for a building wall sign
CURRENT ZONING:	TF-3 Two-Family Residential District
SITE SIZE:	3.5 acres
LOCATION:	Generally located on the east side of North Roosevelt Avenue and within one-third of a mile south of East 13th Street North (1034 North Roosevelt Avenue).



JURISDICTION: The Board has jurisdiction to consider the Variance request under the provisions of Section 24.04.250 of the Sign Code for Wichita, and as outlined in Kansas Statutes Annotated 12-759 *et. seq.* The Board may grant the request when all five conditions, as required by the statutes, are found to exist.

BACKGROUND: The applicant is requesting a Variance to the Wichita Sign Code in order to increase the square footage allowed for building signs on property zoned TF-3 Two-Family Residential District (TF-3). If approved, building signs would be constructed on the east, west, and south elevations.

Section 24.04.190 (11) of the Wichita Sign Code permits building signs not to exceed 25 square feet gross area, except that Institutions located along designated collector streets may have one sign for each collector street frontage not exceeding 48 square feet in size. The west elevation of the building faces North Roosevelt Avenue, which is designated as a collector street. The east elevation of the building faces the interior of the Alfred MacDonald Golf Course. According to the Wichita Sign Code, the east elevation would be limited to a 25 square foot building sign. The applicants are requesting to increase the size of the building sign on the west elevation to 48 square feet.

Sign's Purpose

The applicant states, "First Tee is a non-profit youth development organization that enables kids to build the strength of character that empowers them through a lifetime of new challenges. They use golf to teach life skills, create active learning experiences that build inner-strength, self-confidence, and resilience that kids can carry to everything they do. Many young people have access to First Tee at no cost. They rely mainly on donations and grants for their operations. Having the name of the institution not only identifies the property for the young people but also describes the building's use to those driving by and playing at MacDonald Golf Course."

Surrounding Context

The building is within a large tract of golf course property that is over 146 acres in size. Property to the north and east is part of the MacDonald Golf Course and separate properties to the north and east are at a great distance. Property to the south is also part of the Macdonald Golf Course. A Wireless Communications Facility with CON2000-00045 is just south of the subject building. However, separate properties that are within be 600 feet to the south of the building in question is zoned TF-3 and is developed with a single-family dwelling. Properties to the west, across North Roosevelt Avenue, are zoned TF-3 and are developed with single-family dwellings.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	MacDonald Golf Course
SOUTH:	TF-3	MacDonald Golf Course (single-family dwelling within 600 feet)
EAST:	TF-3	MacDonald Golf Course
WEST:	TF-3	Single-family dwellings

CASE HISTORY: On March 24, 1886, the subject site was platted as part of Frisco Heights 2nd Addition. There are no zoning cases associated with this property.

THE FIVE CRITERIA FOR GRANTING A VARIANCE:

Because the applicant only provided one set of criteria for the Variance case, Planning staff is providing one analysis of the Variance requests.

1. Criteria: The request is unique to this property and was not created by the applicant. The applicant states: "The property is owned by the Board of Park Commissioners and is larger than most tracts in the City of Wichita. The reason that there is no frontage for the sign is the size of this golf course and is unique to this property. The fact that the sign will only be seen by those on the applicant's property is also very unique."

   Staff analysis:

Staff is in agreement with this analysis. The size of the golf course is much larger than the typical lot with the Wichita City Limits. This intended us is a partnership with the City of Wichita. The property is unique because it is zoned TF-3 Two-Family Residential District.

2. Criteria: The granting of the Variance will not adversely affect the rights of the adjacent property owners or residents. The applicant states, "The proposed sign is not visible to any adjacent property owners or residents. It is only visible to the golf course. The applicant's property is so large that no properties east of the signage can see the building."

   Staff analysis:
   Staff agrees with the above statement. It is staff's opinion that the granting of the permit will not adversely affect the rights of adjacent property owners. The signs on the south and west elevations will likely be visible to nearby residential properties. However, the property is so large that it should not affect any adjacent property owners or residents.

3. Criteria: The strict application of the provisions of the sign code would constitute an unnecessary hardship on the applicant. The applicant states, "Without the increased size, the visibility of the sign will be difficult. First Tee relies on donations for its charitable operations. Its hope is that the nearly 20,000 rounds played at MacDonald will encourage some to assist First Tee in its mission to young people. A twenty-four (sic) square foot sign would be too small to be seen from the golf course."

   Staff analysis:
   Staff agrees with the above statement. If the sign were to be restricted to the size permitted in the Wichita Sign Code, it would not be able to fulfill its objective of identifying the building for way-finding and/or generating awareness among other golf course users.

4. Criteria: The Variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or harmonious development of the community. The applicant states, "The public is not impacted by this request. No one other than the users of the applicant's property will see the sign. However, First Tee has a strong positive impact on the community's morals, prosperity, and general welfare."

   Staff analysis:
   Staff agrees with the above statement. It is staff's opinion that granting the Variance will not have a significant adverse effect on the public health, safety, morals, order, convenience, prosperity, general welfare, or the harmonious development of the community. The applicant's sign aims to promote the institution, which is considered to be a gain to the community.

5. Criteria: The granting of the Variance will not be opposed to the general spirit and intent of the sign code. The applicant states, "The Sign Code's intent is to have a small sign, so it does not impact the area. However, this intent is not impacted when the sign can only be seen from the applicant's parcel. The sign is not overly large so as to be opposed to the general spirit of the Code."

   Staff analysis:
   Staff agrees with the above statement. A portion of the Wichita Sign Code's intent is to avoid visual clutter to traffic and pedestrian safety, and to preserve and promote property values, business opportunities and community appearance. None of these items should be affected by the issuing of this Variance.

LEGAL CONSIDERATIONS: The Board of Zoning Appeals has the following options for actions.

1. Approval – The Board of Zoning Appeals can find that all five conditions necessary to the granting of a Variance exists and can approve the requested Variance. Any vote by the BZA to approve a Variance requires a majority plus one (1) vote of members present and voting, per the BZA bylaws.

2. Denial – The Board of Zoning Appeals can find that the requested Variance does not meet the five criteria required to grant a Variance. Any vote by the BZA to deny a Variance requires a simple majority of members present and voting.

RECOMMENDATION: Should the Board determine that all five conditions necessary to the granting of the Variance to increase the size of the building sign exist, the recommendation of Staff is that the Variance to increase the size of the sign from 25 square feet to 48 square feet be ***GRANTED***, subject to the following conditions:

1. The signs shall be constructed in substantial conformance with the approved site plan and conceptual images.
2. The sign, if illuminated, shall be turned off by 10:00 p.m.
3. A sign permit shall be obtained. If needed, building permits shall be obtained from MABCD for the construction of the sign structure.

Report Attachments:

- Applicant's letter requesting Variance
- Sign Exhibits and Site Plans
- Aerial Map
- Zoning Map
- 2035 Future Growth Concept Map
- Site Photos

Applicant's Variance Justification

FERRIS CONSULTING

PO BOX 573 WICHITA, KS 67201
PHONE 316-516-0808 EMAIL ferrisco@aol.com

February 25, 2025

Scott Wadle, Director
Metropolitan Area Planning Department
271 W. 3rd St., 2nd Floor
Wichita, KS 67202

RE: A Variance for the property located West side of McDonald Golf Course along Roosevelt Ave. to Sign Code Section 24.04.190, (11); size of a wall sign for institutional use.

Dear Scott:

First Tee has an agreement with the Board of Park Commissioners to use the property on the West side of MacDonald Golf Course. First Tee is a non-profit youth development organization that enables kids to build the strength of character that empowers them through a lifetime of new challenges. They use golf to teach life skills, create active learning experiences that build inner strength, self-confidence, and resilience that kids can carry to everything they do. Many young people have access to First Tee at no cost. They rely mainly on donations and grants for their operations.

The First Tee constructed a driving range at MacDonald to assist in these goals. They are constructing a teaching center that will allow them to expand their outreach. They would like to have their name on this building. This not only identifies the property for the young people but also describes the building's use to those driving by and playing at Macdonald Golf Course.

Two sides of the building face Roosevelt Ave. This is a collector street in Wichita. Therefore, signs on those two sides are allowed to be 100 square feet. However, the side facing the golf course does not have a street facing. Therefore, Section 24.04.190, (11) of the Sign Code restricts the size of the sign to 24 square feet. Logos are not considered in the square footage calculations. Therefore, the proposed sign is 48.4 square feet. First Tee is asking for a Variance to allow the sign to be 48.4 square feet. A site plan, building layout, and sign design are attached to this application.

The Variance request meets all the criteria for the Board of Zoning Appeals to grant a Variance. These are:

- **The request is unique to this property and was not created by the applicant.** The property is owned by the Board of Park Commissioners and is larger than most tracts in the City of Wichita. The reason that there is no frontage for the sign is the size of this golf course and is unique to this

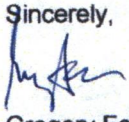
property. The fact that the sign will only be seen by those on the applicant's property is also very unique.

- **The granting of the Variance will not adversely affect the rights of adjacent property owners or residents**. The proposed sign is not visible to any adjacent property owners or residents. It is only visible to the golf course. The applicant's property is so large that no properties east of the signage can see the building.
- **The strict application of the provisions of the Sign Code would constitute an unnecessary hardship on the applicant**. Without the increased size, the visibility of the sign will be difficult. First Tee relies on donations for its charitable operations. Its hope is that the nearly 20,000 rounds played at MacDonald will encourage some to assist First Tee in its mission to young people. A twenty-four square foot sign would be too small to be seen from the golf course.
- **The Variance will not adversely affect the public health, safety, morals, order convenience, prosperity, general welfare, or the harmonious development of the community.** The public is not impacted by this request. No one other than the users of the applicant's property will see the sign. However, First Tee has a strong positive impact on the community's morals, prosperity, and general welfare.
- **The granting of this Variance will not be opposed to the general spirit and intent of the Sign Code**. The Sign Code's intent is to have a small sign, so it does not impact the area. However, this intent is not impacted when the sign can only be seen from the applicant's parcel. The sign is not overly large so as to be opposed to the general spirit of the Code.

We believe the requested Variance should be granted because it meets all five conditions required for the granting of a Variance.

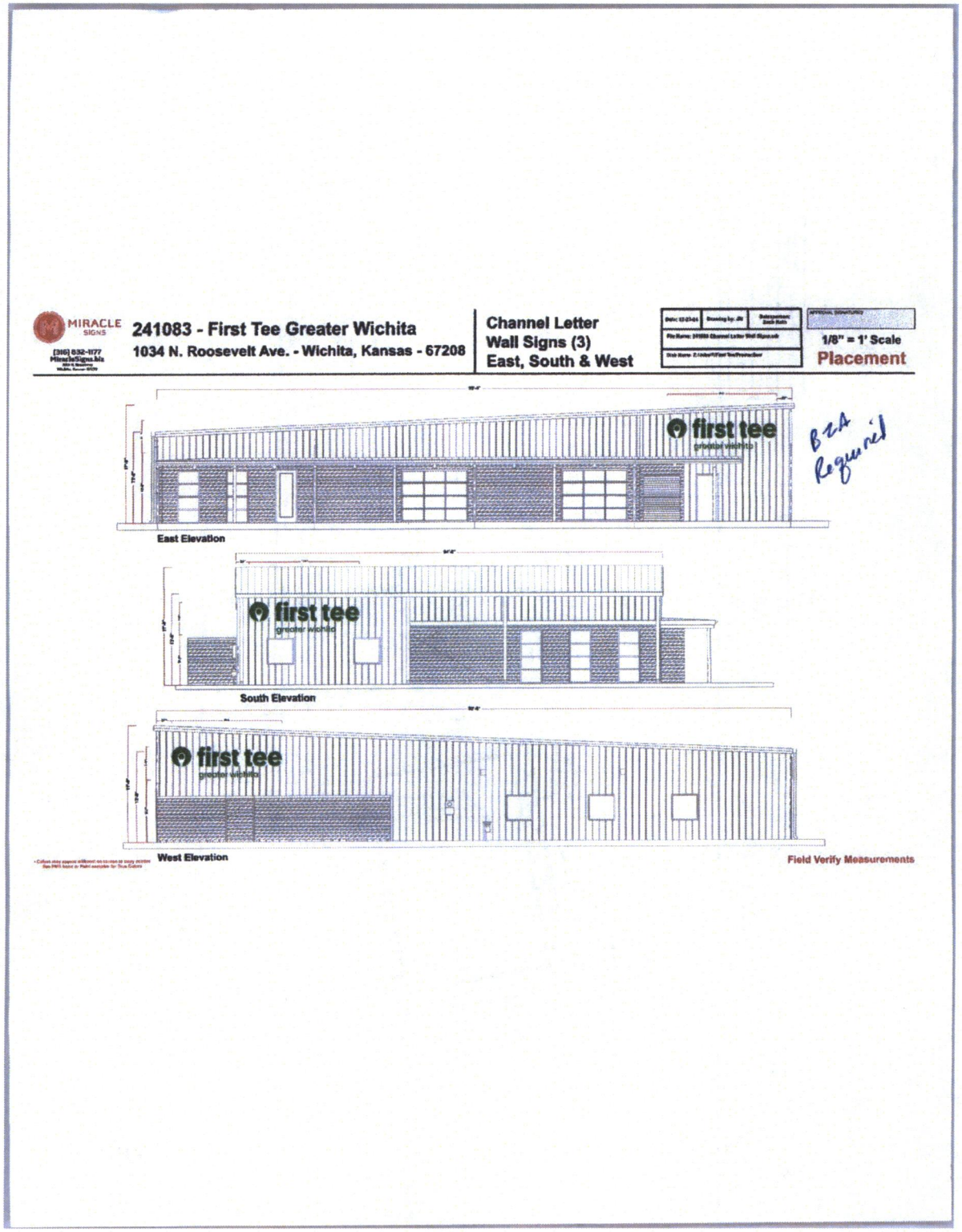
Please let me know if you have any questions.

Sincerely,



Gregory Ferris

Applicant-Provided Site Plan



MIRACLE SIGNS

(316) 832-1177
MiracleSigns.biz

241083 - First Tee Greater Wichita

1034 N. Roosevelt Ave. - Wichita, Kansas - 67208

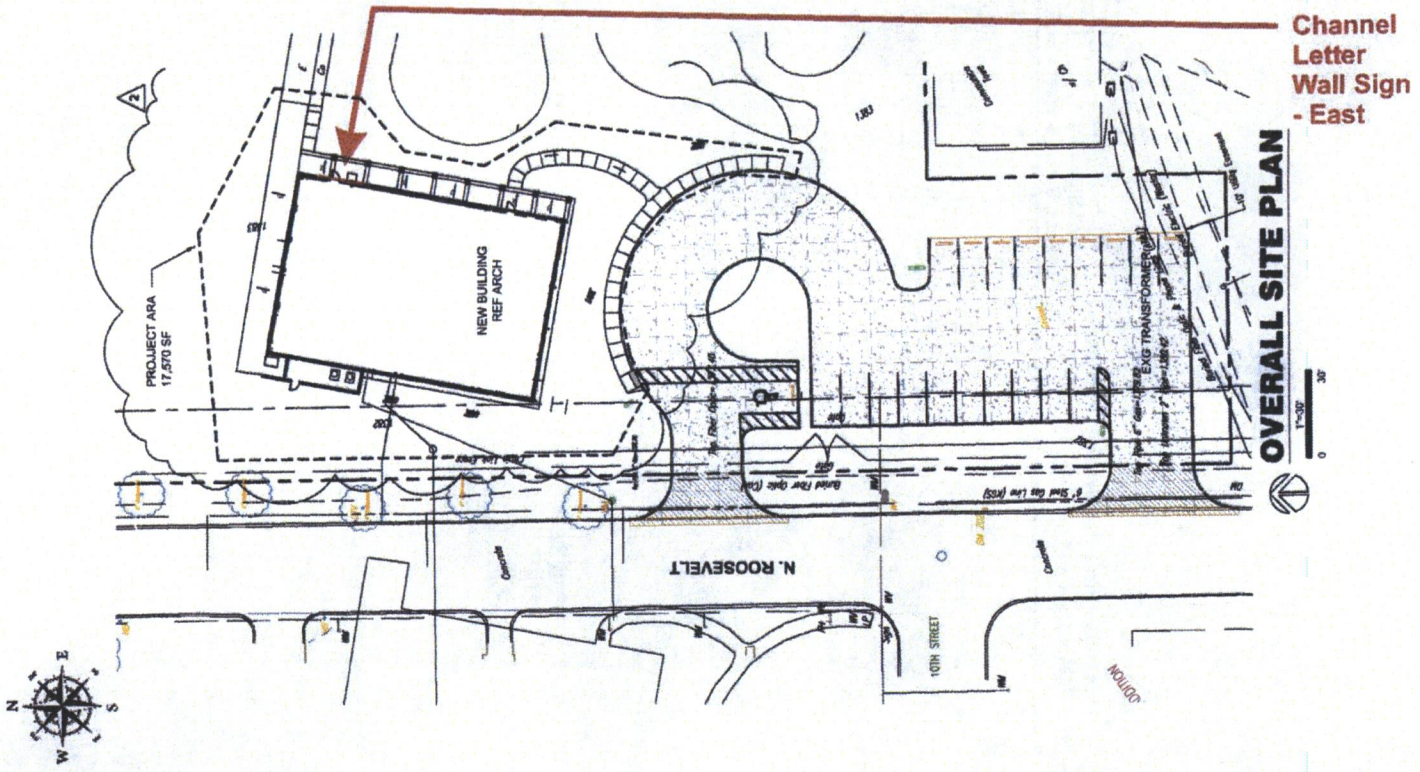
Channel Letter Wall Sign - East

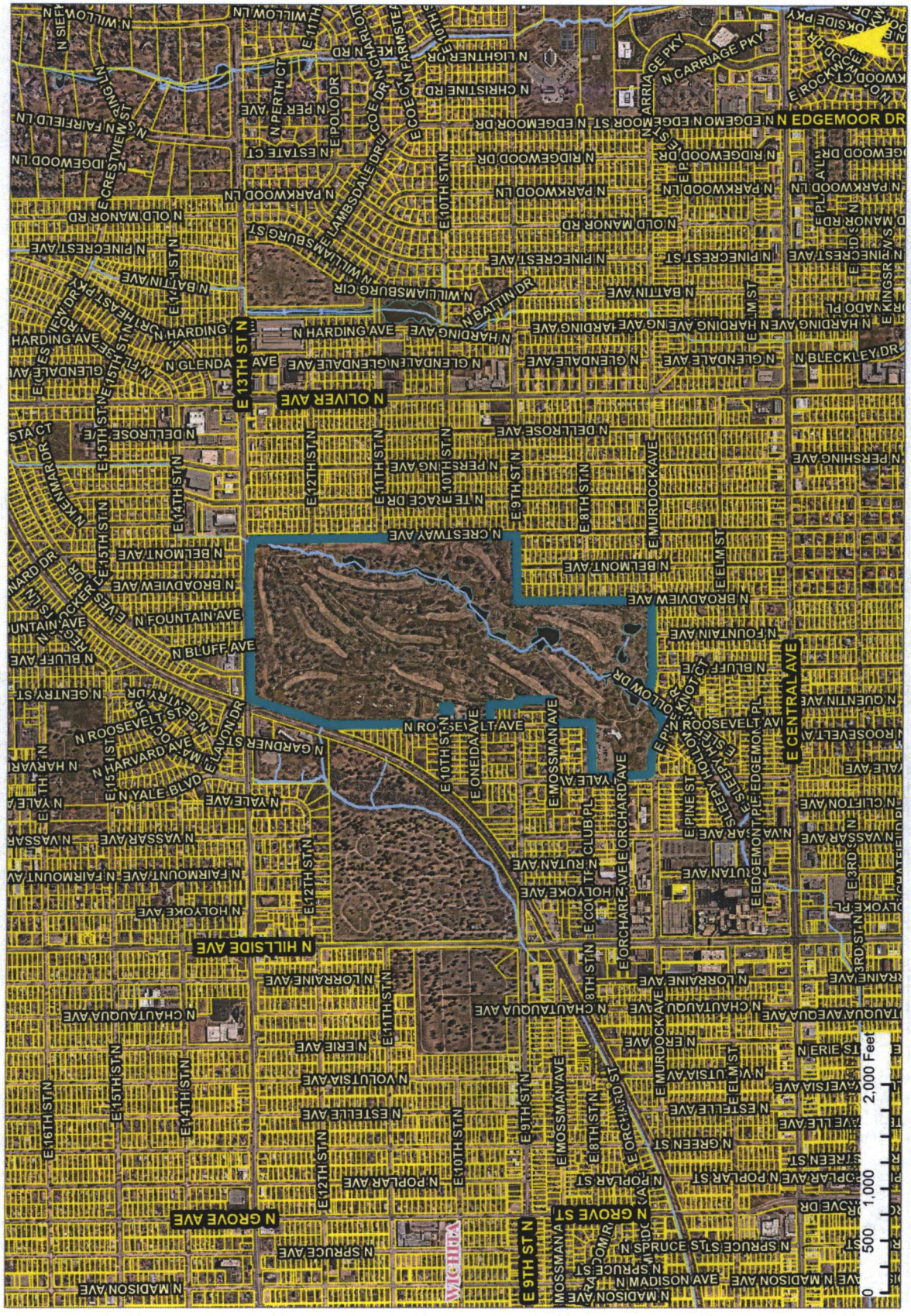
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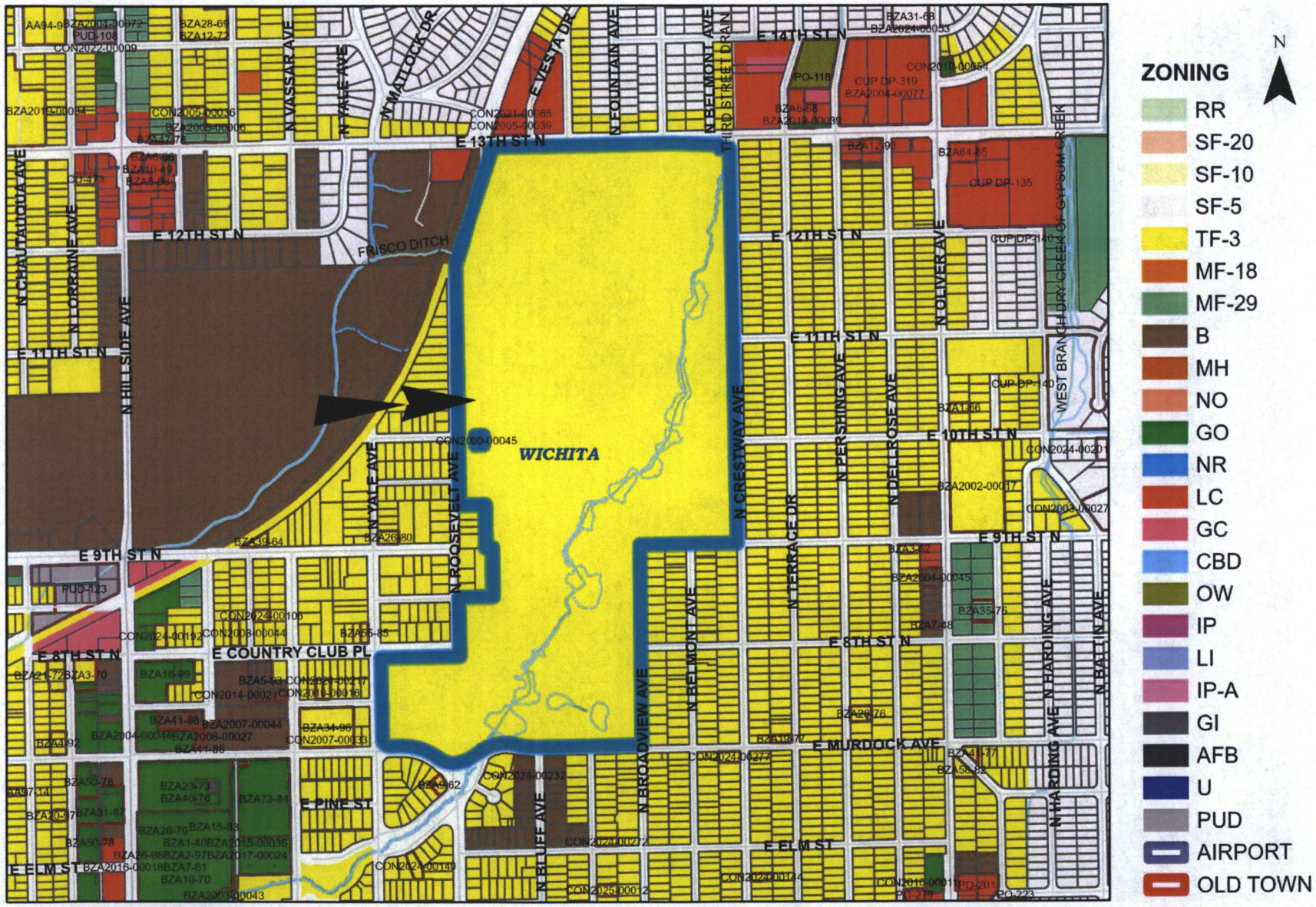
APPROVAL SIGNATURES:

See Scale Below

Site Plan




N EDGEMOOR DR
N HILLSIDE AVE
N GROVE AVE
E CENTRAL AVE
E 13TH ST N
N OLIVER AVE
E 9TH ST N
N CARRIAGE PKY
N BATTIN DR
N HARDING AVE
N GLENDALE AVE
N BLECKLEY DR
N BELMONT AVE
N BROADVIEW AVE
N FOUNTAIN AVE
N BLUFF AVE
N ROOSEVELT AVE
N YALE BLVD
N YALE AVE
N HOLYOKE AVE
N CHAUTAUQUA AVE
N LORRAINE AVE
N ERIE AVE
N VOLUSIA AVE
N ESTELLE AVE
N GREEN ST
N POPLAR AVE
N SPRUCE ST
N MADISON AVE
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E 12TH ST N
E 11TH ST N
E 10TH ST N
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SF-5
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N CHAUTAUQUA AVE
N ORRAIN AVE
N HILLSIDE AVE
N YALE AVE
N VASSAR AVE
N MATLOCK DR
N YALE AVE
E VESTA DR
N FOUNTAIN AVE
N BELMONT AVE
THIRD STREET DRAIN
N OLIVER AVE
N PERSHING AVE
N DELROSE AVE
N CRESTWAY AVE
N ROOSEVELT AVE
N TERRACE DR
N BELMONT AVE
N BROADVIEW AVE
N BLUFF AVE
N HARDING AVE
N BALTIMORE AVE
FRISCO DITCH
WEST BRANCH DRY CREEK OF GYPSUM CREEK
CUP DP-319
CUP DP-135
CUP DP-140
CUP DP-143
PO-118
PO-201
PO-223
PUD-108
PUD-123
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CON2014-00021
CON2015-00016
CON2007-00033
CON2024-00232
CON2024-00277
CON2024-00272
CON2024-00140
CON2025-00012
CON2024-00124
CON2010-00111
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BZA2018-00039
BZA2004-00053
BZA2002-00017
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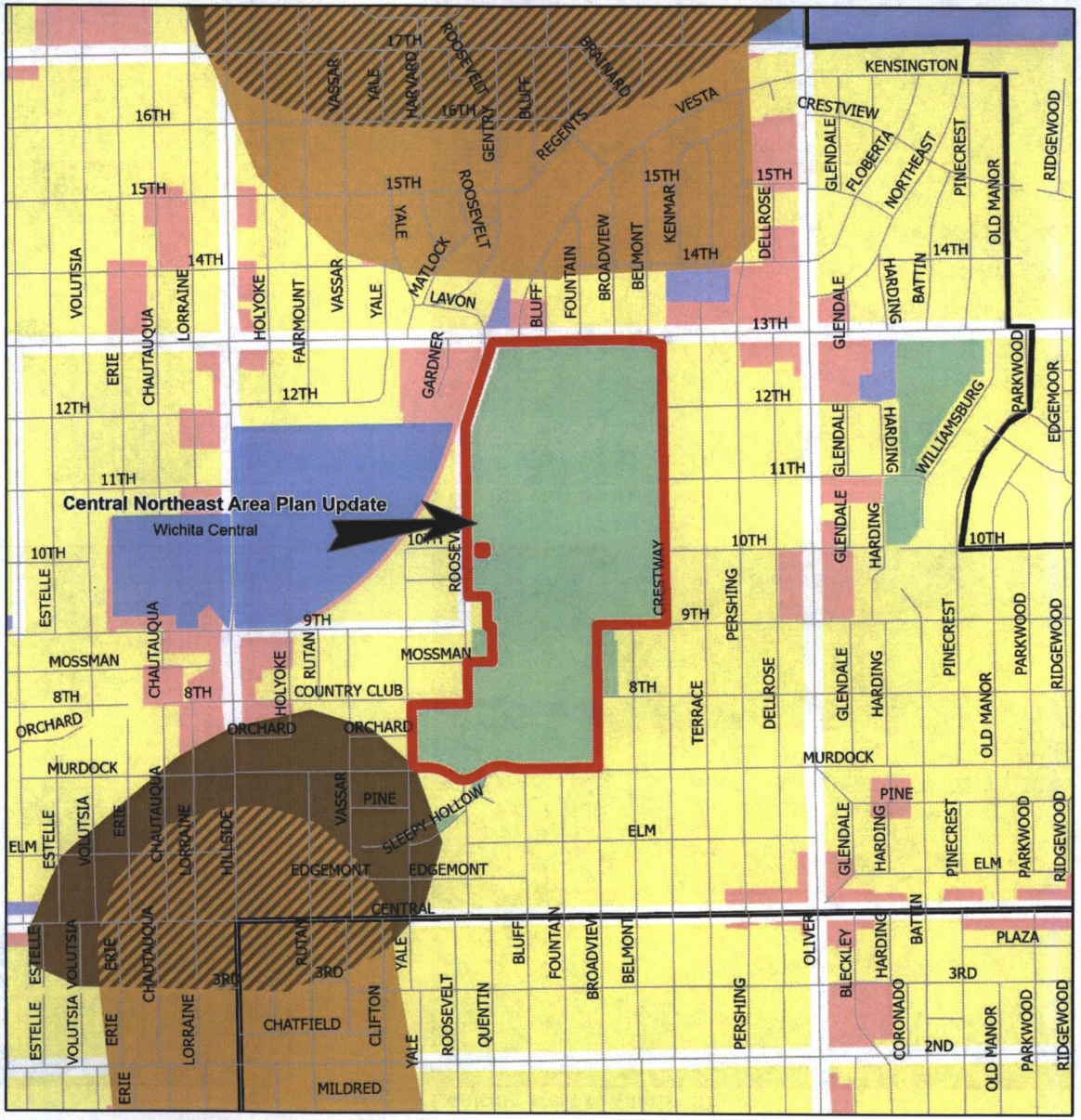
2035 Wichita Future Growth Concept Map

Legend

- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way
- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014

LAND USE

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Neighborhood & Area Plans
- Application Area



Looking north towards site



Looking west towards site



Looking north away from site



Looking east away from site



Looking south away from site



Looking west away from site

