CITY OF
WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 7, 2009

Michael Steven
7127 E Kellogg
Wichita, KS 67207

Eddy's Toyota and Scion
7333 E Kellogg
Wichita, KS 67207

Ron's Sign Co. c/o Silas Goss
1329 S Handley
Wichita, KS 67217

RE: **BZA2009-51: City sign code administrative adjustment to raise two signs above elevated Kellogg, to 28.75 feet tall, in LC Limited Commercial zoning, generally located south of E Kellogg and east of Governeour (7127 E Kellogg).**

Legal Description: Lots 1 & 2, Block A, Mike Stevens Motor Addition to Wichita, Sedgwick County, Kansas (7127 E Kellogg Drive).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height for a sign above the height of the highway railing on the aforementioned property. From reviewing your application, we understand that you propose two signs adjacent to an elevated portion of Kellogg. The new signs are proposed to be 28.75 feet tall, which is higher than the 16.3-foot Kellogg height at this location.

Section 24.04.251.2.h. of the Sign Code allows an adjustment to increase the maximum height of signs located within 75 feet of an elevated highway to 20 feet above the highest railing at a point perpendicular to the sign when the three conditions required by Section 24.04.251.6. of the Sign Code are met.

We find that increasing the height of the sign 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: The immediate area is freeway frontage with commercial zoning and land uses. Increasing the permitted height of the sign should not adversely impact the existing uses or permitted uses on abutting sites.

2) Compatibility with existing or permitted uses on abutting sites: Pole signs are typically located in commercial and industrial areas along freeways; permitting a sign height of 28.75 feet should not reduce the compatibility of the sign with existing or permitted uses on abutting sites.

3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, 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 maximum allowed height of two pole signs above the height of the highway railing, at 28.75 feet is hereby granted, subject to the following conditions:

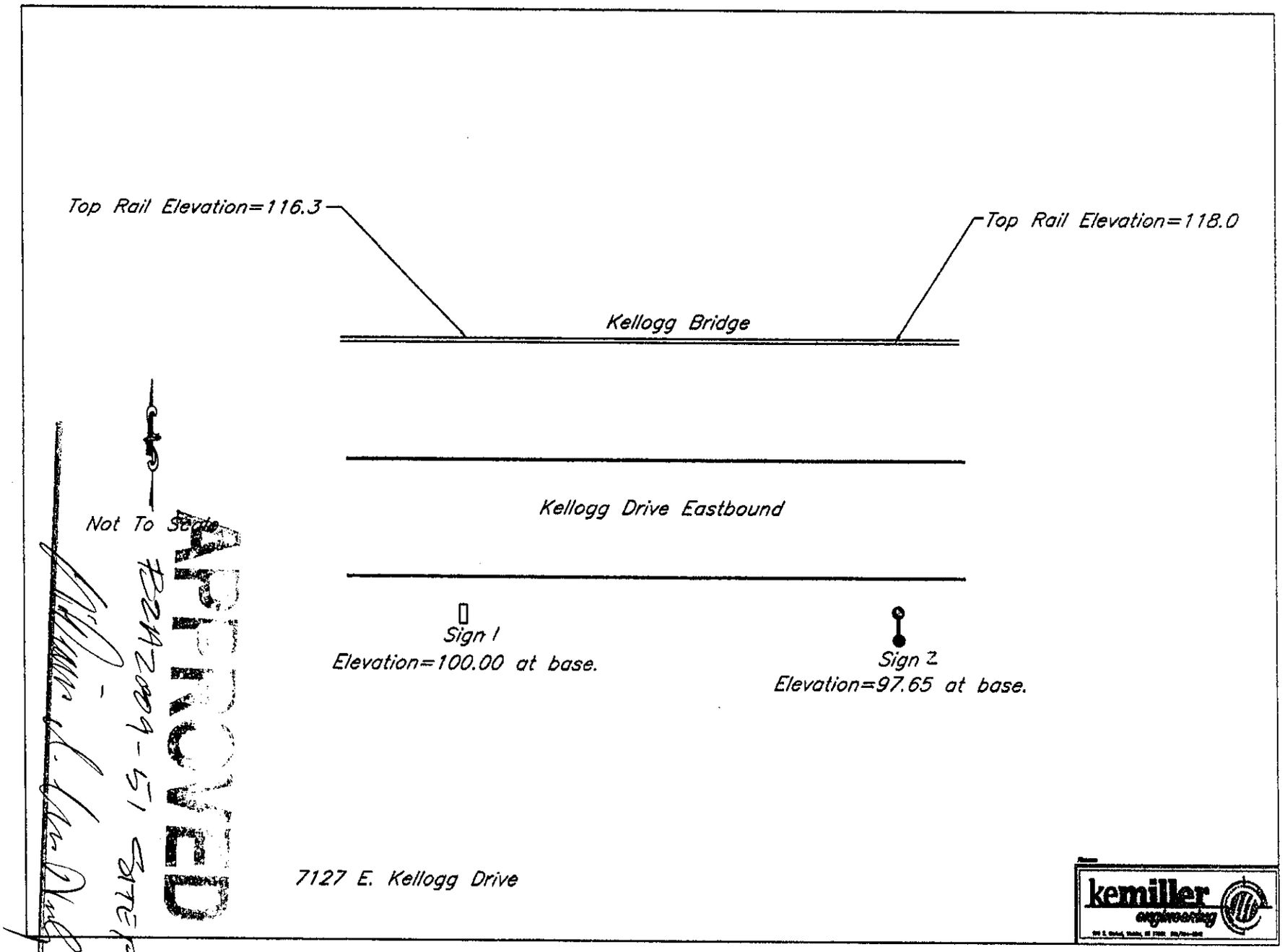
1) The signs shall comply with all regulations of the Sign Code except that the maximum allowed height shall be 28.75 feet.
2) The signs shall conform to the location, size, and design of the approved elevation drawing and site plan.
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt A. Schroeder, Superintendent, OCI
J. R. Cox, OCI
Sue Schlapp, District II, Mail Stop 1-13



Not To Scale

APPROVED

Date: 12-7-09

kemiller engineering

SITE PLAN

APPROVED
BZA 2009-17 SITE PLAN

Date: 12-7-09

1. 829UV 1X
2. 829CUV 1X
3. (EXISTING) - 1030