CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 2, 2013

Dr. Donald Yoder
1842 Cub Lane Cir.
Garden Plain, KS 67050

Clear Channel Outdoor c/o David Mollhagen
3405 N. Hydraulic
Wichita, KS 67219

RE: BZA2013-32: City Sign Code administrative adjustment to replace a legal non-conforming sign by reducing its nonconformity in LI Limited Industrial zoning, generally located east of S. West Street and south of I-235 (3612 S. West).

Legal Description: Lot 1, Block A, Carmichael Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to alter a legal non-conforming sign by reducing its nonconformity on the aforementioned property. From reviewing your application we understand that you propose to reconstruct an existing 14 by 48 foot static sign with a 14 by 48 foot digital sign, altering the sign by eliminating the five pole structure with a single pole. Section 24.04.251.2.g. of the Sign Code allows an adjustment to alter legal non-conforming signs provided the nonconformity is reduced, when the three conditions required by Section 24.04.251.6 of the Sign Code are met.

We find that altering 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 highway frontage that is zoned for commercial and industrial uses. Altering the legal non-conforming sign should not adversely impact the existing uses or permitted uses on abutting sites.

2) Compatibility with existing or permitted uses on abutting sites: The proposed off-site sign is typical of commercial and industrial areas along freeways. The proposed sign alteration should be compatible 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; there should be no impact to 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 alter a legal non-conforming sign by reducing its nonconformity on the aforementioned property is hereby granted, subject to the following conditions:

1) The sign shall generally conform to the location, size, and design of the approved site plan and elevation drawing.

2) The sign shall be limited to one face facing east.

3) The sign shall be permitted as required by the local and state regulations within one year of approval.

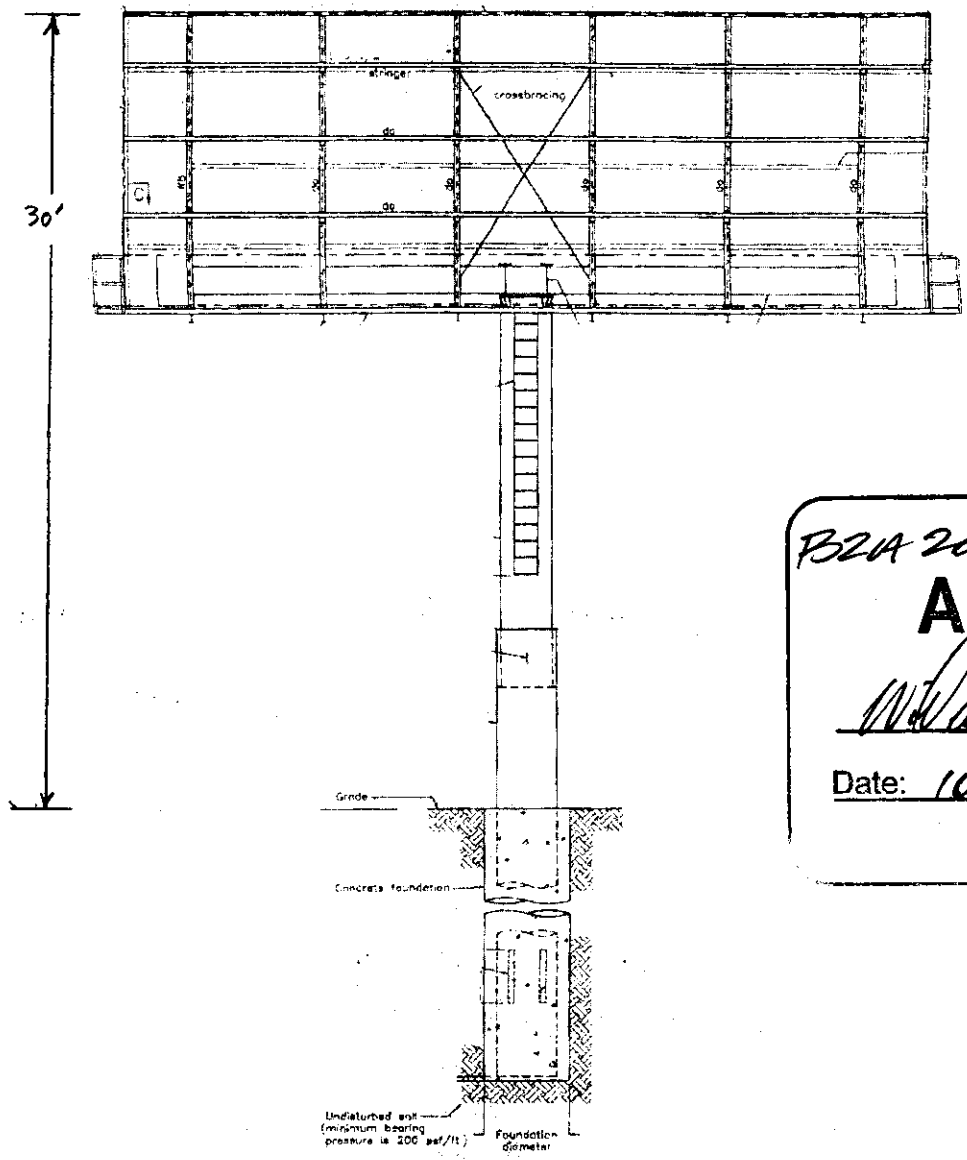
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

John Schlegel
Planning Director

Tom Stolz
MABCD Director

cc: JR Cox, MABCD
Jeff Blubaugh, District IV, mailstop 1-13



CENTERMOUNT
SIGN FACE ELEVATION

BZA 2013 ELEVATION

APPROVED

Date: 10-2-13

Administrative Adjustment to sign, Clear Channel Outdoor, 3612 S. West St.

Current Billboard site

BZA 2013-32 SITE PLAN
APPROVED
Division V. Van Vuuk
6-2-13