CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

REVISED
April 18, 2014

Nevets Inc.
Attn: Brandon Steven
7333 E. Kellogg
Wichita, KS 67207

Ferris Consulting
Gregory Ferris
P.O. Box 573
Wichita, KS 67201

RE: **BZA2014-00025: City Sign Code Adjustment to increase the height of a new on-site pole sign by 20%, from 35 to 42 feet, in GC General Commercial and LI Limited Industrial zoning.**

Legal Description: LOT 2 EXC BEG NW COR E 178 FT S 307.81 FT E 150 FT S 220 FT W 40 FT N 182 FT W 288.67 FT N 347.81 FT TO BEG BLOCK 1 DOONAN PLAZA II ADDITION AND LOT 2, BLOCK A, J. ROBERT DRY ADDITION to Wichita, Sedgwick County, Kansas. The property is generally located north of Kellogg and west of Maize (11028 W. Kellogg).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the height of a new on-site pole sign by 20%, from 35 to 42 feet, in GC-General Commercial and LI-Limited Industrial zoning. As a result of the Kellogg widening project, this portion of Kellogg has freeway exits and service road access limited to 119th Street West and Maize Road.

Section 24.04.221 (3) of the Sign Code limits pole signs in GC and LI zoning to 25 feet in height, which can be increased 5 feet for each unused sign along a street frontage not to exceed 35 total feet in height. Street frontage and number of signs at this location would allow the maximum height of 35 feet. Also, Section 24.04.251.b of the Sign Code allows a 20% increase in height by Administrative Adjustment.

We find that allowing the height adjustment of the new on-site pole 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: Existing use in the surrounding area is LC to the north; GC to the east and south and LI to the west of the site.

2) Compatibility with existing or permitted uses on abutting sites: The height adjustment will be compatible with existing signage in the vicinity.

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 a new on-site pole sign by 20%, from 35 to 42 feet, in GC-General Commercial and LI-Limited Industrial zoning on the aforementioned property is hereby granted, subject to the following conditions:

1) The Sign Code Adjustment is for an increase in height from 35 feet to 42 feet only; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved. No additional signage will be allowed on the site as the maximum permitted signage has been reached with the addition of the new pole sign.

2) The sign shall be in conformance with the approved elevation and site plan. 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 Unified Zoning 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.

John L. Schlegel, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: JR Cox, MABCD
Jeff Blubaugh, CM District IV
Case Bell, NA District IV

Eddy's Chrysler New On-Site Sign
11028 W. Kellogg, 67209
Revised April 14, 2014

Site Plan

