CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

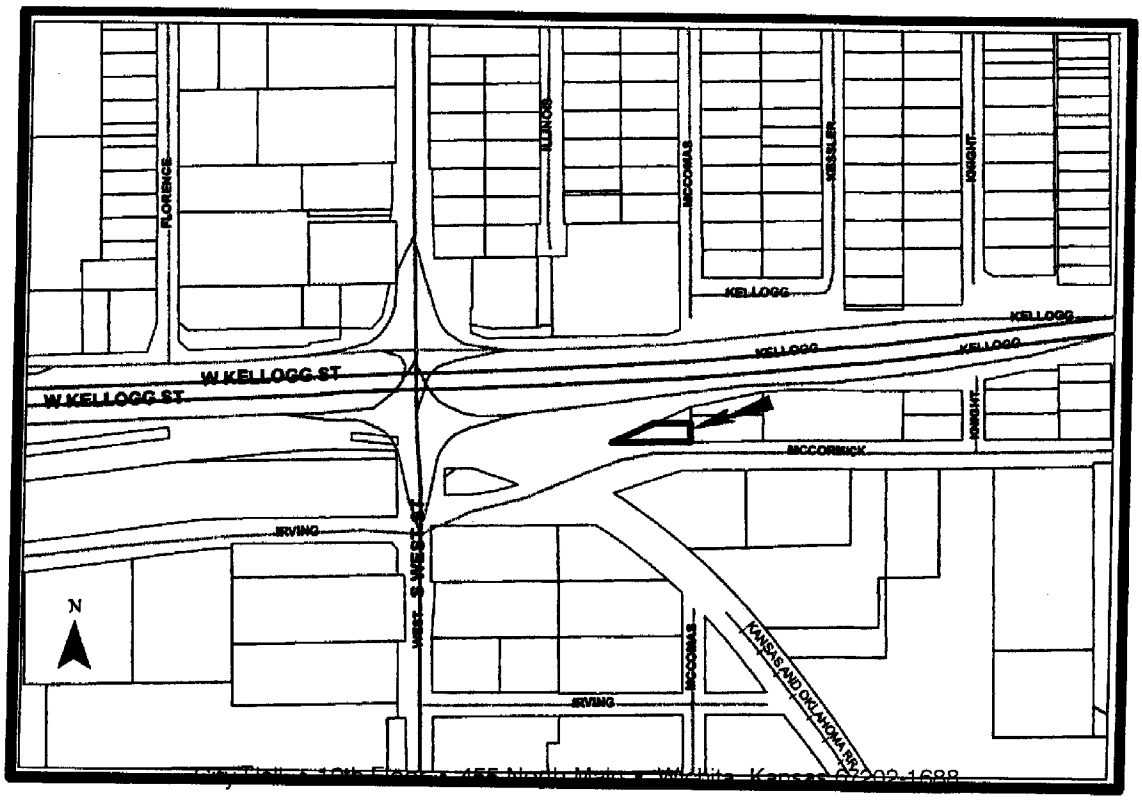
MKT Investments
Attn: Tracy McCune
12525 High Meado
Dallas, TX 75244

May 16, 2015

Clear Channel Outdoor Inc.
Attn: David Mullhagen
3405 N. Hydraulic
Wichita, KS 67219

RE: BZA2015-00021: Administrative Adjustment to increase the height of an off-site (billboard) sign to 20 feet above the railing of West Kellogg on .23 acre zoned Limited Industrial (LI) located east of South West Street, south of West Kellogg Street and north of West McCormick Avenue.

Legal Description: A tract in lots 26 & 27 beginning at the SW corner of lot 27; thence NEly to a point 7 feet North of the SE corner of lot 26; thence NEly to a point on the center line of vacated McComas Street said point being 23 feet N of ext. South line of lot 16, Block 3; thence South along the center line of the S ext. line of lot 27; thence W to the point of beginning, Block 2, Eureka Gardens Addition to Wichita, Sedgwick County, Kansas.



T 316.268.4421 F 316.268.4390

www.wichita.gov

Dear Applicants:

The Wichita-Sedgwick County Unified Zoning Code (UZC) (Article V, Section V-I.1) grants the Planning Director, with the concurrence of the Director of the Metropolitan Area Building and Construction Department, the authority to approve applications for Zoning Adjustments.

The applicant is requesting an Administrative Adjustment to increase the height of an offsite (billboard) sign to 20 feet above the railing of West Kellogg Street at the location described and depicted above. It is estimated at this location the West Kellogg Street railing is 29 to 30 feet above grade. Approval of the request would result in a sign up to 50 feet tall. The Sign Code permits the height of signs to be increased up to 14 feet above the railing of elevated roadways by right.

The Planning Director shall not approve an Administrative Adjustment to a Protective Overlay if the proposed adjustment:

1) Would adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity of the subject tract: The requested modifications will not negatively impact traffic circulation in the area in that there have been multiple offsite (billboard) signs installed along the Kellogg Street corridor without any apparent impact upon safety or convenience to traffic circulation. The billboard for which this height adjustment is requested is a replacement of another billboard that must be removed from the same lot as the application area due to roadway improvements and property acquisitions by the Kansas Department of Highways.
2) Creates more adverse impacts on existing uses in surrounding areas. The billboard for which this height adjustment is requested is a replacement of another billboard that must be removed from the application area due to roadway improvements and property acquisitions by the Kansas Department of Highways. There are other billboards in the general area. Land uses abutting the site are industrial or commercial. Increasing the height of the sign will not create more adverse impacts on the surrounding uses.
3) Would not be compatibility with existing or permitted uses on abutting sites: There are other billboards in the general area. Land uses abutting the site are industrial or commercial, which should not be impacted by an increase of six feet above what is permitted by right. An increase in the height of the sign will not create more adverse impacts on the surrounding uses.
4) Would be detrimental to the public health, safety or welfare: The proposed sign height should not be detrimental to the public health, safety or welfare in that there are existing billboards all along Kellogg. The City has a record of approving billboards, and of granting increased height over that which is permitted by right in the Kellogg corridor.

Our signatures below indicate that the requested Zoning Adjustment is hereby GRANTED, subject to the following conditions:

1) The height of the offsite sign at the location describe above may be increased up to a maximum height of 20 feet above the height of the West Kellogg Street railing abutting the site, or up to 50 feet above grade, whichever is less.

2) 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

J.R. COX JR.

Tom J. Stolz, Director of Metropolitan Area Building and Construction Department

cc: J. R. Cox, MABCD