



Wichita-Sedgwick County Metropolitan Area Planning Department

January 31, 2012

Luke Luttrell
Southfork Investments LLC
1634 E Central
Wichita, KS 67214

Ferris Consulting
PO Box 573
Wichita, KS 67201

RE: BZA2012-04: Sign Code Adjustment to increase the permitted height of a sign along an elevated portion of I-135 to 20 feet above the height of the deck/railing perpendicular to the elevated highway, or 48 feet, on property zoned GC General Commercial ("GC").

Legal Description: NE 1/4 NW 1/4 SEC 21 EXC PT LY W RIVER DRAINAGE CANAL & EXC CANAL & EXC HWY I-235 & TH PT COMM NW COR NW 1/4 TH E 1626.43 FT TO E LI OF RIVER DRAINAGE TH SELY ALG E LI 156.28 FT FOR BEG TH E 653.73 FT TH SE 393.37 FT ALG ROW TH NW 624.74 FT TH NWLY 112.32 FT TH SWLY 127.14 FT TO E LI RIVER DRAINAGE TH NW 52.70 FT TO BEG TOGETHER WITH TH PT W 1/2 NE 1/4 SEC 21 LY W OF I-235 ROW NW 1/4 & NE 1/4 SEC 21-28-1E, Wichita, Sedgwick County, Kansas; generally located west of I-135 and south of 47th Street South.

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height for a sign to 20 feet above the height of the highway railing on the aforementioned property. From reviewing your application, we understand that you propose to construct a new billboard sign along an elevated portion of I-135, south of 47th Street South. You submitted an exhibit with the application which illustrates that the new sign will be approximately 48 feet high, or 20 feet above the railing on I-135.

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 right-of-way for 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:

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

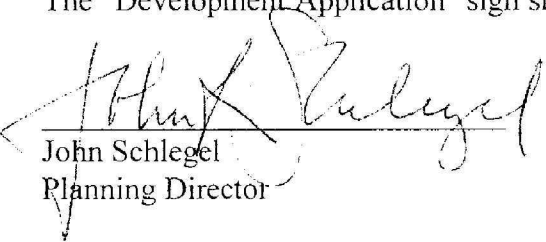
www.wichita.gov

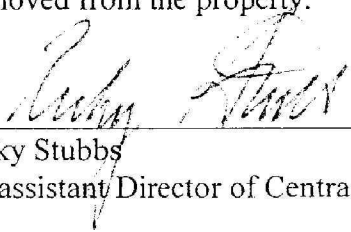
- 1) Impact on existing uses in surrounding areas: The immediate area is freeway frontage that is zoned for commercial uses. Increasing the permitted height of the sign should not adversely impact the existing uses or permitted uses on abutting sites.
- 2) Compatibility with existing or permitted uses on abutting sites: Billboard signs are typically located in commercial areas along freeways and the construction of a new sign, approximately 48 feet tall, 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 not be a negative 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 a pole sign to 20 feet above the height of the highway railing at a point perpendicular to the sign on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The billboard sign shall comply with all regulations of the Sign Code except that the maximum allowed height should be 48 feet.
- 2) The billboard sign shall generally conform to the location, size, and design of the approved site plan and elevation drawing.
- 3) The application area shall be platted, zoned GC General Commercial, and shall be under a CUP which permits the off-site billboard sign on this parcel or reserve prior to construction of a billboard
- 4) 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.

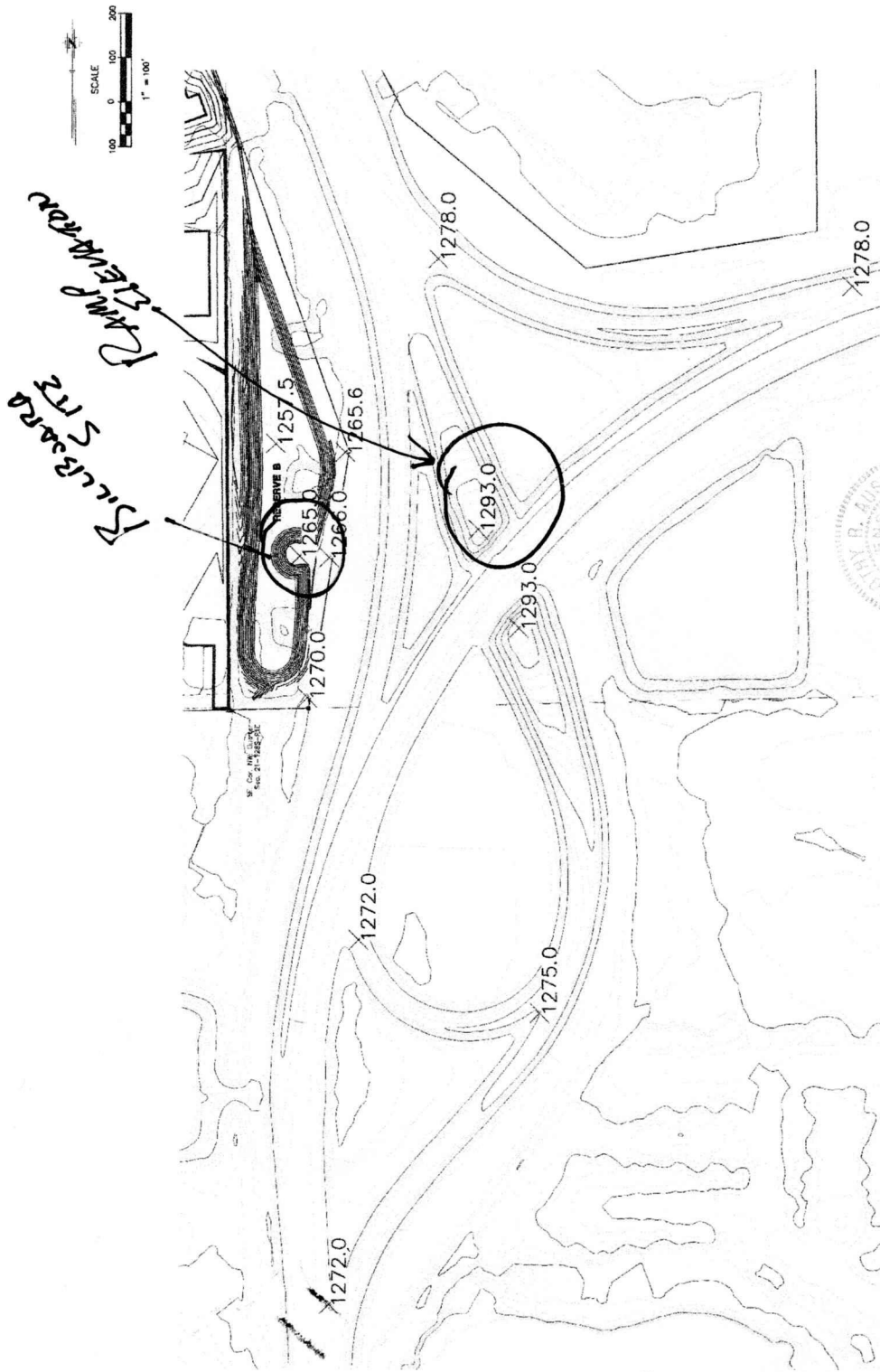
The "Development Application" sign should now be removed from the property.


John Schlegel
Planning Director


Ricky Stubbs
Co-assistant Director of Central Inspection

cc: Ricky Stubbs, Office of Central Inspection
JR Cox, Office of Central Inspection
James Clendenin, District III, mailstop 1-13
Janet Johnson, District III Neighborhood Assistant, mailstop 1-13

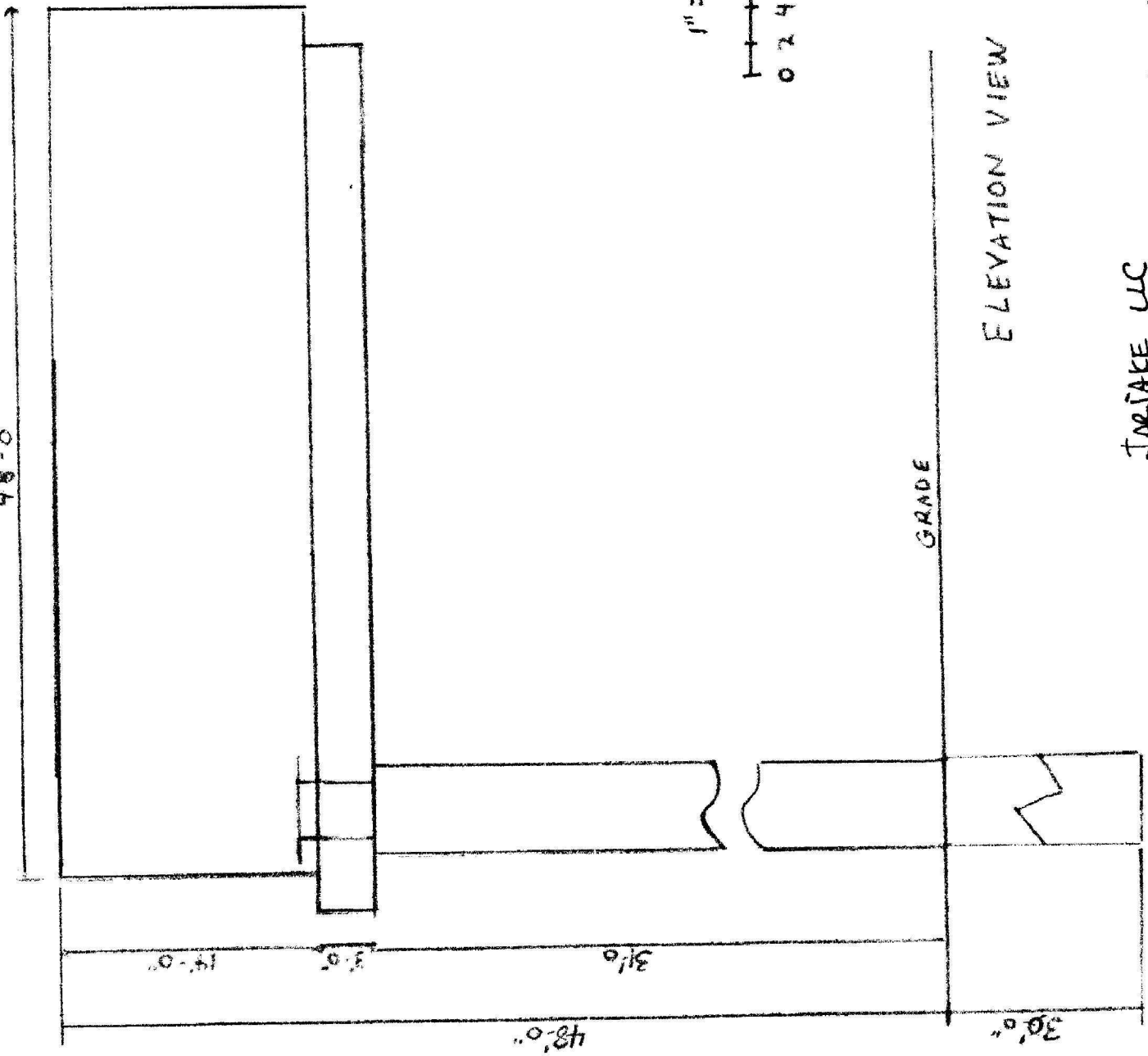
Southfolk



RYAN ELEVATION EXHIBIT

52





ELEVATION VIEW

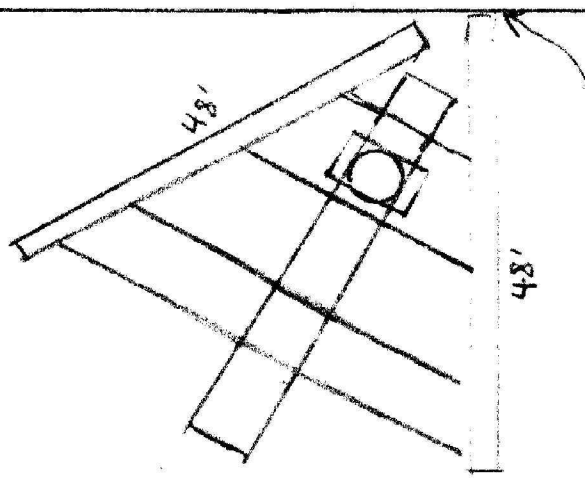
JARJAKE LLC
I-135 Between 47th St. S. & 55th St. S.

PLAN VIEW

↑
N



1" = 20'



0' SIDEYARD
SETBACK

PROPERTY LINE

I-135

JAWAKE LLC SOUTHFOX INVESTMENTS LLC I-135 BETWEEN
47th St. S + 55th St S