CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 6, 2015

Southfork Investments, LLC
Attn: Luke Lutrell
301 N. St. Francis
Wichita, KS 67202

Ferris Consulting
Attn: Greg Ferris
PO Box 573
Wichita, KS 67201

RE: **BZA2014-00073: City Sign Code Adjustment to increase the height of an off-site sign 20 feet above an elevated freeway in GC General Commercial zoning.**

Legal Description: RESERVE B; BLOCK 1, SOUTHFORK COMMERCIAL ADDITION to Wichita, Sedgwick County, Kansas. The property is generally located south of East 47th Street South and west of I-35.

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the height of a new off-site pole sign to 51.4 feet in GC General Commercial zoning on a parcel containing approximately 25.58 acres.

Section 24.04.251.h of the Sign Code allows increasing the maximum allowed height of off-site pole signs located within seventy-five feet of a zoning lot line that directly abuts the right-of way of an elevated portion of a highway structure to a height at the top of the sign that does not exceed twenty feet above the height of the top of the highest railing or barrier along the traffic deck.

We find that allowing the height adjustment of the new off-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 GC General Commercial to the north; I-135/I-35 to the east; I-35 to the south; and GC General Commercial 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 or utility easements; 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 off-site pole sign up to 20 feet above the traffic deck or railing, allowing a total height of 51.4 feet in GC General Commercial zoning on the aforementioned property is hereby granted, subject to the following conditions:

1) The Sign Code Adjustment is for an increase in total height to 51.4 feet only; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.

2) The sign shall be in substantial 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 Sign 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
James Clendenin, CM District III
Case Bell, CL District III