CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

August 27, 2025

BHDR Property LLC
3455 N. Amidon Ave.
Wichita, KS 67204

Andrew Rooks
5942 Forbes Ct.
Bel Aire, KS 67220

Bradley Hanneman
6301 Briar Rose Ln.
Valley Center, KS 67147

RE: **BZA2025-00045:** Administrative Adjustment in the City to increase sign area of a ground sign on property zoned NO Neighborhood Office District with PO #148; generally located on the west side of North Amidon Avenue and within 0.6 miles north of West 29th Street North (3455 North Amidon Avenue).

Legal Description: Lot 1, Block A of the Hanneman Addition, City of Wichita, Kansas.

Dear Applicant:

We have reviewed your request for adjustments to Protective Overlay 148 to allow a ground sign with a total area of 18 square feet (6 feet x 3 feet). The purpose of the adjustments is to increase visibility of the sign from North Amidon Avenue.

Provision # 8 of PO #148 states "No signage on Amidon shall be permitted larger than two square feet; provided that it shall not be illuminated and shall be mounted flat against the façade of the building. Ground signage on Wormer shall be limited to 10 feet in height."

The following review is for the portion of the request regarding the proposed increase in the square footage and placement of the sign. We find that the proposed request 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 subject site is zoned NO Neighborhood Office District with PO #148. Ground signs in the NO District are allowed to be up to 32 square feet in size. A ground sign that is 18 square feet in size is a reasonable request for the site.

2) Compatibility with existing or permitted uses on abutting sites: Permitting the proposed sign at a size of 18 square feet is not likely to have detrimental compatibility issues with uses on abutting sites. Based on the placement and orientation of the sign, and conditions of approval, significant detrimental impacts are not anticipated.

3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no 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 an Adjustment to PO #148 to permit a ground sign 18 square feet in size facing North Amidon Avenue for the aforementioned property is hereby **GRANTED**, subject to the following conditions.

1) The Administrative Adjustment is for allowing a ground sign 18 square feet in size facing North Amidon Avenue. All other signage on the site shall otherwise conform to PO #148 unless a separate adjustment or variance is approved.

2) The sign shall conform to all other requirements of the City of Wichita Sign Code.

3) The sign shall be in general conformance with the approved site plan. The sign shall be permitted and installed within one year from the date of approval.

4) Portable, Electronic Message Center(EMC), or LED signage shall not be permitted on the subject property.

5) The sign shall not be illuminated between the hours of eleven (11) p.m. and seven (7) a.m.

6) 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 Adjustment is null and void.

Our signatures below indicate that a Sign Code Adjustment to permit a ground sign up to 18 square feet and facing North Amidon Avenue, for the aforementioned property is hereby **APPROVED.**

The development application sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

John R. Cox, Jr, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Maggie Ballard, CM District VI
Ana Lopez, CSR District VI

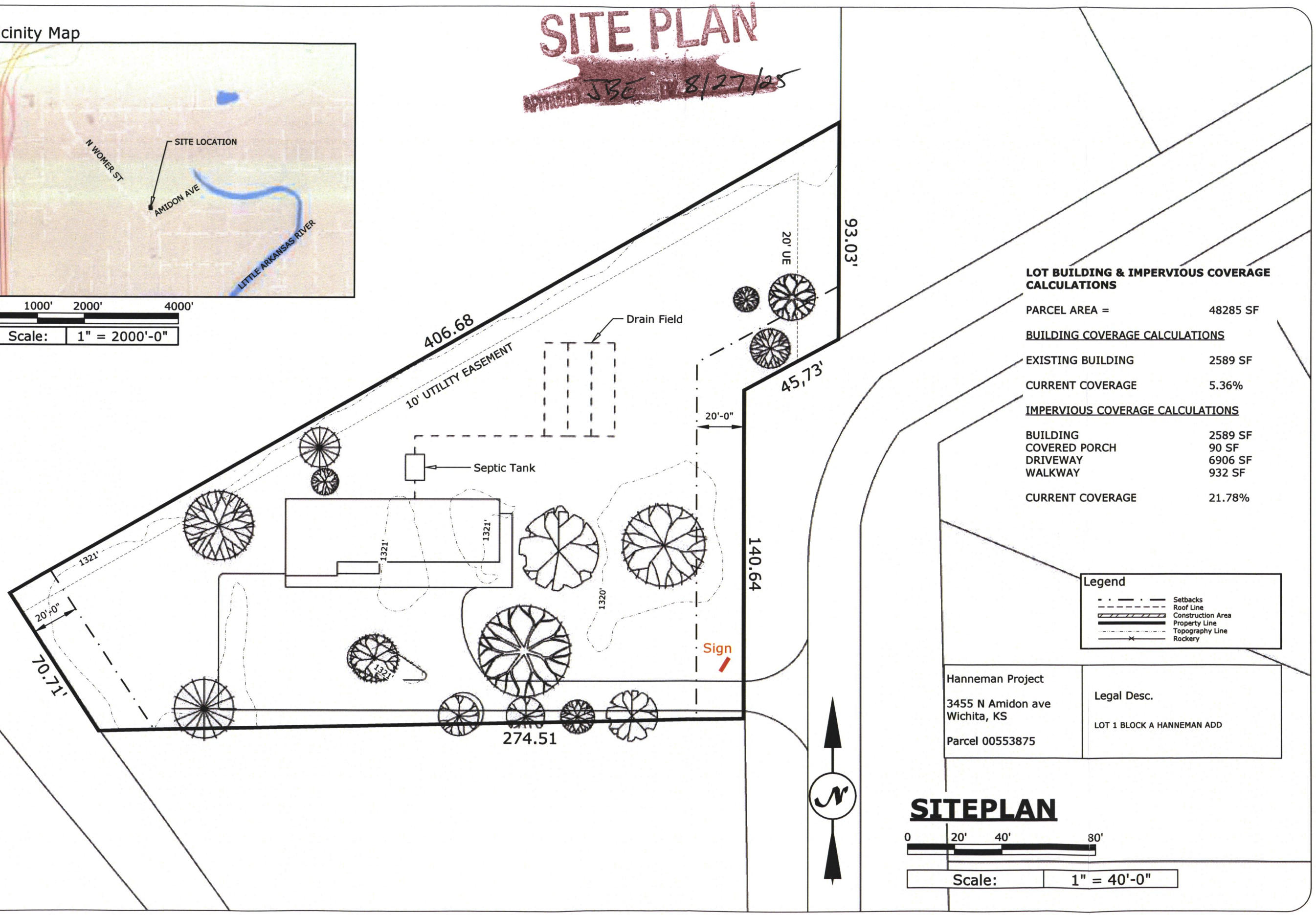
SITE PLAN

APPROVED JBE BY 8/27/25

Vicinity Map

0 1000' 2000' 4000'

Scale:	1" = 2000'-0"



LOT BUILDING & IMPERVIOUS COVERAGE CALCULATIONS

PARCEL AREA =	48285 SF
BUILDING COVERAGE CALCULATIONS	
EXISTING BUILDING	2589 SF
CURRENT COVERAGE	5.36%
IMPERVIOUS COVERAGE CALCULATIONS	
BUILDING	2589 SF
COVERED PORCH	90 SF
DRIVEWAY	6906 SF
WALKWAY	932 SF
CURRENT COVERAGE	21.78%

Legend

- Setbacks
- Roof Line
- Construction Area
- Property Line
- Topography Line
- Rockery

Hanneman Project 3455 N Amidon ave Wichita, KS Parcel 00553875	Legal Desc. LOT 1 BLOCK A HANNEMAN ADD

SITEPLAN

0 20' 40' 80'

Scale:	1" = 40'-0"

FastSitePlans.com
www.fastsiteplans.com

DESIGNED BY:
Fast Site Plans, LLC.
siteplans@faststeplans.com
www.fastsiteplans.com

CLIENT:
RESIDENTIAL

FAST SITE PLANS DRAFTING SERVICES
HANNEMAN SITEPLAN PLAN
3455 N AMIDON AVE, WICHITA, KS

DISCLAIMER:

PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. WHILE WE DO NOT DOUBT THE FLOOR PLANS ACCURACY, WE MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE ACCURACY, STRUCTURAL, AND CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION AS THE SUITABILITY OF THE PROPERTY FOR YOUR SPACE REQUIREMENTS,

DATE: JUL 08, 2025

SCALE: 1" = 40'-0"

Drawn by: HV
siteplans@fastsiteplans.com

REV:	DATE:

SHEET: B1 OF 1

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, NOV 16 2004

Carlos Mayans - Mayor

ATTEST:

Gaten Ellis Deputy
for Karen Sublett, City Clerk

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney

(150004) Published in The Wichita Eagle on November 19, 2004

ORDINANCE NO. 46-404

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2004-00050

Request for Zone change from "SF-5" Single-family Residential to "NO" Neighborhood Office, on property described as:

A tract in the Southeast Quarter of the Northwest Quarter of Section 31, Township 26, South, Range 1 East of the 6th P.M., Sedgwick County, Kansas lying Northeasterly of K-96 Highway and Southeasterly of the Floodway taken by Condemnation Case A-39338, except that part platted as North Amidon Medical Center Addition and except that part taken for road. Generally located west of Amidon and 34th Street North.

SUBJECT TO PLATTING WITHIN ONE-YEAR AND THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #148:

1. The office use shall be conducted within the premises of the current structure but shall have those improvements such as but not limited to parking and drive aisles and landscaping to comply with the Unified Zoning Code site development regulations. Additionally, the parking lot shall be located and landscaped to screen it from view of the residential zoning east of Amidon.
2. No more than eight individuals (including related family members) shall be allowed to work from the premises at any one time.
3. No direct access shall be allowed onto Womer.
4. The property owner shall grant a cross-lot easement in favor of the property to the south and seek to obtain an easement from the property to the south to serve as the main point of access to the subject property.
5. The property owner shall execute an agreement with the City not to protest paving of Amidon.
6. The property owner shall execute a guarantee for extension of sewer to the property.
7. Light poles, including base and fixtures, shall not exceed 14 feet in height and shall be shielded to prevent spillage to the northeast and east.
8. No signage on Amidon shall be permitted larger than two square feet; provided that it shall not be illuminated and shall be mounted flat against the façade of the building. Ground signage on Womer shall be limited to 10 feet in height.

Legal Considerations: The ordinance has been reviewed and approved as to form by the Law Department.

Recommendation/Actions:

1. Adopt the findings of the MAPC and approve the zone change subject to the protective overlay conditions; approve first reading of the ordinance establishing the zone change; or

2. Return the application to the MAPC for reconsideration

(An override of the Planning Commission's recommendation requires a two-third majority vote of the City Council on the first hearing.)

Agen. Item No. _____

City of Wichita
City Council Meeting
November 9, 2004

Agenda Report No. _____

TO: Mayor and City Council

SUBJECT: **ZON2004-00050 – Zone change from "SF-5" Single-family Residential to "NO" Neighborhood Office. Generally located west of Amidon and 34th Street North. (District VI)**

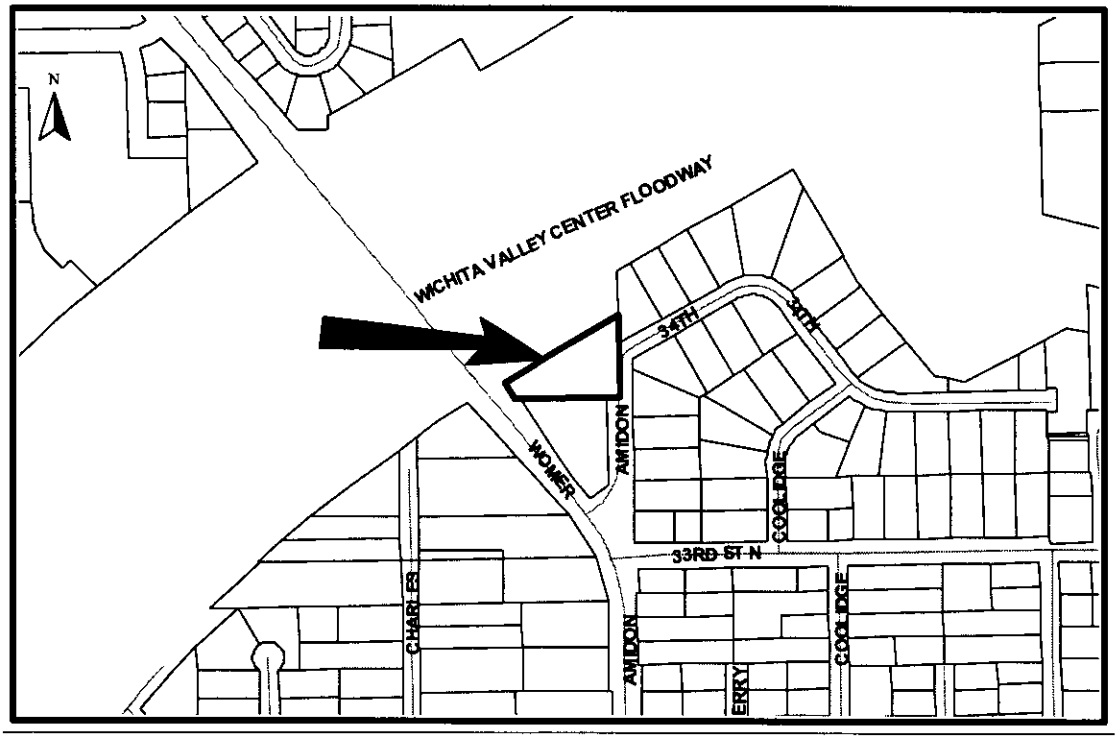
INITIATED BY: Metropolitan Area Planning Department JVS

AGENDA: Planning (Non-Consent)

MAPC Recommendations: Approve (6-4) subject to platting within one-year and Protective Overlay #148.

MAPD Staff Recommendations: Approve subject to platting within one-year and Protective Overlay #148.

DAB VI Recommendations: Approve (7-2) subject to platting within one-year and Protective Overlay #148.



BACKGROUND: The applicant requests a zone change from "SF-5" Single-family Residential to "NO" Neighborhood Office on property located one lot north of the junction of Womer and North Amidon, which subsequently becomes 34th Street North when the street turns to the northeast. The applicant has indicated the desire to convert an existing residence to general office use for a small CPA office. The office would operate on the scale of a typical home occupation as allowed in residential zoning districts of greater intensity than "SF-5" except that nobody would be living in the residence.

According to the information submitted by the applicant, the applicant intends to remodel the interior of the structure, and to add parking/drive aisles as necessary to meet Unified Zoning Code requirements. The parking lot would be located on the lot and landscaped to screen it from view of the residences across Amidon. (See attached statement from applicant).

The property is located north of a medical office building zoned "GO" General Office. The property to the southwest across Womer is zoned "LC" Limited Commercial and is vacant except for a cell tower on the west edge of the tract. The property to the east and northeast is zoned "SF-5" Single-family Residential and developed with single-family residences. The Wichita-Valley Center Flood Control Project (the Big Ditch) lies to the north/northwest.

Analysis: At the District VI Advisory Board meeting held October 4, 2004, the board recommended approval (7-2) subject to recommended conditions of the protective overlay. The resident living directly across from the property was present to oppose the request due to access to the subject property on Amidon, an unpaved road.

At the MAPC meeting held October 7, 2004, MAPC voted (6-4) to recommend approval subject to staff recommended conditions of the protective overlay. Neighbors were present to request denial and submitted a letter of opposition. No formal protest was filed. Discussions centered on access on Amidon and its potential effect on single-family residential across the street to the east. The owner of the abutting office was approached to allow cross-lot circulation through the adjacent parking lot directly to Womer, but has not granted it. The recommendation of MAPC was to require the cross-lot access agreement from the applicant for the possible cross-lot connection in the future.

The MAPC recommendation was to approve the zone change to "NO" Neighborhood Office subject to a Protective Overlay #148 with the following provisions:

1. The office use shall be conducted within the premises of the current structure but shall have those improvements such as but not limited to parking and drive aisles and landscaping to comply with the Unified Zoning Code site development regulations. Additionally, the parking lot shall be located and landscaped to screen it from view of the residential zoning east of Amidon.
2. No more than eight individuals (including related family members) shall be allowed to work from the premises at any one time.
3. No direct access shall be allowed onto Womer.
4. The property owner shall grant a cross-lot easement in favor of the property to the south and seek to obtain an easement from the property to the south to serve as the main point of access to the subject property.
5. The property owner shall execute an agreement with the City not to protest paving of Amidon.
6. The property owner shall execute a guarantee for extension of sewer to the property.
7. Light poles, including base and fixtures, shall not exceed 14 feet in height and shall be shielded to prevent spillage to the northeast and east.
8. No signage on Amidon shall be permitted larger than two square feet; provided that it shall not be illuminated and shall be mounted flat against the façade of the building. Ground signage on Womer shall be limited to 10 feet in height.

Financial Considerations: None