



Wichita-Sedgwick County Metropolitan Area Planning Department

February 18, 2017

Yost Auto Service, Inc.
1818 E. 2nd North
Wichita, KS 67214

Ron's Sign Company
Attn: Chuck Feik
1329 S. Handley
Wichita, KS 67213

RE: BZA2017-00009: City Sign Code Adjustment to allow an increase of the height of a new on-site pole sign to 40 feet, in GC General Commercial zoning.

Legal Description: LOTS 23 THRU 31 & 1/2 VAC ALLEY ADJ ON N LOTS 23 THRU 28 EXC S 10 FT FOR ST & EXC E 10 FT LOT 31 TO CITY & THAT PT LOTS 11 THRU 13 LY W OF DRAINAGE CANAL & 1/2 VAC ALLEY ADJ ON W & ALLEY ADJ LOT 13 ON S OWSLEY PLACE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. The property is generally located at the northwest corner of I-135 and East 2nd Street (1818 E. 2nd.)

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the height of a new on-site pole sign by up to 20 feet above the top railing of an elevated road way in GC General Commercial zoning district. Total square feet of signage is approximately 108 square feet per side.

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 30 feet. Also, Section 24.04.251.h of the Sign Code allows pole signs for on-site or off-site 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 or decks within the right-of-way at a point perpendicular to the sign 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:

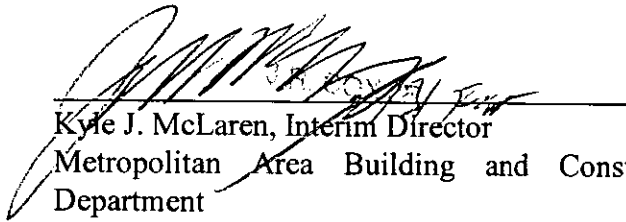
- 1) Impact on existing uses in surrounding areas: Existing use in the surrounding area is GC to the west, CBD Central Business District to the south; and B Multi-Family Residential to the north of the site. Interstate-135 right-of-way is located immediately east of the site.
- 2) Compatibility with 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 from 30 feet to 40 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 height from 30 feet to 40 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 along the frontage of the site as the maximum permitted signage has been reached.
- 2) The sign shall be in general 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.


Dale Miller, Director
Metropolitan Area Planning Department


Kyle J. McLaren, Interim Director
Metropolitan Area Building and Construction
Department

cc:

MABCD
Lavonta Williams, CM District I
Kameelah Alexander, Community Services Representative District I

