



Wichita-Sedgwick County Metropolitan Area Planning Department

June 2, 2017

SO Wichita Holdings LLC
11610 E. Kellogg Dr.
Wichita, KS 67207

Ferris Consulting
Attn: Greg Ferris
P.O. Box 573
Wichita, KS 67201

RE: BZA2017-00026: City Sign Code Adjustment to allow an increase of the allowed height of an existing on-site pole sign by 20% to 36 feet, in GC General Commercial zoning.

Legal Description: LOT 1 EXC BEG SW CORNER SAID LOT TH N 24.63 FT E 276.15 FT S 24.11 FT W 376.16 FT TO BEG, CJ ACRES ADDITION and LOTS 48-49 LINWOOD ACRES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. The property is generally located east of Greenwich Road and north of Kellogg (11610 E. Kellogg)

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the height of an existing on-site pole sign to 36 feet in GC General Commercial zoning district. The site currently allows a sign 30 feet in height.

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. Also, Section 24.04.251.b 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 relocated 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 and LC to the west, east and south; and MH to the north. US Highway 54 right-of-way is located along the south property line.
- 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 relocated on-site pole sign 36 feet, in GC-General Commercial zoning on the aforementioned property is hereby granted, subject to the following conditions:

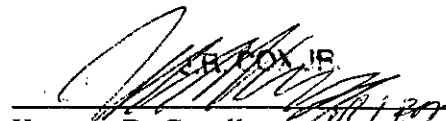
- 1) The Sign Code Adjustment is for an increase in height to 36 feet only; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) The sign shall be in general conformance with the approved elevation and site plan. The sign shall not be located within any easement unless the appropriate permission has been obtained. 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



Kortney D. Capello, Assistant Director

Metropolitan Area Building and Construction
Department

cc: MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Services Representative District II

