FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

November 16, 2020

Ashby Street Outdoor CC, LLC
DBA Lamar Advertising Company
Attn: David Mollhagen
2901 S. Kansas Avenue
Wichita, KS 67216

RE: BZA2020-00055 – City Administrative Adjustment to permit an increase in sign height necessitated by the elevated section of I-135 over East Central Avenue from the height of the existing off-site sign (approximately 42-feet) to 50-feet; generally located at the southwest corner of I-135 and East Central Avenue along the entrance ramp to I-135.

LEGAL: That part of the NW1/4 of Sec. 22, TWP. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the intersection of the East Line of Kansas Avenue and the South line of Central Avenue; thence South 131 feet; thence East to Drainage Canal; thence Northwesterly along said canal to the South line of Central Avenue; thence West along the South line of Central Avenue to the Point of Beginning, EXCEPT the North 66 feet thereof.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to permit an increase in an existing off-site sign height necessitated by the elevated section of I-135 over East Central Avenue, per Sec. 24.04.251.2(h). We understand that you are requesting an increase in height of approximately 42-feet to 50-feet.

Section 24.04. 251.2(h) of the Sign Code allows a sign to extend up to 20 feet above an elevated roadway, allowing the sign to be 50-feet in height.

We find that allowing the height adjustment of the existing off-site pole sign as proposed meets the three conditions required by Section 24.04.222 of the Sign Code as set out below:

1) Impact on existing uses in surrounding areas: North and east of the subject site is I-135 Right-of-Way that is un-zoned, unimproved property. Property west of the subject site is zoned GC General Commercial and is vacant. South of the subject site is zoned B Multi-Family Residential and is developed with a residential structure converted to apartments.

2) Compatibility with existing or permitted uses on abutting sites: The height adjustment will not negatively impact the surrounding area as it is directed to the traffic on the elevated highway.

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 an off-site sign to 50 feet is GRANTED subject to the following conditions:

1) The Sign Code Adjustment is for an increase in height to 50 feet for one off-site sign only as shown on the approved site plan; 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.

Scott Wadle, Director
Metropolitan Area Planning Department

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

cc: MABCD
Brandon Johnson, CM District I
Kameelah Alexander, CSR District II

SITE PLAN

APPROVED 11-16-2020 BY

BZA 2020-55

SAVOY COMPANY, P.A.

Savoy Company, P.A.
Land Surveyors
www.savoyco.com

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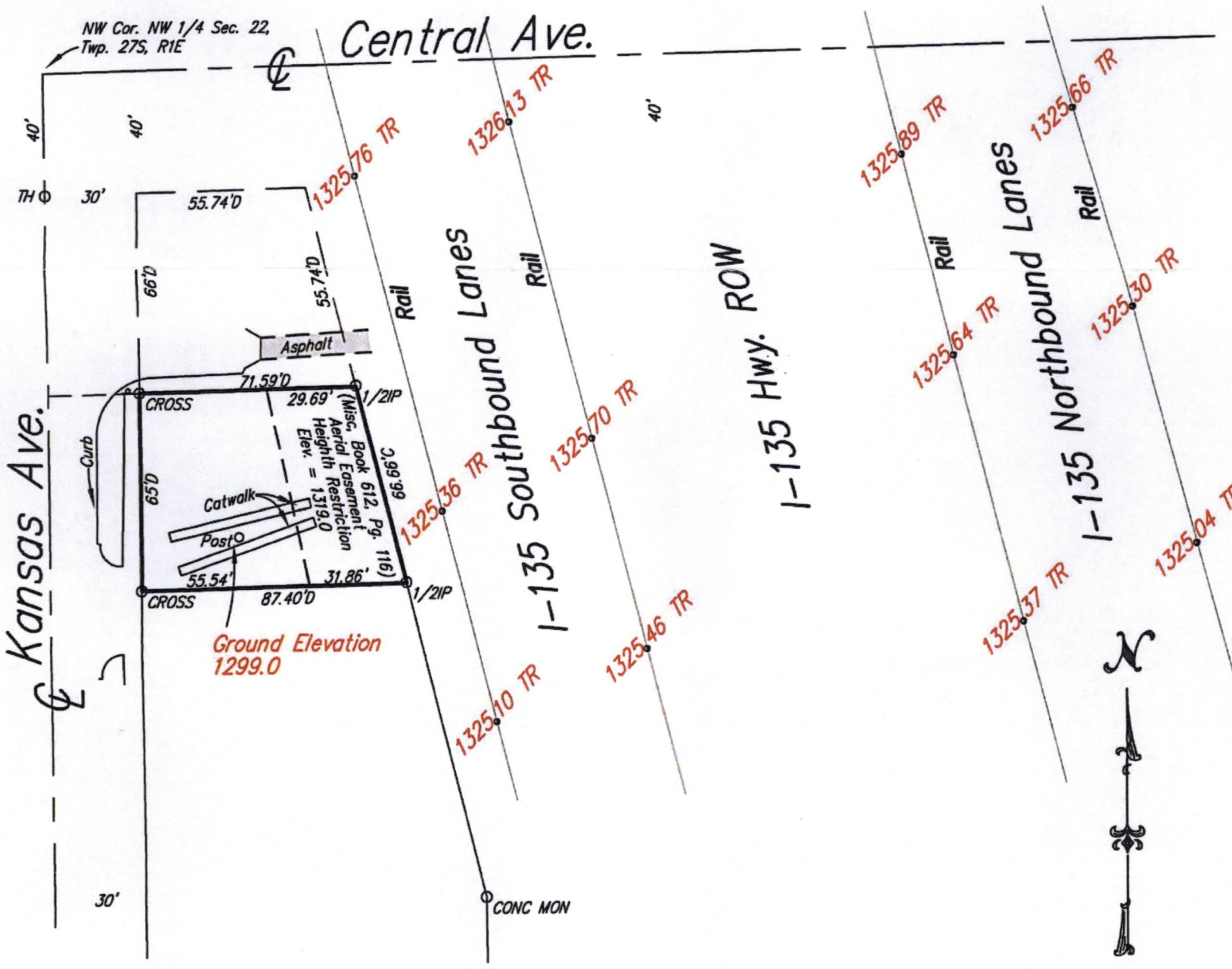
Kensington, Kansas
129 S. Main, Suite 100
P.O. Box 95
Kensington, KS 66951-9804
Cell. (785) 476-8061

LEGAL DESCRIPTION

That part of the NW1/4 of Sec. 22, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the intersection of the East line of Kansas Ave. and the South line of Central Ave.; thence South, 131 feet; thence East to Drainage Canal; thence Northwesterly along said canal to the South line of Central Avenue; thence West along the South line of Central Avenue to the point of beginning, EXCEPT the North 66 feet thereof.



T.R. = Top of Rail

1" = 60'

LEGEND:

C = Calculated
D = Described
PROJECT NO. 20112015B T

- ° . . . . . POST
- ⊲ . . . . . SIGN
- O 1/2" IP ..... 1/2" IRON PIPE (FOUND ORIGIN UNKNOWN)
- O CONC MON ..... CONCRETE MONUMENT WITH 5/8" REBAR (FOUND)
- O CROSS ..... CHISELED CROSS (FOUND)
- O TH ..... CITY OF WICHITA CONTROL THIMBLE (FOUND)