



Wichita-Sedgwick County Metropolitan Area Planning Department

May 15, 2022

Steven 3rd Addition, LLC
Attn: Mike Steven and/or Harold Johnson
6631 East Kellogg
Wichita, KS 67207

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

RE: BZA2022-00021– City Administrative Adjustment to the sign code to increase the height of a sign 20 feet above elevated highway, located on the southeast corner of East Kellogg and South Greenwich Road (11211 East Kellogg).

LEGAL: Lot 1, Block A, Stevens 3rd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to permit an increase in sign height necessitated by the elevated section of East Kellogg (US Hwy 54) over South Greenwich Road, per Sec. 24.04.251.2(h). We understand that you are requesting an increase in height of 20-feet, from 27-feet to 47-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 47-feet in height.

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

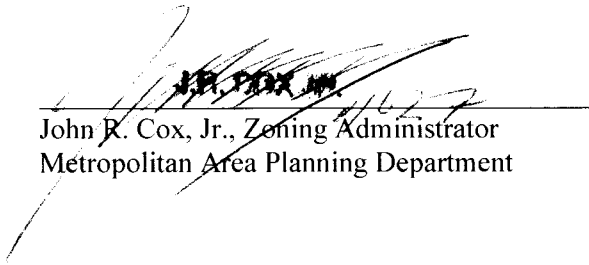
- 1) Impact on existing uses in surrounding areas: Properties to the east and west are zoned GC General Commercial. Property to the west is undeveloped. Property to the east is in CUP DP-196 and is overflow parking for the commercial shopping center. Property to the south is zoned LC Limited Commercial and LI Limited Industrial with CUP DP-196 and are developed commercial with retail and restaurants. The proposed sign will replace the existing sign located on the subject property and will not block or impede any other sign along this right-of-way.
- 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 47 feet is ALLOWED subject to the following conditions:

- 1) The Sign Code Adjustment is for an increase in height to 47 feet for one on-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 approved by this Administrative Adjustment shall be the only sign along the East Kellogg frontage for the subject property. All other signs shall be removed.
- 3) 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
Becky Tuttle, CM District II
Cory Buchta, CSR District II

SITE PLAN

APPROVED 4/15/20 BY [Signature]
22D028 - Mike Steven Volkswagen
11211 E. Kellogg Ave. - Wichita, Kansas - 67207

MIRACLE SIGNS
(316) 832-1177
MiracleSigns.biz
1011 N. Grand Blvd.
Wichita, Kansas 67207

LED Pole Sign

Date: 5-2-22	Drawing by: JN	Submitted by: Mike Rein
File Name: 22D028 LED Pole Sign.cdr		
Date Name: Z:Jobs\Mike Steven\Gennrich & Kellogg\Proposals		

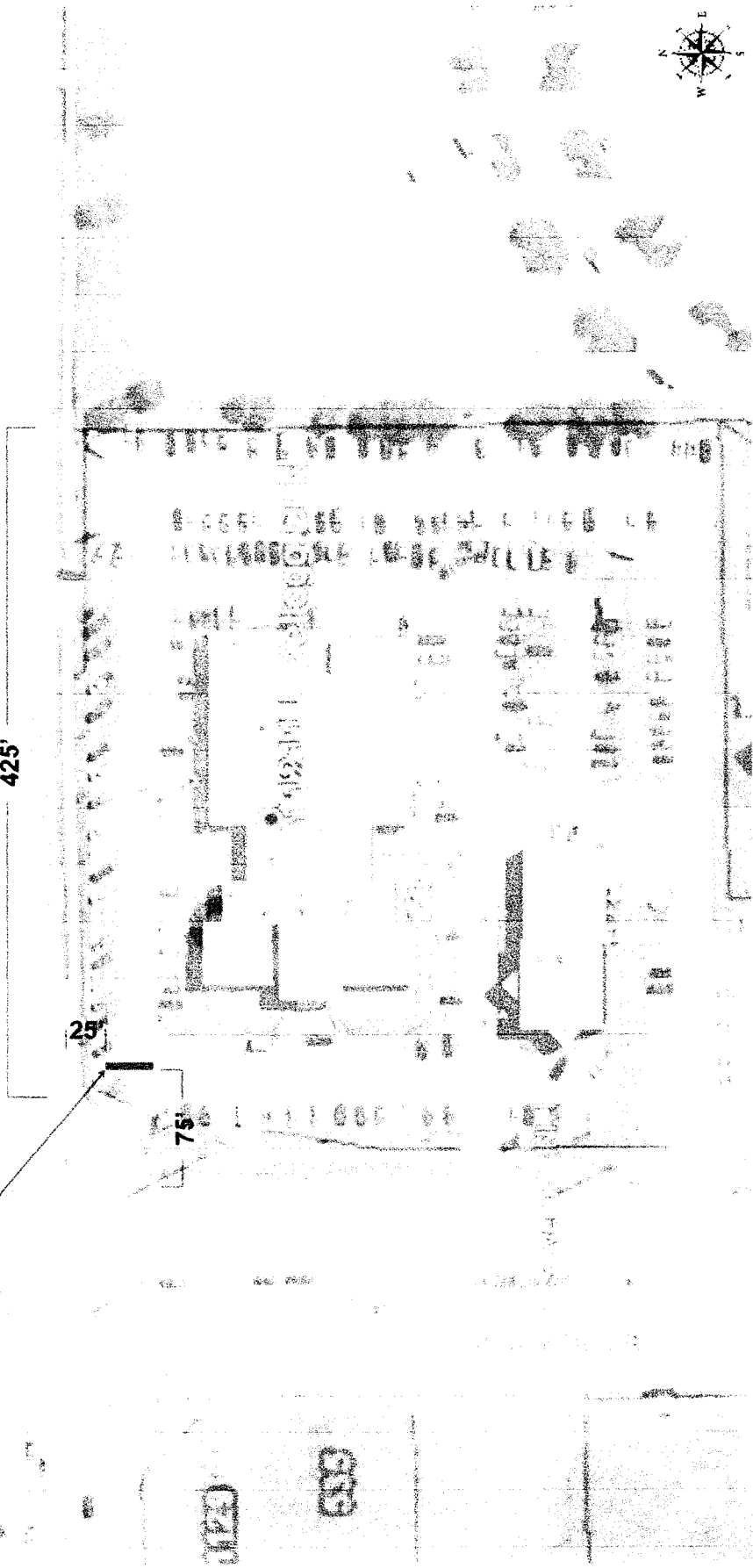
APPROVAL SIGNATURES
1/64" = 1' Scale
Site Plan

LED Pole Sign
Installs Here

425'

25'

75'



SITE PLAN

LED Pole Sign

MIRACLE SIGNS
[316] 832-1177
MiracleSigns.biz
Wichita, Kansas 67207

22D028 - Mike Steven Volkswagen
11211 E. Kellogg Ave. - Wichita, Kansas - 67207

APPROVED 5/15/20 BY [Signature]

Date: 5-2-22	Drawing By: JN	Supervisor: Mike Tech
File Name: 22D028_LED Pole Sign.dwg		
Disk Name: Z:\Jobs\Mike Steven\Greenwich & Kellogg Productions		

APPROVAL SIGNATURES

1/16" = 1' Scale
Placement

