



Wichita-Sedgwick County Metropolitan Area Planning Department

December 30, 2022

TCRS, Brightwater Bay, LLC
Chelsi Lange
4340 South West Street
Wichita, KS 67217

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

Kansas Billboards, LLC
Attn: Kacie Edwards
8801 East Kellogg Drive
Wichita, KS 67207

RE: BZA2022-00053– Administrative Adjustment in the City to increase the height of an off-site sign 20 feet above adjacent elevated highway on property zoned LI Limited Industrial, generally located west of I-235 and within one-half mile south of K-42.

LEGAL: That part of the Southeast Quarter of Section 2, Township 28 South, Range 1 West of the 6th P.M. lying west of I-235 Highway CC A-76777 Except: Beginning at the southwest corner of the Southeast Quarter; thence north 430 feet; thence east 110 feet to the protected drainage ditch; thence southeasterly along ditch to South line of the Southeast Quarter; thence west to the beginning.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to permit an increase in sign height necessitated by the adjacent elevated portion of Interstate 235 to the east. We understand that the increase in height to be 20 feet above the said elevated highway would permit the sign to have a maximum height of 51 feet. Sec. 24.04.251.2(h) of the Wichita Sign Code permits the heights of signs to be Administratively Adjusted to 20 feet above adjacent elevated highways.

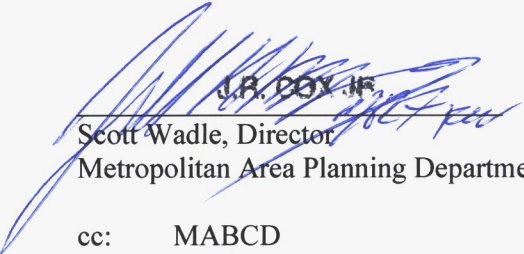
We find that allowing the height adjustment of the new off-site sign as proposed meets the three conditions required by Section 24.04.222 of the Sign Code as set out below:

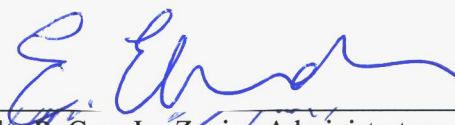
- 1) Impact on existing uses in surrounding areas: Properties to the north and west are zoned LI Limited Industrial District and are part of the subject site. Property to the south is zoned SF-5 Single-Family Residential District and developed with single-family dwellings. The distance between the sign and the nearest residential lot line is approximately 360 feet. Property to the east is the I-235 highway right-of-way. The increase in height will not change the visual impact on the nearby residential dwellings as the sign currently exists and is visible from the residences.
- 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 I-235.

- 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 51 feet is ALLOWED subject to the following conditions:

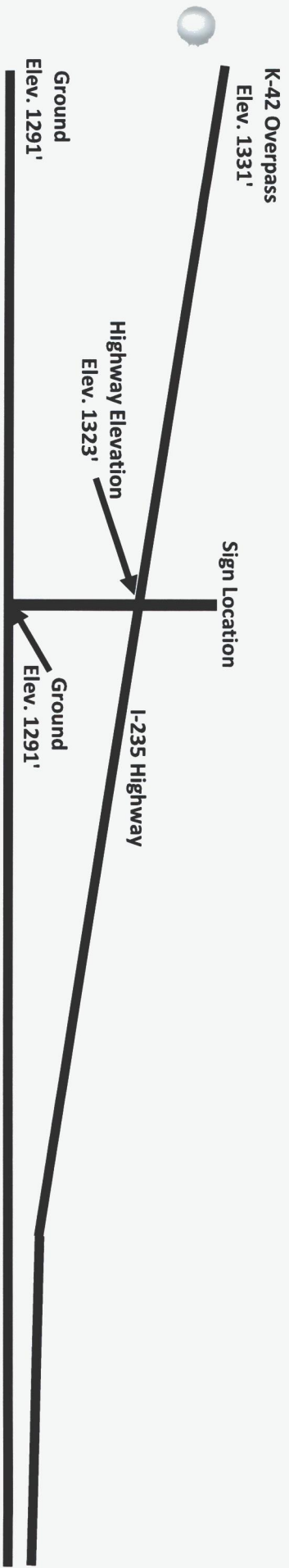
- 1) The Sign Code Adjustment is for an increase in height to 51 feet for one off-site sign only as shown on the approved site; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) The sign shall be in general conformance with the approved conceptual elevation and site plan. However, a final site plan shall be submitted for approval upon application for the sign permit. 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.


J.R. COX JR.
Scott Wadle, Director
Metropolitan Area Planning Department


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

cc: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV

Elevation Exhibit for Off-Site Sign Administrative Adjustment I-235 Highway South of K-42 Overpass



SITE PLAN

APPROVED 1/13 W [Signature]