



Wichita-Sedgwick County Metropolitan Area Planning Department

March 30, 2023

AMR Land Holdings, LLC
800 W 21st Street North
Wichita, KS 67214

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

RE: BZA2023-00015– Administrative Adjustment in the City to increase the height of an off-site sign 20 feet above adjacent elevated highway on property zoned GI General Industrial, generally located on the west side of I-135, within one-quarter mile south of East 29th street North (2711 N Hydraulic).

LEGAL: BEG 440 FT W SE COR NE 1/4 N 660 FT NE 1398.1 FT TO PT 200 FT S MOPAC ROW S TO SE COR NE 1/4 W TO BEG EXC S 1197.6 FT & EXC TH PT NE 1/4 COMM SE COR TH N 1197.73 FT W 30.92 FT TO WLY ROW LI EXISTING HWY & POB TH W 40.67 FT NLY 100.62 FT NWLY 288.24 FT TO ELY ROW LI EXISTING RR NELY 111.02 FT SELY 299.03 FT S 196.29 FT TO BEG & EXC RD & ROW SEC 4-27-1E

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 135 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 41 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, west, and south are zoned GI General Industrial and developed with a railyard. Property to the east is the I-135 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 I-135.
- 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 41 feet is ALLOWED subject to the following conditions:

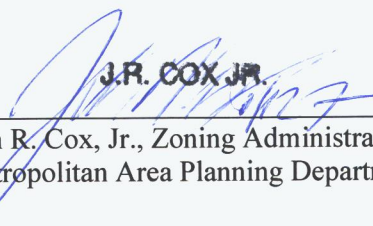
- 1) The Sign Code Adjustment is for an increase in height to 41 feet for one off-site sign only as shown

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 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.

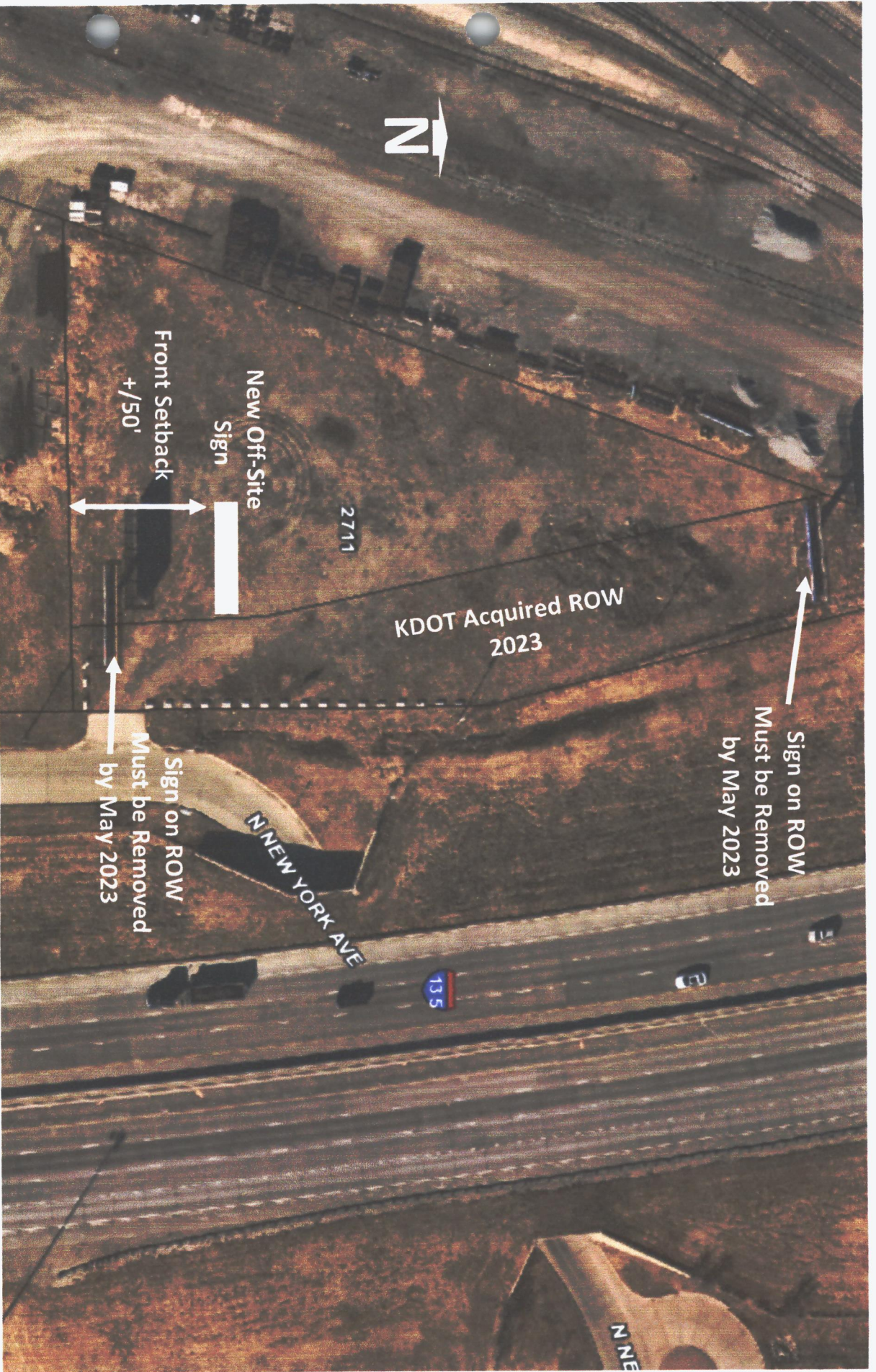


Scott Wadle, Director
Metropolitan Area Planning Department



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

cc: MABCD
Maggie Ballard, City Council District VI
Ana Lopez, CSR District VI



**Sign Plan Off-Site Sign
2711 N. Hydraulic**

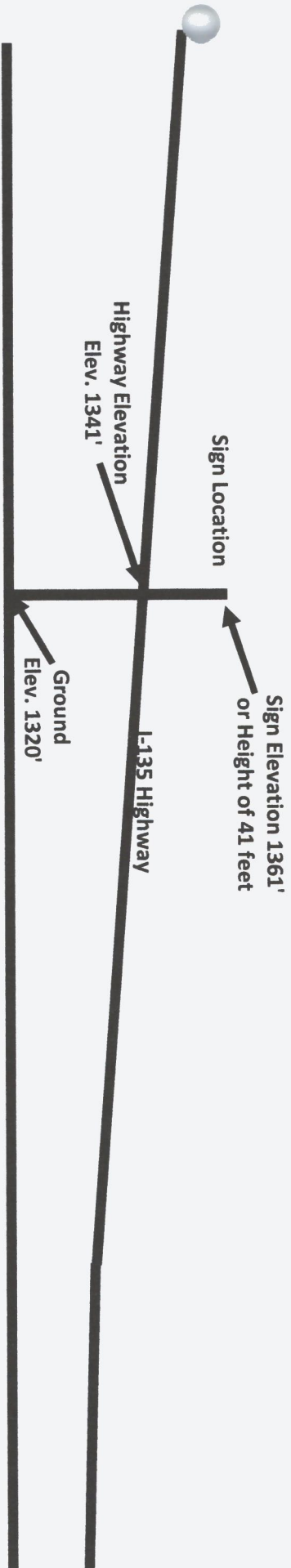
SITE PLAN

APPROVED

3/30/03 BY

[Signature]
BZA0023-15 1 of 2

Elevation Exhibit for Off-Site Sign Administrative Adjustment 2711 N. Hydraulic adjacent to I-135



SITE PLAN

APPROVED

3/30/03
BY

[Signature]

BEA 003-15

2/10