



Wichita-Sedgwick County Metropolitan Area Planning Department

November 21, 2011

Mike Day
530 N Hydraulic
Wichita, KS 67214

RE: BZA2011-55: Sign Code Adjustment to increase the permitted height of a sign along an elevated portion of I-135 to 20 feet above the height of the deck/railing perpendicular to the elevated highway, or 48 feet, on property zoned GC General Commercial ("GC").

Legal Description: LOTS 41-43-45 & N 10 FT LOT 47 RATLIFFE'S ADDITION, Wichita, Sedgwick County, Kansas; generally located east of Hydraulic and north of Central (530 N. Hydraulic).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height for a sign to 20 feet above the height of the highway railing on the aforementioned property. From reviewing your application, we understand that you propose to construct a new pole sign along an elevated portion of I-135, just north of Central. You submitted an exhibit with the application which illustrates that the new sign will be approximately 48 feet high, or 20 feet above the railing on I-135.

Section 24.04.251.2.h. of the Sign Code allows an adjustment to increase the maximum height of signs located within 75 feet of right-of-way for an elevated highway to 20 feet above the highest railing at a point perpendicular to the sign, when the three conditions required by Section 24.04.251.6 of the Sign Code are met.

We find that increasing the height of the sign as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

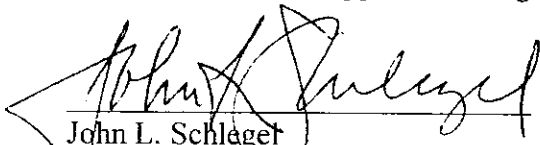
- 1) Impact on existing uses in surrounding areas: The immediate area is freeway frontage that is zoned for commercial uses. Increasing the permitted height of the sign should not adversely impact the existing uses or permitted uses on abutting sites.

- 2) Compatibility with existing or permitted uses on abutting sites: Pole signs are typically located in commercial areas along freeways and the construction of a new sign, approximately 48 feet tall, should not reduce the compatibility of the sign with existing or permitted uses on abutting sites.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

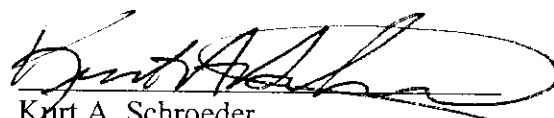
Our signatures below indicate that a Sign Code Adjustment to increase the maximum allowed height of a pole sign to 20 feet above the height of the highway railing at a point perpendicular to the sign on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The pole sign shall comply with all regulations of the Sign Code except that the maximum allowed height should be approximately 48 feet.
- 2) Said sign shall generally conform to the location, size, and design of the approved site plan and elevation drawing.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.



John L. Schleger
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
JR Cox, Office of Central Inspection
Lavonta Williams, District I, mailstop 1-13
LaShonda Garnes, District I Neighborhood Assistant, mailstop 1-13



Sign Specifications:

- Overall height 48' to top of message center
- Message Center sign size is 5' x 40'
- Logo sign is 4' x 25'
- Automatic brightness/dimming for evening hours
- Messages to include time, temperature and community events

APPROVED

20248011-55, ELEVATION

Date: Nov 21 2011

Aerial View

1" = 25'

North 

N. Hydraulic Street

Central Avenue

Dog & Shake
Restaurant

150' Property Line

172' Property Line

APPROVED

2011-55 SITE PLAN

Alvin V. [Signature]

Date: Nov 21, 2011

United Flooring Mills

"New Sign" 

Interstate 135