Wichita-Sedgwick County Metropolitan Area Planning Department

August 13, 2020

Green Thumb
919 East 53rd Street North
Wichita, KS 67219

Ron's Sign Company Inc.
Attn: John Sandon
1329 S Handley
Wichita, KS 67213

RE: BZA2020-00030– City Administrative Adjustment to permit an increase in sign height necessitated by the elevated section of East Kellogg (US Hwy 54) over Zelta Street from 35-feet to 50-feet (12098 E. Kellogg Dr.)

LEGAL: BEG 330 FT E SW COR SE1/4 E 396 FT N 1320 FT W 396 FT S TO BEG EXC TH PT BEG 2319.61 FT W & 87.64 FT N SE COR SE 1/4 TH N 45.9 FT NELY 170.42 FT SELY 226.96 FT S 40.49 FT TO NLY ROW LI US 54 HWY W 396 FT TO BEG & EXC TH PT COMM SE COR SE 1/4 TH W 2319.61 FT N 628.28 FT TO POB BEING A CUR SELY ALG CUR 417.92 FT SELY 74.26 FT N 101.43 FT TO CUR NWLY ALG CUR 466.69 FT S 60.28 FT TO BEG SEC 22-27-2E, Wichita, Sedgwick County, KS

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 Zelta Street, per Sec. 24.04.251.2(h). We understand that you are requesting an increase in height of 15-feet, from 35-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 55-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: North of the subject site is located in the unincorporated area of Sedgwick County and is zoned SF-20 Single-Family Residential and is unimproved. Property east of the subject site is zoned SF-5 Single-Family Residential and is located in the unincorporated area of Sedgwick County and is unimproved. West of the subject site is GC General Commercial developed with office and warehouse uses. Kellogg Drive (US 54 HWY) right-of-way is located south of the subject property.

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 ALLOWED subject to the following conditions:

1) The Sign Code Adjustment is for an increase in height to 50 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 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.

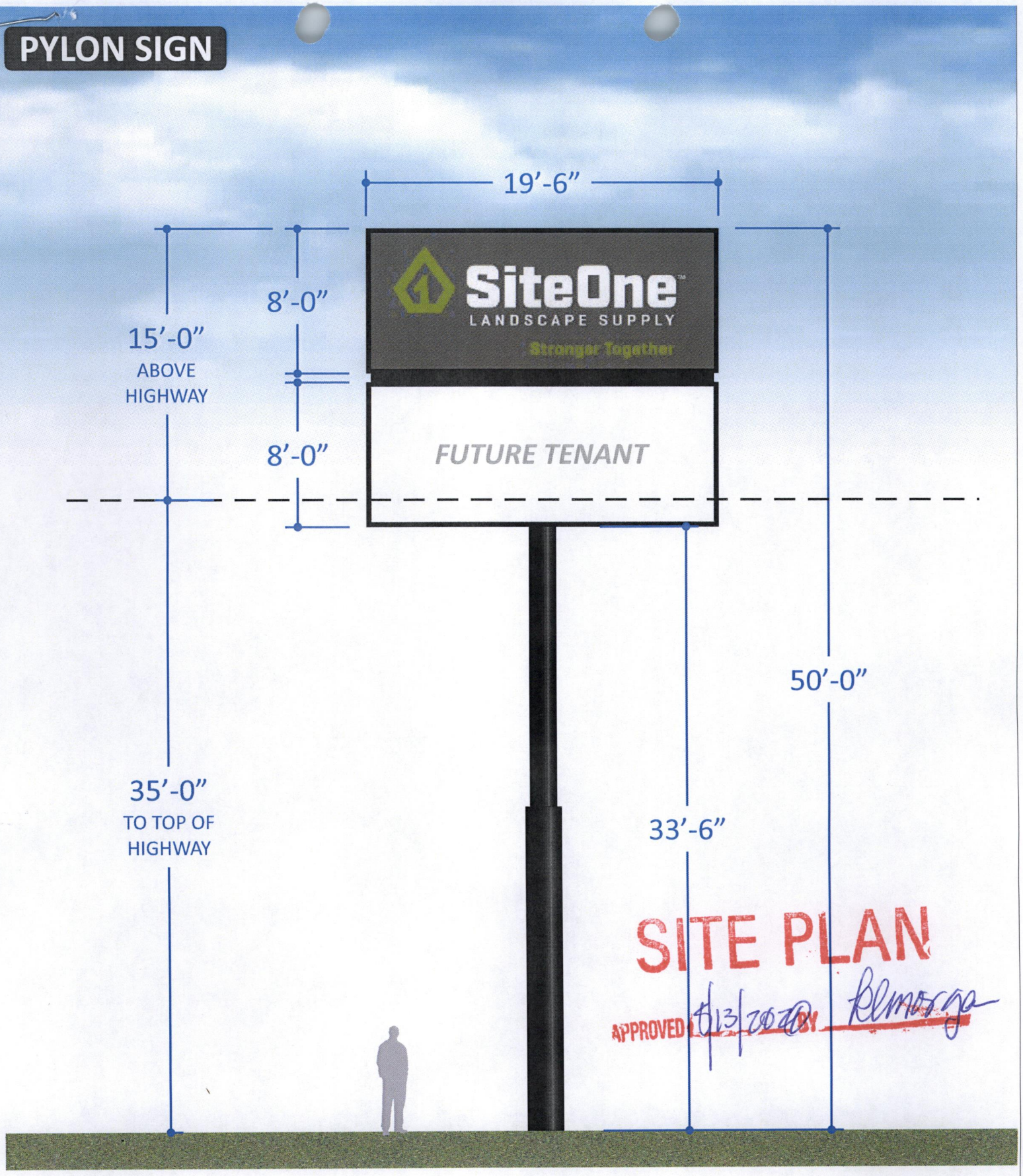
3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Sign Code Adjustment is null and void.

Scott Wadle, Director
Metropolitan Area Planning Department

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

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR District II

PYLON SIGN



SCALE: 1" = 84”

RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 10.10.19

DESIGNER: A. SMITH

SALES REP: J. SAINDON

ADDRESS: 12098 E. Kellogg Dr, Wichita, KS

(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:
ICT CAPITAL / SITEONE LANDSCAPE

SHEET NUMBER:
1.0

DESIGN PHASE: PROPOSED

By signing this, you agree that all of the following is correct and satisfactory. This layout is the property of Ron's Sign Co. and may not be shown to anyone outside of your organization, nor is to be used, reproduced, copied, or exhibited in any fashion. Ron's Sign Co. will aim

SITE PLAN

428
A
16' Esmt.
SITE PLAN
12024
12012
141.68
130.04
DOC # 28676085
CITY ROW
15'-0"
5' Esmt
PYLON SIGN LOCATION
APPROVED
Date: 8/15/2025