



Wichita-Sedgwick County Metropolitan Area Planning Department

February 14, 2022

8404 Plaza - K&R Hospitality
Attn: Hemang Patel
8404 E. Kellogg
Wichita, KS 67207

FSC Signs
Attn: Ken Phan
1925 N Broadway
Wichita, KS 67214

RE: BZA2021-00071 – City Administrative Adjustment to permit an increase in sign height necessitated by the elevated section of U.S. 54 over South Rock Road from the height of the existing on-site sign (approximately 25-feet) to 45-feet; generally located 2,200 feet east of South Rock Road on the north side of East Kellogg/US 54 (8404 E. Kellogg Drive)

LEGAL:

Control # 00178099 (sign located on this lot) LOT 2 EXC RUTH 2ND ADDITION & EXC DRY ADDITION & E 1/2 VACATED BONNIE BRAE ST ADJ ON W (DOC# 30043783) RUTH ADDITION

Control # 00534731 BEG 98.81 FT N SE COR LOT 1 TH W 139.61 FT NELY 41.81 FT TO NW COR E 130.75 FT S 41.24 FT TO BEG & E 1/2 VACATED BONNIE BRAE ST ADJ ON W (DOC#30043783) RUTH 2ND ADD

Control # 30000662 BEG 100.54 FT N SW COR LOT 1 TH N 41.46 FT TH NELY 8.04 FT TH E 18.2 FT TH N 92 FT TH E 49.29 FT TH S 141.59 FT TH W 68.29 FT TO BEG DRY ADD

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to permit an increase in an existing on-site sign height necessitated by the elevated section of US 54 between Gypsum Creek and South Rock Road, per Sec. 24.04.251.2(h). We understand that you are requesting an increase in height of approximately 25-feet to 45-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 45-feet in height.

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

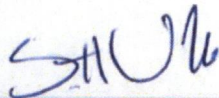
- 1) Impact on existing uses in surrounding areas: North of the subject site is the Bonnie Brae Addition which is zoned SF-5 Single-Family Residential and is developed with residences. Property east and west of the subject site is zoned LC Limited Commercial and developed with retail and a

warehouse facility. South of the subject site is US 54 right-of-way and LC zoning that is developed with a strip mall, retail and automobile dealership.

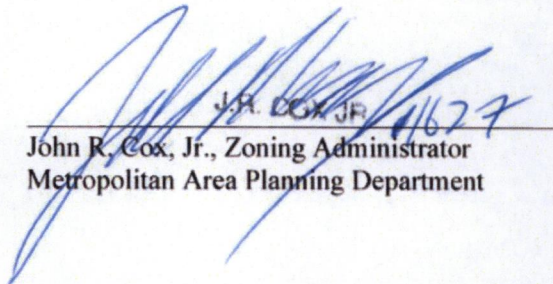
- 2) Compatibility with existing or permitted uses on abutting sites: The height adjustment will not negatively impact the surrounding area as it is directed to the traffic on the elevated highway.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; 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 on-site sign to 45 feet is GRANTED subject to the following conditions:

- 1) The Sign Code Adjustment is for an increase in height to 45 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

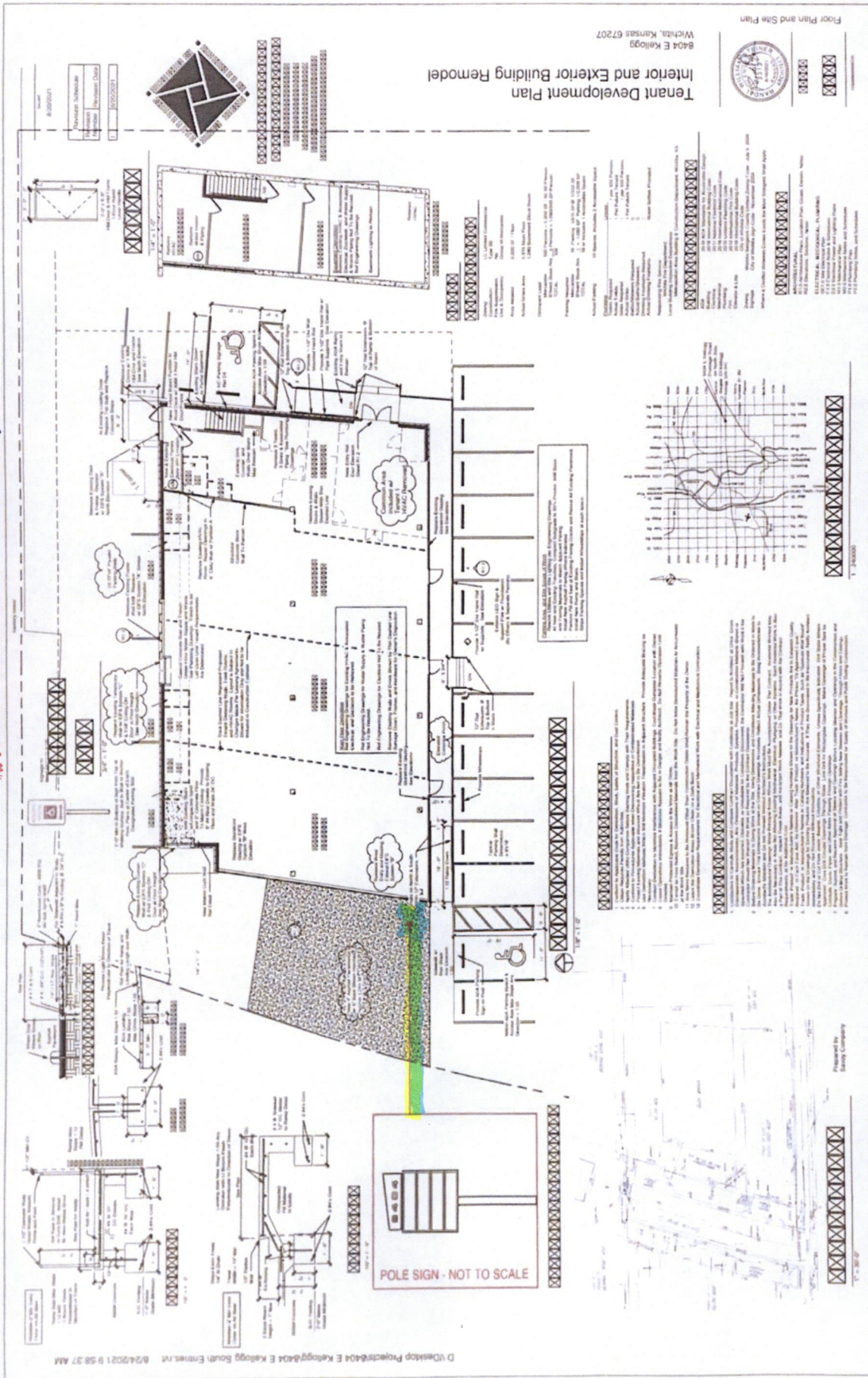


John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

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

SITE PLAN

APPROVED 2-15-22 BY *Blmarge*





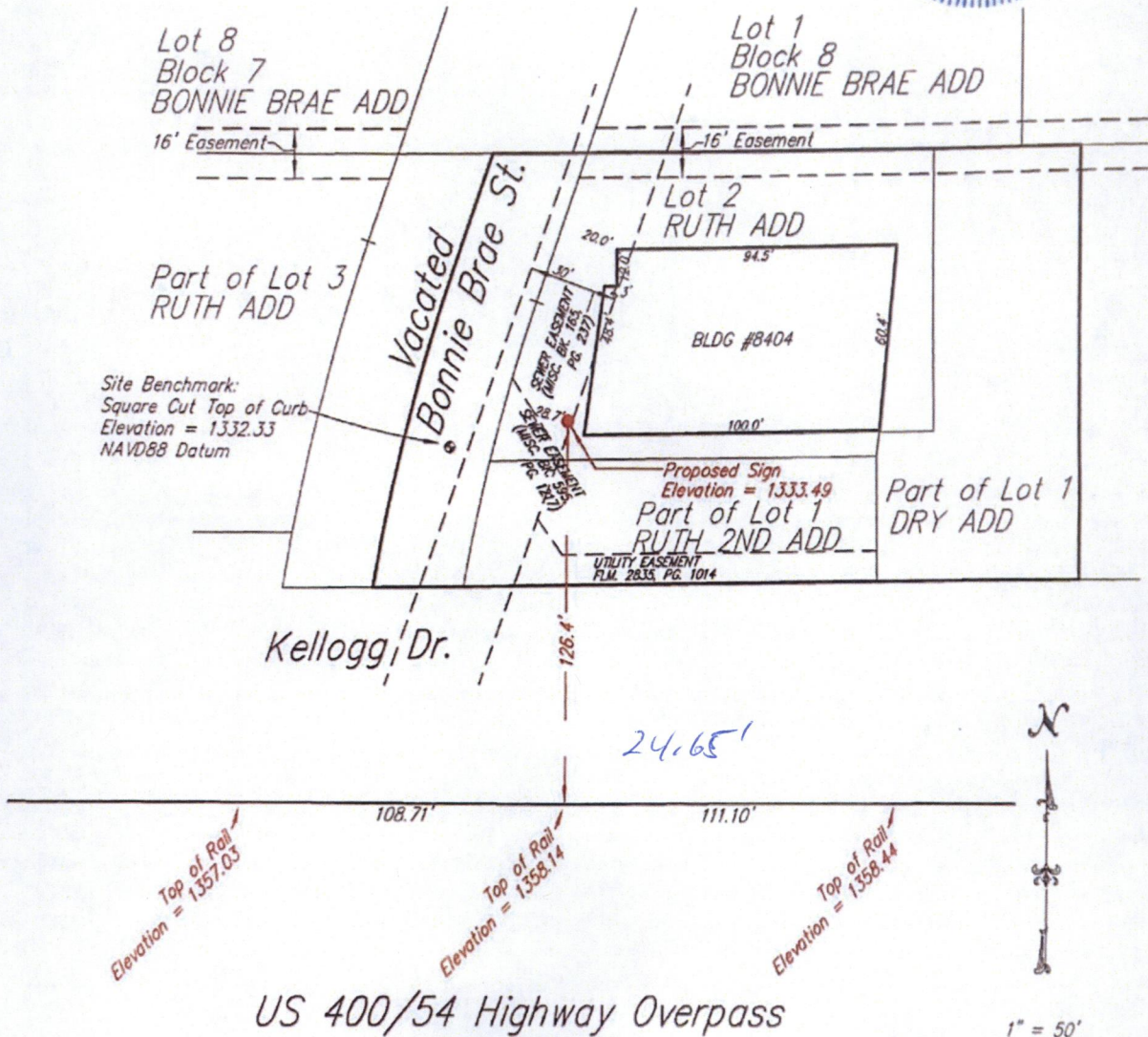
Savoy Company, P.A.
Land Surveyors
www.savoyco.com

Wichita, Kansas
433 S. Hydraulic
Wichita, KS 67211-1911
Tel (316) 265-0005
Fax (316) 265-0275

El Dorado, Kansas
120 N. Main, Suite 3
El Dorado, KS 67042-2058
Tel (316) 452-5552
Fax (316) 452-5682

Kensington, Kansas
129 S. Main, Suite 100
P.O. Box 95
Kensington, KS 66951-9804
Cell (785) 476-8061

Page 1 of 1



US 400/54 Highway Overpass

PROJECT NO. 22AA21479 T

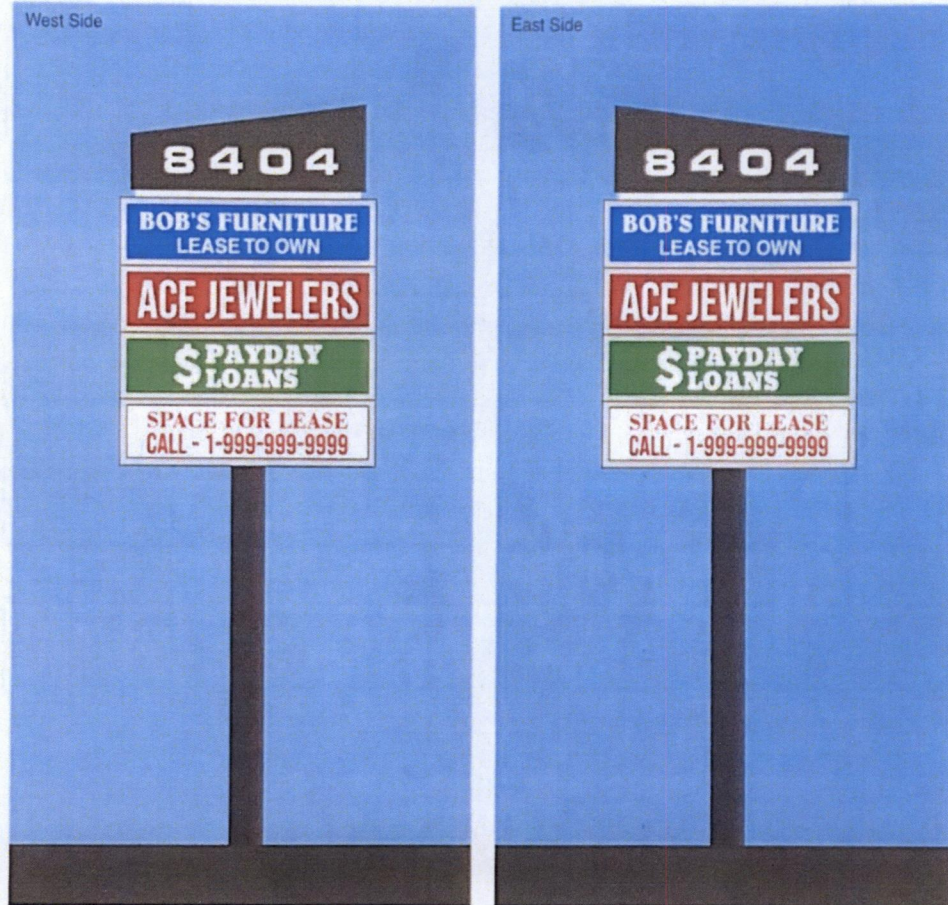
Approved
R. Morgan
2-15-2022



1925 N. Broadway - Wichita, KS 67214
Phone: 316-267-5507 • Fax: 316-267-9480
Email: art@freestylesignco.net

CUSTOMER: K&R Hospitality Inc. CONTACT: 316-208-7580 / hp7580@gmail.com
ADDRESS: Mailing 8302 E Kellogg Dr. FILE NAME: Mailing 8302 E Kellogg Dr
DRAWN BY: Doug H Holguin Lynn SALES CONTACT: Ken Pham DATE: 11/4/2021

Pole Sign - ~~30'~~ 45' Tall - Day View



○ White (C O M O Y O K 0) ● Black (C O M O Y O K 100)

NOTE: Colors in this document are for representation only. Actual colors may vary slightly.

NOTICE

PRICE LISTED DOES NOT INCLUDE CITY PERMIT, TAX, OR ELECTRICAL WORK.
THERE WILL BE A 2% CONVENIENCE FEE FOR ALL DEBIT/CREDIT CARD TRANSACTIONS.
PRICE LISTED IS AN ESTIMATE. IF SIGN SIZE IS DIFFERENT, PRICE WILL CHANGE ACCORDINGLY.
INSTALLATION OF SIGN DOES NOT INCLUDE ELECTRICAL HOOKUP OR ELECTRICAL LINE TO THE SIGN.

PROPRIETARY NOTE

THESE PLANS ARE CONFIDENTIAL
Use without FSC's consent is prohibited.
All signs designed/installed by FSC
are property of FSC until paid in full.
Accounts past due are subject to
removal at customer's expense.

Customer Approval _____

Date _____

PLEASE NOTE: By signing you are entering into an agreement with FSC and agree to the terms outlined below

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined. All material is guaranteed to be as specified. All work is to be done in a good and workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon written orders, and will become an extra charge over and above the estimate. If this agreement of payment(s) made by FSC and the customer is violated, FSC will charge 8.5% yearly interest.

DEPOSIT TERMS: 30% deposit required to start work with remaining balance due before installation, on certain occasions this deposit is non-refundable
Approved/Signed proposals not presented to Freestyle Sign Co., Inc. within 30 days of layout date are void. Prices are subject to change after 30 days.

APPROVAL
Elmerga
2-15-2022

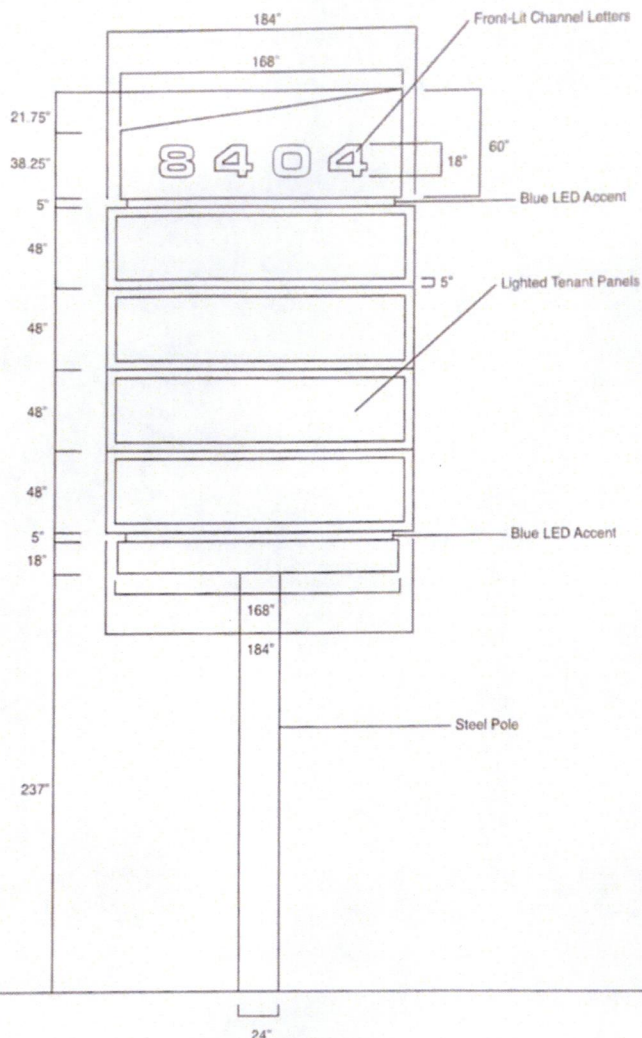


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ADDRESS: Mailing: 8302 E Kellogg Dr. FILE NAME: Mailing: 8302 E Kellogg Dr
DRAWN BY: Doug H Holguin Lynn SALES CONTACT: Ken Pham DATE: 10/27/2021

Pole Sign - 40' Tall - Detail View

45'



APPROVAL
Blair
2-15-2022

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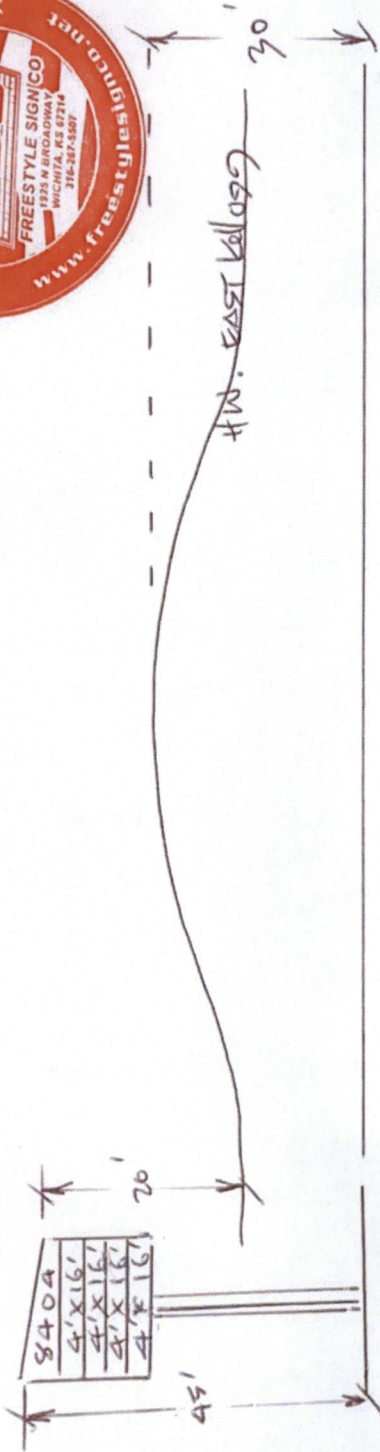
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8404 plaza



APPROVAL