Wichita-Sedgwick County Metropolitan Area Planning Department

April 24, 2023

City of Wichita
Attn: John Philbrick
455 North Main, 13th Floor
Wichita, KS 67202

Lamar Advertising
Attn: David Mollhagen
2901 South Kansas Ave
Wichita, KS 67216

RE: BZA2023-00022– Administrative Adjustment in the City to increase the height of an off-site sign 20 feet above adjacent elevated highway on property zoned GC General Commercial, generally located on the south side of East Kellogg Drive, within one-quarter mile west of South Greenwich Road (10901 East Kellogg).

LEGAL: See attached.

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 the East Kellogg freeway to the north. 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 31.57 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 east, west, and south are zoned GC General Commercial with only the parcel to the east developed with a commercial use. Parcels to the west and south are undeveloped. Property to the north, on the north side of the East Kellogg freeway is zoned LI Limited Industrial and is undeveloped.

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 East Kellogg.

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 31.57 feet is ALLOWED subject to the following conditions:

1) The Sign Code Adjustment is for an increase in height to 31.57 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

J.R. COX JR.

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

cc: MABCD
Becky Tuttle, City Council District II
Cory Buchta, CSR District II

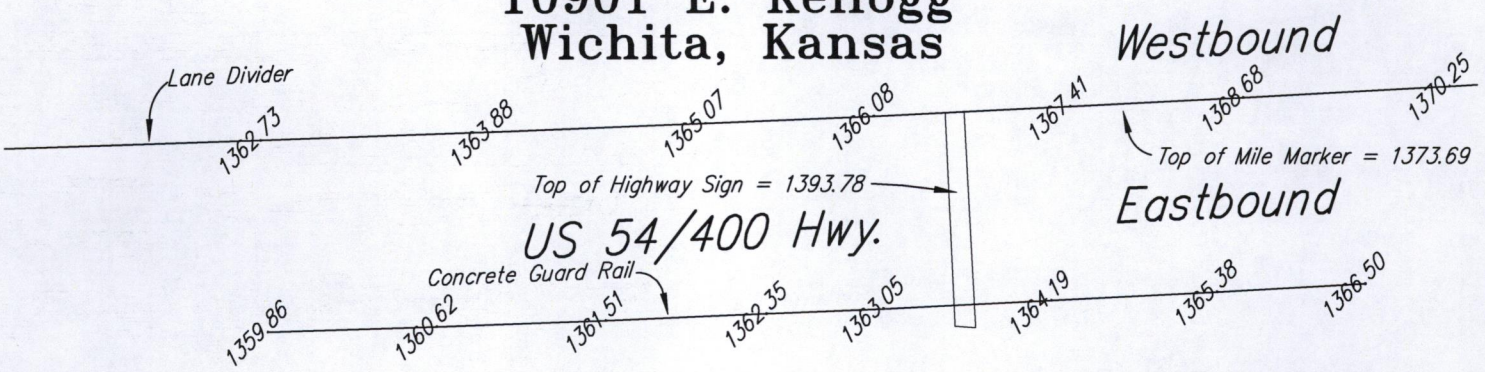
Legal Description:

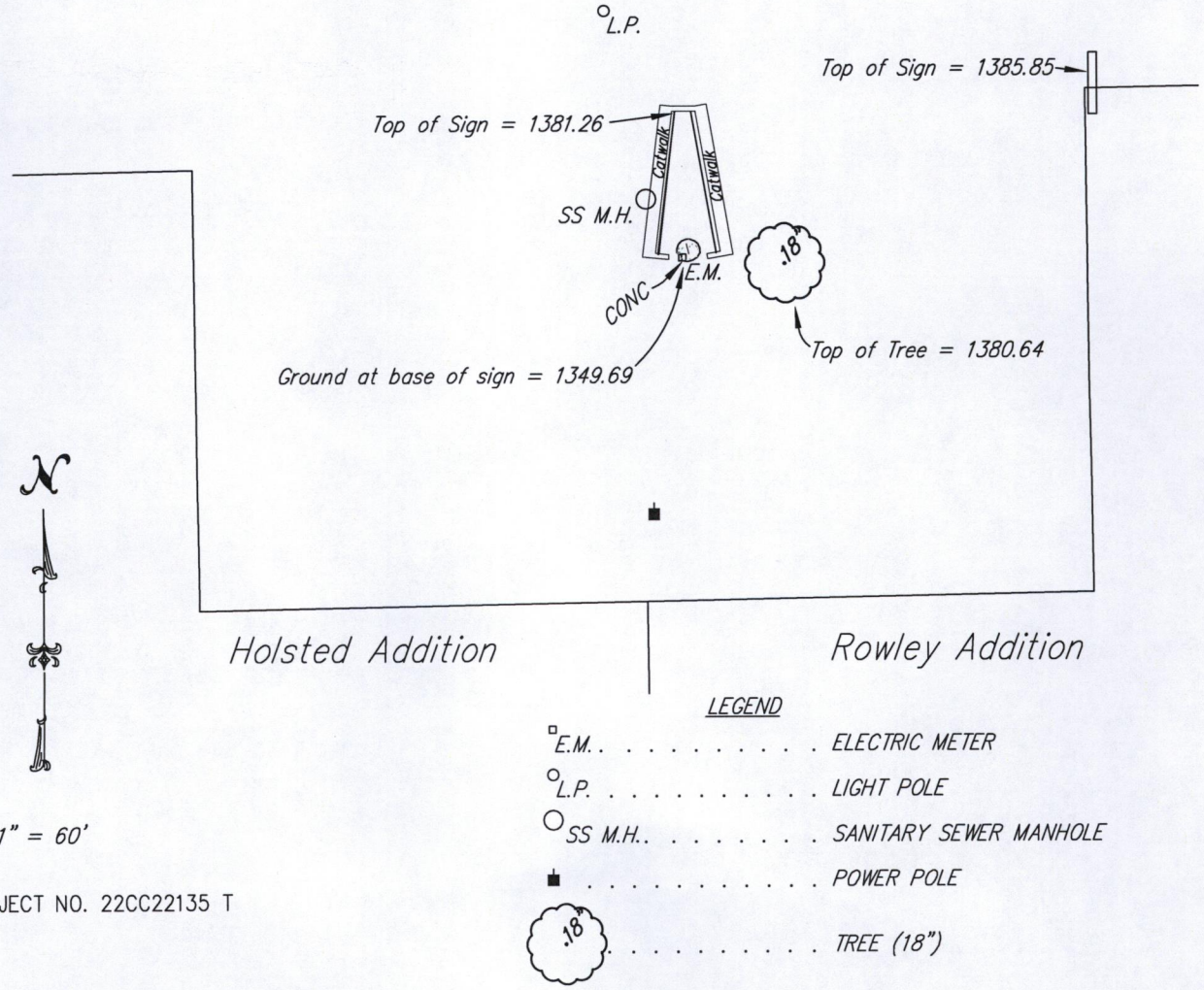
A tract defined as Commencing at the Deflection Corner of Lot 1, Rowley Addition to Wichita, Sedgwick County, Kansas; thence West, along the Southmost North line of said Lot 1, 99.04 feet to the Point of Beginning; thence continuing West, 50.96 feet to the Southmost Northwest Corner of said Lot 1, said point also being the Southmost Northeast Corner of Lot 1, Block 1, Holsted Addition to the City of Wichita, Sedgwick County, Kansas; thence continuing West along the North line of said Lot 1, Holsted Addition, 19.05 feet; thence North with a deflection angle to the right of 88°17'53", 74.56 feet to the South Right of Way of the Highway; thence East along said Right of Way, 70.00 feet; thence South, with a deflection angle to the right of 89°20'26", 74.58 feet to the Point of Beginning.

SITE PLAN

APPROVED 4/24/23 BY Philip Z
BEA23-22

LAMAR BILLBOARD
10901 E. Kellogg
Wichita, Kansas





1" = 60'

PROJECT NO. 22CC22135 T

LEGEND

- E.M. . . . . ELECTRIC METER
- L.P. . . . . LIGHT POLE
- SS M.H. . . . . SANITARY SEWER MANHOLE
- . . . . . POWER POLE
- 18" . . . . . TREE (18")