



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 13, 2015

Clear Channel Outdoor, Inc.  
David Mollhagen  
3405 N. Hydraulic  
Wichita, KS 67219

**RE: BZA2015-00063: City Sign Code Adjustment to increase the height of an existing off-site pole sign by 20 feet above the guard rail on elevated overpass in Limited Industrial (LI) zoning.**

**Legal Description: LOT 2 EXC TH PT BEG NW COR TH E 22.87 FT S 114.42 FT W 12.54 FT N 114 FT TO BEG, PEARL MAY JONES ADDITION, WICHITA, SEDGWICK COUNTY, KS. The property is generally located east of I-235, north of Walker Street and west of Bebe Avenue (1375 S. Bebe.)**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the height of a new off-site pole sign by 20 feet above the top railing on an elevated over pass in LI – Limited Industrial. As a result of the Kellogg widening project, the Kansas Department of Transportation is requiring the relocation of the existing off-site sign along I-235 south of West Kellogg.

Section 24.04.251.h of the Sign Code allows a 20 feet increase in height by Administrative Adjustment.

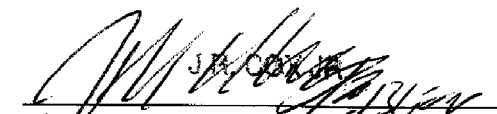
We find that allowing the height adjustment of the relocated off-site pole sign as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

- 1) Impact on existing uses in surrounding areas: Existing use in the surrounding area is LI to the north and east, Single-Family Residential (SF-5) and LI to the south and un-zoned right-of-way to the west of the site.
- 2) Compatibility with existing or permitted uses on abutting sites: The height adjustment will be compatible with existing signage in the vicinity.
- 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 the relocated off-site pole sign by 20 feet above the railing in LI on the aforementioned property is hereby granted, subject to the following conditions:

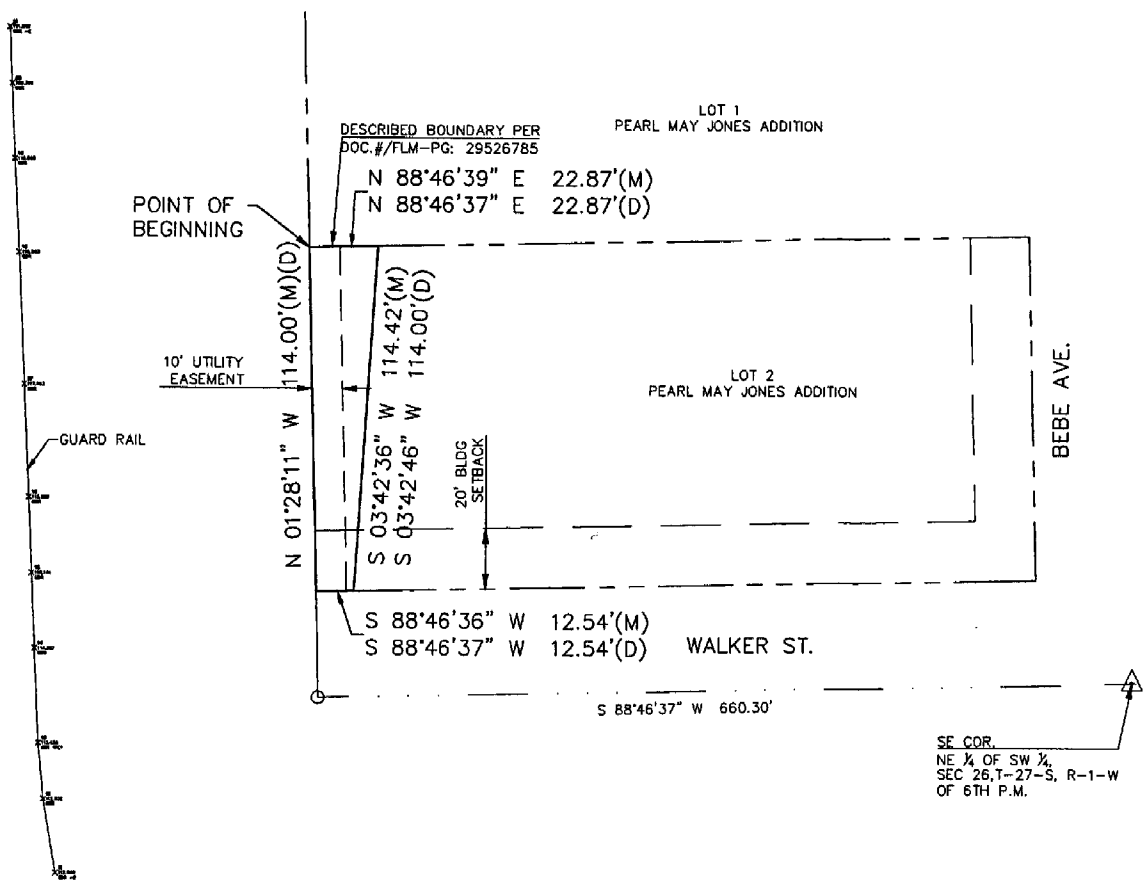
- 1) The Sign Code Adjustment is for an increase in height of 20 feet above the guard rail only.
- 2) The sign shall be in conformance with the approved elevation survey, elevation and site plan, which shall include height of existing guard rail and maximum height of the sign. The sign shall be permitted and installed within one year from the date of approval.
- 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.

The development application sign should now be removed from the property.

  
\_\_\_\_\_  
Dale Miller, Director  
Metropolitan Area Planning Department  
\_\_\_\_\_  
Thomas J. Stolz, Director  
Metropolitan Area Building and Construction  
Department

cc: JR Cox, MABCD  
Jeff Blubaugh, CM District IV  
Rebecca Fields, Community Services Representative District IV

# RECORD BOUNDARY EXHIBIT



SE COR.  
NE 1/4 OF SW 1/4  
SEC 26, T-27-S, R-1-W  
OF 6TH P.M.



SCALE: 1" = 40'

- LEGEND**
- △ SECTION CORNER FOUND
  - MONUMENT FOUND
  - (D) DESCRIBED PER DOC.#/FLM-PG: 29526785
  - (C) CALCULATED
  - (M) MEASURED
  - (P) PLATTED

**RECORD DESCRIPTION (DOC.#/FLM-PG: 29526785):**  
 A TRACT OF LAND IN LOTS 2, PEARL MAY JONES, ACCORDING TO THE RECORDED PLAT THEREOF, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE ON AN ASSUMED BEARING OF N 88°46'37" E, 22.87 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE S 03°42'46" W, 114.42 FEET TO THE SOUTH LINE OF SAID LOT; THENCE S 88°46'37" W, 12.54 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE N 01°28'11" W, 114.00 FEET ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 2,018 SQUARE FEET, MORE OR LESS.

## SITE PLAN

APPROVED 11-18-15 BY *R. Morgan*

200 N. EMPORIA, SUITE 100  
 WICHITA, KANSAS 67202  
 PH. (316) 440-4304 | FAX (316) 440-4309  
 wh@kveng.com | www.kveng.com

**KAW VALLEY ENGINEERING**

JASON R. LOADER  
 LICENSED  
 LS-1462  
 KANSAS  
 LAND SURVEYOR

AUGUST 6, 2015  
 0199EXH-A