



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

November 9, 2015

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

**RE: BZA2015-00062: 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 General Commercial (GC) zoning.**

**Legal Description: Beginning at the S.W. Corner of Lot 1, Western 2<sup>nd</sup> Addition to Wichita, Sedgwick County, Kansas; thence North 1 deg. 22 min. 40 sec. W. along the West Line of said Lot 1, 60.03 feet to the Point of Beginning; thence North 1 deg. 22 min. 40 sec. W. along the West Line of said Lot 1, 42.70 feet; thence North 89 deg. 27 min. 25 sec. E., 50.01 feet; thence S. 1 deg. 22 min. 40 sec. E. 70.47 feet; thence S. 86 deg. 54 min. 2 sec. W., 50.02 feet to the Point of Beginning. The property is generally located north of Kellogg and east of Hoover Road (5500 W. Kellogg/U.S. Hwy. 54).**

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 GC-General Commercial. As a result of the Kellogg widening project, the Kansas Department of Transportation is requiring the relocation of the existing off-site sign at West Kellogg and Hoover Road.

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 GC to the north and west and un-zoned right-of-way to the east 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 General Commercial (GC) 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.

  
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Dale Miller, Director  
Metropolitan Area Planning Department

  
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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



**Savoy Company, P.A.**  
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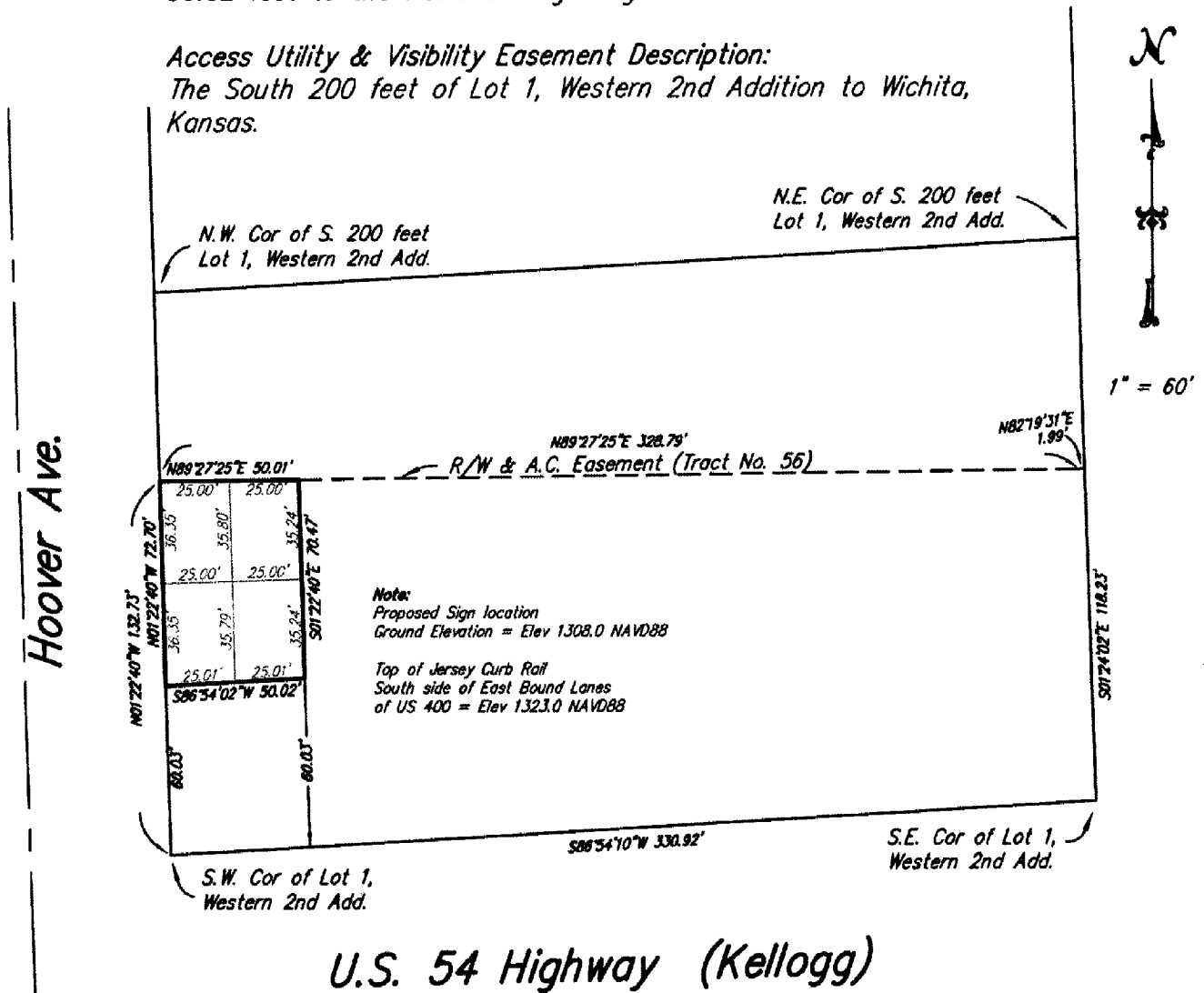
**DESCRIPTION & EXHIBIT**  
**Clear Channel Outdoor**

**Billboard Description:**

Commencing at the S.W. Corner of Lot 1, Western 2nd Addition, Wichita, Kansas; thence N01°22'40"W. along the West line of said Lot 1, 60.03 feet to the Point of Beginning; thence N01°22'40"W, along the West line of said Lot 1, 42.70 feet; thence N89°27'25"E, 50.01 feet; thence S01°22'40"E, 70.47 feet; thence S86°54'02"W, 50.02 feet to the Point of Beginning.

**Access Utility & Visibility Easement Description:**

The South 200 feet of Lot 1, Western 2nd Addition to Wichita, Kansas.



1" = 60'

**U.S. 54 Highway (Kellogg)**