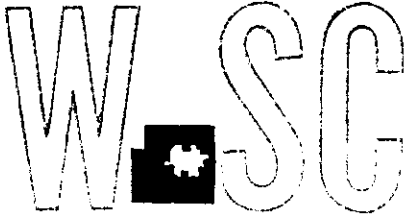


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 26, 1997

Kenneth P. Stewart
1030 First National Bank Building
Wichita, Ks 67202

RE: BZA 2-97 - Request for two variances: 1) to increase the height of a building sign from 30 feet to 68 feet 6 inches; and 2) to increase the size of a building sign from 32 square feet to 221 square feet on property generally located on the east side of Hillside, north of Central (550 N. Hillside)

Dear Mr. Stewart:

Enclosed are signed copies of the above-referenced BZA Resolutions approved by the Board of Zoning Appeals on February 25, 1997. These resolutions reflect the official action of the Board to grant your requests and sets out the conditions of approval. It is forwarded to you for your information and files.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions concerning this matter, please call our office.

Sincerely yours,

Lawrence P. Mitchell, Secretary
Board of Zoning Appeals

Enclosure

LPM/sah

cc: HCA Health Services Inc., 550 N. Hillside, Wichita, Ks 67214
J. R. Cox, OCI
Paul Hays, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk
Yolanda Anderson, MAPC (resolution only)



BZA RESOLUTION NO. 2-97A

WHEREAS, HCA Health Services of Kansas Inc., pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to increase the height of a building sign from 30' to 68'6" on property zoned "GO" General Office and legally described as follows:

Lot 1, Wesley Medical Center Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Hillside, north of Central (550 N. Hillside).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of February 25, 1997, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owners or the applicant inasmuch as the building is five stories tall and is being used as a hospital facility that provides emergency medical services to the public; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as all properties surrounding this site are developed with commercial or office uses. Furthermore, the lighting of the sign will be limited to internal illumination only and should not add measurably to the illumination already existing in this area; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant has made a substantial investment in this property to establish a full-service regional hospital serving Wichita and the surrounding areas and without a building sign similar to the one proposed, this presence would not be easily identified; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare, inasmuch as the requested sign height is in character with the building and the limitations on lighting will keep the sign from being a distraction to motorists or residents in the area; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of the sign ordinance inasmuch as the intent is to provide adequate but not excessive signage for all properties, but no provisions are made for building signs on mid-rise or high-rise structures.

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.


NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request be approved for a variance to increase the height of a building sign from 30' to 68'6" on property zoned "GO" General Office and legally described as follows:

Lot 1, Wesley Medical Center Addition, Wichita, Sedgwick County, Kansas.

subject to the following conditions:

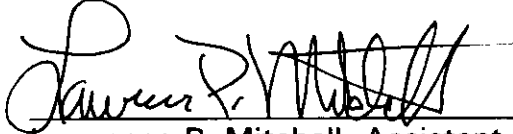
1. The only building sign located above the height limits specified in the sign code shall be installed on the south face of the Hillside Tower of the West Building, unless additional variances are requested and granted.
2. The building sign approved by this variance shall be limited to a non-flashing internally-illuminated or non-illuminated sign.
3. The sign shall be installed within one year or the resolution granting this variance shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 25th day of February, 1997.



Keith A. Alter, President

ATTEST:



Lawrence P. Mitchell, Assistant Secretary

SECRETARY'S REPORT

CASE NUMBER: BZA 2-97

OWNER/APPLICANT: HCA Health Services of Kansas Inc.

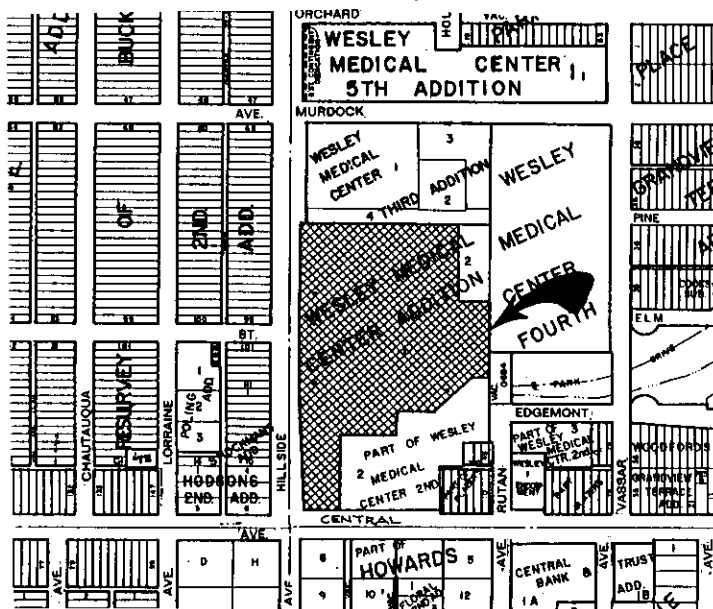
AGENT: Kenneth P. Stewart

REQUEST: 1) Variance to increase the height of a building sign from 30' to 68'6".
2) Variance to increase the size of a building sign from 32 square feet to 221 square feet.

CURRENT ZONING: "GO" General Office

SITE SIZE: 9.5 acres

LOCATION: On the east side of Hillside, north of Central (550 N. Hillside)



JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions, as required by State Statutes, are found to exist.

BACKGROUND: The applicant, HCA Health Services of Kansas Inc., has recently taken over ownership of Wesley Medical Center. They now desire to place a building sign on the south face of the Hillside Tower of the West Building at 550 N. Hillside to display their new name and logo and to identify the site to the public. The proposed 221 square foot sign would be placed 68'6" above grade on the south face of the 5 story building. The building face on which the proposed sign will be located is approximately 45 feet east of Hillside and 410 feet north of Central. The area between the building and Central is being used as a parking lot which serves the use on the site.

The sign code permits illuminated building signs in the "GO" General Office district, with the following limits: building signs are not to exceed 32 square feet in size or be greater than 30 feet in height. Therefore, the applicant must obtain two variances to allow the building sign to be installed: (1) increase the size from 32 square feet to 221 square feet; (2) increase the height from 30 feet to 68'6".

These sign restrictions, with only minor changes, have been part of the development regulations since 1974 when the sign code was first adopted. Recently several multi-story buildings, such as Riverside Health System, Hampton Inn Motel, and Via Christi Regional Medical Center have obtained variances to permit building signs at heights and sizes greater than allowed by the code.

The building sign will be located on the south face of the building and will be directed toward property that is developed with a parking lot and commercial uses on the south side of Central. The sign will consist of individually lighted letters attached to a bronze mounting unit. The sign will be placed at a height and be at a scale which should not impact the surrounding properties nor existing signs in the area.

ADJACENT ZONING AND LAND USE:

NORTH:	"GO"	Hospital parking garage
SOUTH:	"GC" and "B"	Medical office building, retail uses
EAST:	"GO"	Medical offices, parking garage and motel
WEST:	"LC" and "TF-3"	Restaurants and Health Strategies

Request No. 1 - Variance to increase the height of a building sign from 32 feet to 68'6"

UNIQUENESS: It is the opinion of staff that this property is unique inasmuch as the building is five stories tall and is being used as a hospital facility that provides emergency medical services to the public.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as all properties surrounding this site are developed with commercial or office uses. Furthermore, the lighting of the sign will be limited to internal illumination only and should not add measurably to the illumination already existing in this area.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the sign ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the applicant has made a substantial investment in this property to establish a full-service regional hospital serving Wichita and the surrounding areas and without a building sign similar to the one proposed, this presence would not be easily identified.

PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest inasmuch as the requested sign height is in character with the building and the limitations on lighting will keep the sign from being a distraction to motorists or residents in the area.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning regulations inasmuch as the intent is to provide adequate but not excessive signage for all properties, but no provisions are made for building signs on mid-rise or high-rise structures.

RECOMMENDATION: Should the Board determine that all five conditions necessary to the granting of the variance can be found to exist, then it is the recommendation of the Secretary that the variance in height for a building sign be granted, subject to the following conditions:

1. The only building sign located above the height limits specified in the sign code shall be installed on the south face of the Hillside Tower of the West Building, unless additional variances are requested and granted.
2. The building sign approved by this variance shall be limited to a non-flashing internally-illuminated or non-illuminated sign.
3. The sign shall be installed within one year or the resolution granting this variance shall become null and void.

Request No. 2 - Variance to increase the size of building sign from 32 square feet to 221 square feet.

UNIQUENESS: It is the opinion of staff that this property is unique inasmuch as the building is five stories tall and is being used as a hospital facility that provides emergency medical services to the public.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the sign will be at a scale which, when placed on a 5-story structure should not impact surrounding properties and will not be faced toward residential areas.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the sign ordinance may constitute an unnecessary hardship upon the applicant inasmuch as a 32-square foot building sign 68.5 feet in height would be insufficient to adequately identify this structure when approaching from the south, east and west.

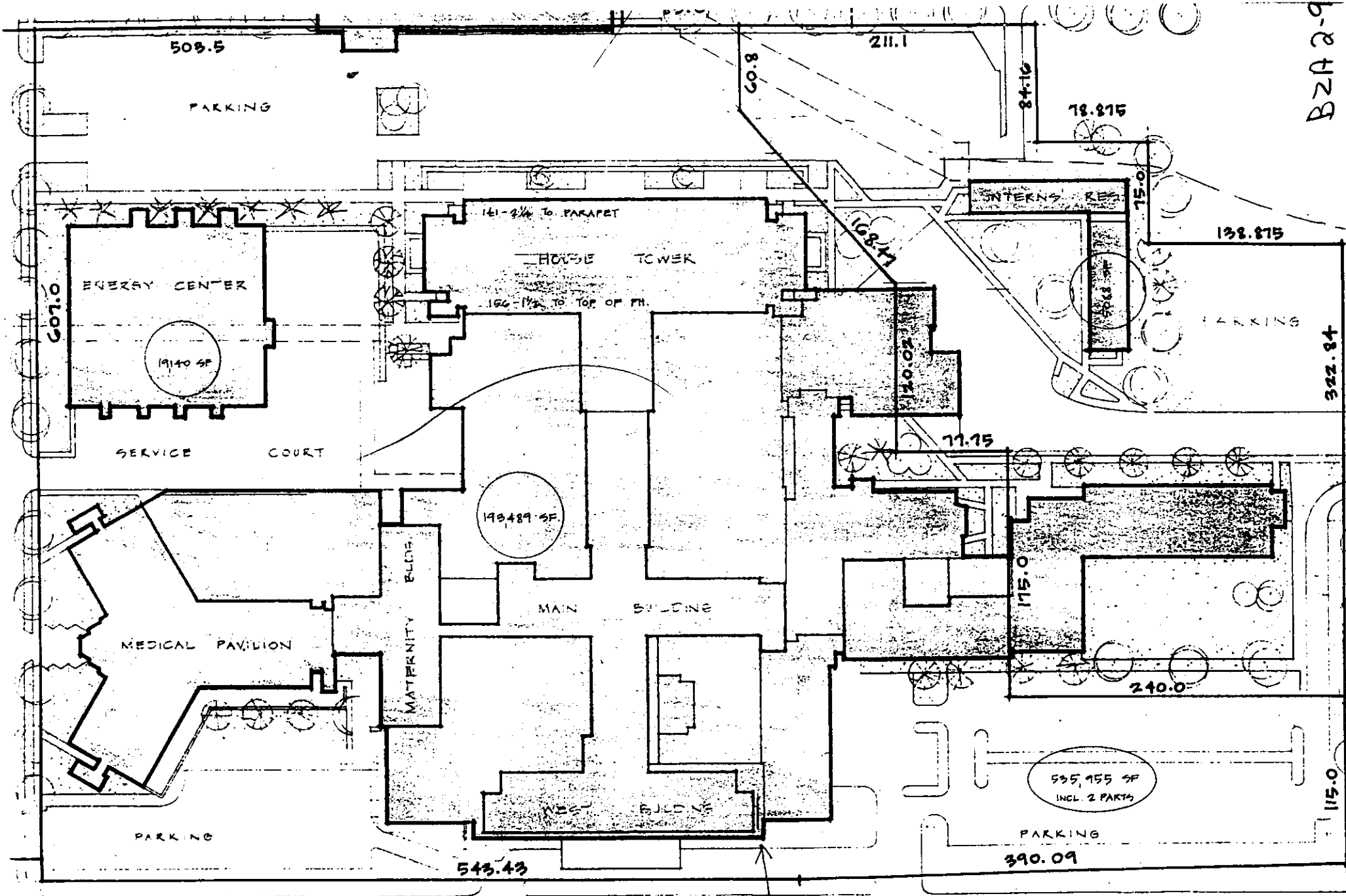
PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest but would, in fact, serve the public interest by providing adequate building identification from a sufficient distance to permit planned access to the site on which emergency medical services are provided to the public.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the sign ordinance inasmuch as the increased size is harmonious with the large building and site and its impact will be lessened because it will be viewed from a great distance.

RECOMMENDATION: Should the Board determine that all five conditions necessary to the granting of the variance can be found to exist, then it is the recommendation of the Secretary that the variance in size for a building sign be granted, subject to the following conditions:

1. This increase in sign size to 221 square feet shall be limited to one building sign located near the top of the south face of the Hillside Tower of the West Building.
2. The larger sign approved by this variance shall be limited to a non-flashing internally-illuminated or non-illuminated sign. If illuminated, only the letters in the name shall be illuminated; the background panels shall not be illuminated.
3. The sign shall be installed within one year or the resolution granting this variance shall become null and void.

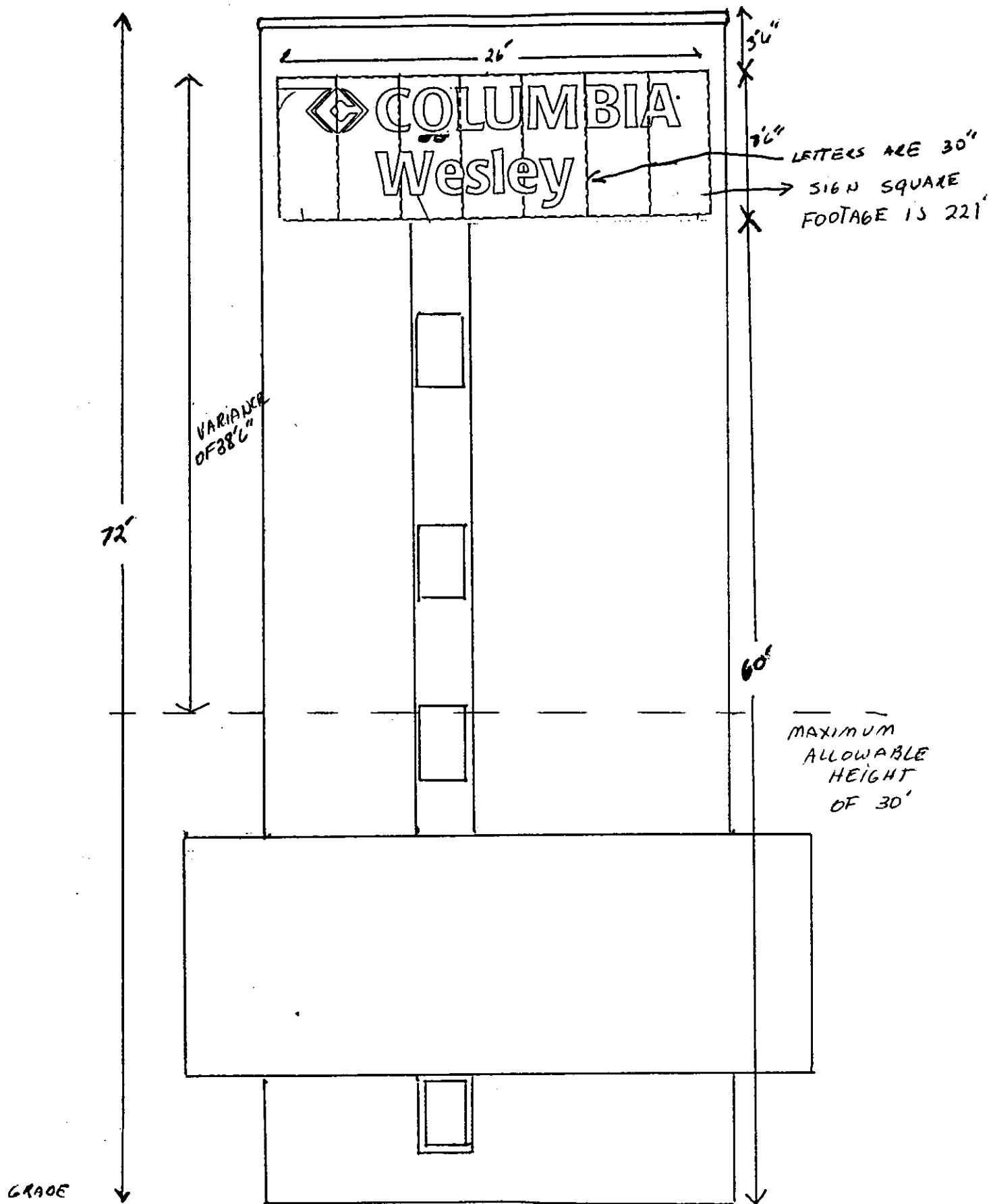
BZA 2-97



SIGN LOCATION

1" = 90'

HILLSIDE AVENUE



$\frac{1}{8}'' = 1'$

SOUTH FACE
OF HILLSIDE TOWER
COLUMBIA WESLEY VARIANCE

BZA 2-97