



Board of Zoning Appeals Agenda Item

Meeting

Date: 4/14/2026
From: Josh White, Principal Planner
Item: 1110 E Kansas Ave sign variance

Purpose: Hold a public hearing to consider the advisability of granting a variance for a sign at 1110 E Kansas Ave that exceeds the maximum height by 9 feet and exceeds the maximum area by 23 square feet.

Background:

KLANDS Venture LLC has requested a variance to the sign regulations. The subject property is located at 1110 E Kansas Avenue. The property is being developed as a travel center. The area surrounding the property is commercial (mixed use). The applicants are planning to erect a sign at the southwest corner of the site that exceeds the height and size requirements. Regulations allow for a 25' pole sign with an area of no more than 100 square feet. The proposal is for a sign with a height of 36' and an area of 123 square feet (although 22 square feet is for a separate business). The property is approximately 13.68 acres.

It is the recommendation of staff that a sign variance to exceed the maximum height by 9 feet and exceed the maximum area by 23 square feet be approved based on the following factors:

- The proposed signage will not adversely affect the neighborhood
- The distance from the sign to the nearest house is approximately 500 feet.
- The height of the highway presents a visibility challenge for the sign and thus a hardship on the applicant.
- The signage will not interfere or be confused with traffic signals or road signs and lights.
- The variance is not opposed to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to approve/disapprove a variance for a sign at 1110 E Kansas Ave that exceeds the maximum height by 9 feet and exceeds the maximum area by 23 square feet.

Attachments:

Staff report Presentation Link <https://arcg.is/OTqDz00>