The Topeka Board of Zoning Appeals holds a public hearing on the second Monday of each month to consider certain appeals, variances, and exceptions as may be granted by the Comprehensive Zoning Regulations of the City of Topeka, Kansas.

The following agenda identifies and describes each proposal to be considered by the Board.

Each item to be considered by the Board will be introduced by the Planning Department Staff. The Board will then hear and consider arguments both for and against each proposal.

Individuals wishing to address the Board are requested to state their name and address for the official hearing record.

Motions on all matters, which require a decision by the Board, are made in the affirmative. On a roll call vote, Board members then vote yes, no, or abstain based on the affirmative motion.

Any person, official or government agency dissatisfied with any order or determination of the Board may bring an action in the district court of the county to determine the reasonableness of any such order or determination. Such appeal shall be filed within 30 days of the final decision of the Board.
Agenda for Monday, May 13, 2019

A. Call to Order

B. Approval of Minutes from January 14, 2019

C. Declaration of Ex Parte Communications

D. Public Hearings

1. BZA19V/03 by Topeka Healthcare, LLC / The University of Kansas Health System – St. Francis Campus requesting variances to the maximum height and sign area of a monument sign within the MS-1 Medical Service District as permitted by section 18.20.020 (d) of the Topeka zoning regulations for the installation of a monument-type sign, including electronic message center (EMC), to be located at the southwest corner of the intersection of SW 6th Avenue and SW Horne Street. Requested variances apply to the maximum permitted sign height of 10 feet (sign height of 25 feet proposed); and maximum permitted sign area of 50 square feet per sign face (sign area of approximately 228 square feet per sign face proposed).

E. Adjournment

ADA Notice: For special accommodations for this event, please contact the Planning Department at 785-368-3728 at least three working days in advance.
Call to Order

At 5:38PM the meeting was called to order by Walter Schoemaker, Chair. Roll was taken with 5 members present for a quorum.

Approval of Minutes from October 8, 2018

Motion by Mr. Carkhuff to approve, second by Ms. Crow. APPROVAL 5-0-0

Election of Officers

With the applicant not being in attendance and a discrepancy between meeting times listed on pages 1 and 2 of the agenda, Ms. Feighn‌y suggested elections be moved up on the agenda.

Motion by Mr. Carkhuff to nominate Mr. Schoemaker as 2019 Chair. Mr. Schoemaker accepted the nomination and there was a second by Ms. Beck.

Motion by Ms. Beck to nominate Mr. Carkhuff as 2019 Vice Chair. Mr. Carkhuff accepted the nomination and there was a second by Ms. Crow.

The board voted unanimously to accept the nominations of Mr. Schoemaker and Mr. Carkhuff as 2019 Chair and Vice Chair, respectively.

Declaration of Ex Parte Communications

Mr. Schoemaker called for declarations of ex parte communications.

Ms. Crow – none
Ms. Boudreaux – none
Ms. Beck – none
Mr. Beck – none
Mr. Carkhuff – none
Mr. Schoemaker – none

At 5:50PM it was noted that the applicant still was not in attendance and Mr. Schoemaker introduced the variance case for consideration.
BZA19V/01 by Brian Roach, requesting variances to the minimum building setbacks required by section 18.60.020 of the Topeka zoning regulations to allow for the construction of a detached garage and storage shed at the rear of an existing residence at 1011 SW 16th Street. Requested variances apply to the required 3’ minimum building setback from the side property line, 5’ minimum building setback from the rear property line, and 10’ minimum building setback from the alley.

Mike Hall, Staff Planner, presented the Variance Evaluation (staff report) and took questions from board members. He noted that there is currently a garage on the property, which was delivered after the applicant applied for the variance. Mr. Hall explained that when he drove by and noted the building, he contacted the applicant, who explained that it was delivered to his property in error. The building is not on a foundation; it appears to be sitting on wood blocks and would still require a building permit before it could be placed.

Mr. Hall noted that the first criterion that must be met in order for the BZA to approve a variance has to do with conditions being unique to the property. He noted that “unique” seems a difficult finding, but he believes the property is certainly unusual, especially due to the fact that the alley is to the side of the property, making it difficult to meet the alley setback.

Questions included how long the applicant has lived at the property (Mr. Hall was not sure). Ms. Crow asked what prompted the applicant to apply for a variance. Mr. Hall explained that he was seeking a building permit and part of that process includes having planning staff review the project. Planning staff met with Mr. Roach to let him know of setback issues and he promptly applied for the variance under consideration.

Regarding Condition 2a, that the building have a shingled roof, Ms. Beck asked what would happen if the board approves the variance but the applicant does not place a shingled roof on the building. Mr. Hall explained that the building currently on the property will not fit on the site if staff recommendations are approved by the board. If the applicant puts a building on the site that does not meet the conditions approved by the board, the applicant would ultimately be prosecuted. Ms. Crow correctly noted that regardless of what the board approves this evening, the building that’s currently on the site must go away and be replaced with something else.

Ms. Beck asked if the applicant understood when speaking with Planning staff that a decision of the board was required before he could obtain a building permit and proceed with placing a garage/building on his property. Mr. Hall confirmed that he did and again noted that, per the applicant, the building was delivered incorrectly.

Additional discussion regarding the variances, setbacks and conditions proposed by staff, including whether the proposed setbacks would be sufficient for the property and allow for ample distance between this and another existing structure.

Mr. Carkhuff spoke to the requirement for a finding that a condition is unique to the property in question. He stated that this will likely be a recurring problem for staff to define, but the size and shape of the lots in typical older, inner-city neighborhoods is different from what would be allowed in new subdivisions, thus entire neighborhoods become “unique” when requesting a variance. Variances will find greater acceptance in older neighborhoods and he has no problem finding this particular lot “unique”. He added that this finding rightly sets a precedent in that Planning staff can be receptive to the uniqueness of lots when they are in these older inner-city neighborhoods.

Discussion continued about the proposed size and construction of the proposed building, much of which would be handled at the building permit level.

Ms. Crow expressed concern that the 5’ setback from the east property line as proposed by staff was too little to allow the applicant to safely back out of his (proposed) garage. Mr. Carkhuff noted that he had once had a garage with a 7” setback and it was tight but doable and necessary.
Ms. Boudreaux noted the proximity of a currently standing structure. Mr. Hall explained that the setback proposed by staff would allow for a 6’ separation between the buildings as required by building code.

Motion by Mr. Carkhuff to adopt the findings as set for in the Variance Evaluation (staff report) and grant the variances as found in the Planning Staff Recommendations, as well as the Conditions of Variance Approval, also listed in the Variance Evaluation.

Mr. Schoemaker noted that the time was 6:20PM and the applicant did not attend the meeting.

Second by Ms. Crow. APPROVAL (5-0-0)

The meeting adjourned at 6:24PM
VARIANCE EVALUATION
CITY OF TOPEKA PLANNING DEPARTMENT
FOR
TOPEKA BOARD OF ZONING APPEALS

Date: May 13, 2019                      Case No.: BZA19V/03

Applicant: Topeka Healthcare, LLC / The University of Kansas Heath System – St. Francis Campus

Address of Subject Property: 1700 SW 7th Street (Southwest corner of SW 6th Ave. & SW Horne St.)

Notice of Hearing: Notice of the Public Hearing was published in the Topeka Metro News on April 22, 2019 and mailed to adjacent property owners on April 23, 2019 in compliance with TMC 18.45.090.

Regulations from which a Variance is Requested: The applicant is requesting a variance from sign standards applicable to the MS-1 Medical Service District. TMC18.20.020 (d) (2) provides for monument signs within the MS-1 district limited to a maximum sign area of 50 square feet per sign face and a maximum height of 10 feet. An electronic message center sign (EMC) within the MS-1 district may include up to two sign faces per street frontage, provided that the size of the EMC is limited to 50 percent of the allowable sign area for the zoning district.

The applicant is seeking to remove an existing sign located within the SW 6th Avenue public right-of-way (at the southwest corner of 6th Avenue and Horne Street) and install a new sign to be located on the property and approximately 20 feet to the south of where the existing sign is placed. The proposed new sign has a height of 25 feet and a sign area of approximately 228 square feet per sign face. Also proposed as part of the new sign is an EMC that comprises approximately 126 square feet. (Note: The existing sign conforms to MS-1 District dimensional standards.)

Property Data:

Property Size: 7.3 acres

Zoning of Subject Property: "MS-1" Medical Service District

Existing Land Use: Hospital/ Medical Offices including Emergency Department

Existing Signage: The existing primary sign (intended to be replaced by subject sign per requested variance) is approximately 6.5 feet high and 7.5 feet wide atop a brick base that is 2 feet high. The sign contains internally-lit, 4-inch channel lettering with copy that includes “The
University of Kansas Health System St. Francis Campus” along with directional arrows to “Emergency Department,” “Hospital Main Entrance,” “Valet Parking,” and “Parking Garage.”

Additional existing signs visible from 6th Avenue include:
- A monument sign similar to the sign located at Horne and 6th located approximately 600 feet to the west at the southeast corner of 6th and Mulvane Street visible to motorists traveling east on 6th Avenue.
- One 2’ high directional sign for the Emergency Department at the main entry driveway on 6th.
- Two wall signs for the Emergency Department: one wall sign directly above the entryway and another wall sign set approximately 20 feet above the Emergency vestibule on the adjoining perpendicular wall of the building facade.

Surrounding Zoning:

North
“C-4” Commercial along 6th Ave, with “M-1” Two Family Dwelling and “O&I-2” Office & Institutional beyond. “R-1” Single-Family Dwelling District also on the north side of 6th Ave. Willow Park is located one-half block west of the proposed sign.

South
“MS-1” Medical Service

East
“C-4” Commercial and “M-1” Medical Service

West
“MS-1” Medical Service and “C-4” Commercial

Surrounding Land Uses:

North
Commercial along 6th Ave. including a donut/coffee shop, auto repair with professional offices and single-family residential beyond. Willow Park is located ½ block to the west on the north side of SW 6th Ave with single-family residences north of the park.

South
Medical offices and associated surface parking areas

East
Surface parking areas for hospital

West
Parking structure and surface parking areas for hospital
Character of the Neighborhood: Primarily medical services / hospital and related small office buildings, with commercial and residential also present. Development to the north and east is characterized by relatively small, older commercial buildings on small lots.

Future Land Use Map Designation: Medical Services (Old Town Neighborhood Plan)

Applicant’s Stated Grounds for Proposed Variance

“The owners would like to place the proposed campus sign on the south-west corner of 6th & Horne (zoned MS-1). The proposed campus sign would be allowed on the south-east corner of 6th and Horne, the site across the street (zone C-4) under the current sign codes. The proposed sign design will more closely match the proposed sign codes of zone MS-1 rather than the proposed sign codes for zone C-4.”

The applicant also offers the following points as grounds for the proposed sign variance.

- The University of Kansas Health System owns both the south-west and south-east lots at 6th and Horne (on the east side of Horne east of the site), so no adjoining property owners/residents will be affected.
- In an emergency, signage is imperative to be clear, understandable, and able to be seen as soon as possible. Medical patrons, especially those visiting the ER facility, driving in from the east on 6th Street would be able to see the proposed campus sign approximately 460’ sooner if the sign was placed in the MS-1 zone [southwest corner of 6th & Horne] rather than the C-4 zone [southeast corner of 6th & Horne]. Medical patrons driving in from the west would also have the benefit of seeing the campus signage sooner in the MS-1 location.
- By adding a new campus sign, the existing campus sign at 6th and Horne will be removed from the City Right of Way and will provide increased public safety at this intersection.
- Thought has been given to propose a campus sign that will allow for proper way-finding and functionality for the campus while considering public safety and community aesthetics. We feel that the proposed campus sign does capture the general spirit and intent of this chapter.

Summary Analysis

One of the existing signs for the St. Francis campus is located at the southwest corner of 6th Avenue and Horne Street within the public right-of-way along SW 6th Avenue. The City is not requesting or requiring that this sign be relocated, although signs in the right-of-way are generally not allowed and have the potential to unsafely restrict driver visibility at street intersections. The existing sign is readily visible for persons traveling from the east along 6th Avenue. A second sign of the same size is located 600 feet to the west on 6th Avenue at SW Mulvane Street and is also in the street right-of-way. The second sign is highly visible to traffic traveling from the west. Additionally,
the hospital’s ER is also identified by a small directional sign located at one of the two driveways on 6th, and by two separate wall signs above the Emergency Department entry vestibule that are well-lit and distinct.

If a variance to the current standards is warranted, the requested variance is far greater than what can be justified. The size of the proposed sign far exceeds what is permitted under current standards for the MS-1 district. The total area of the proposed sign is 4.5 times the area allowed by the sign code. At 126 square feet, the proposed electronic message center (EMC) is 5 times the area of an EMC allowed by the sign code. And the proposed EMC is much larger than most other EMCS in the City.

Planning & Development staff have informed the applicant of their ability to obtain a permit for their sign on hospital property on the east side of SW Horne Street since the area east of SW Horne Street is zoned C-4 Commercial District. In staff’s opinion locating the sign on the east side of Horne Street is not a desirable outcome because of the large size of the sign, but the sign standards for the C-4 district are much less restrictive than the sign standards for the MS-1 Medical Service District.

Staff informed the applicant that the City is undergoing a comprehensive update to the sign code. At this time staff is recommending the sign standards for the MS-1 district be revised to allow a height of 15 feet and a sign area that is ½ square foot per linear foot of street frontage and not to exceed 80 square feet. An EMC would be allowed up to 40 square feet in area. As part of the revised sign code it is also recommended that large medical campuses be allowed even greater flexibility on height and size if signs are subject to a master sign plan that addresses the particular signage needs of hospitals. The Topeka Planning Commission is scheduled to conduct a public hearing on the proposed sign code on May 20, 2019.

Findings

Pursuant to K.S.A. 12-759, and as set forth in TMC 2.45.110, the Board of Zoning Appeals shall find that all of the following conditions are met before a variance may be granted.

1. That the variance request 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 action of the property owner or applicant; (The problem must relate to the land. Community needs or personal hardships do not qualify as legitimate grounds for issuing a variance.)

   The variance request does not arise from any condition which is unique to the property or is not ordinarily found in the same zone or district. At 7.3 acres, the hospital property is much larger than most other parcels in the surrounding area. However, its relatively large size in no way inhibits or restricts the applicant from installing a sign of the size allowed on the subject property and other parcels with the same zoning. The size of the property has no effect on the size of the sign allowed. Furthermore, the large size of the property, with 600 feet of street frontage on 6th Avenue, provides the applicant a variety of options
for sign placement. The property’s characteristics or conditions do not create any constraint on signage or visibility.

2. **That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residences;**

   Signage that exceeds the size, height, or quantity of what is permitted by the sign code has the potential to adversely affect surrounding property owners and residents. The public has an expectation that standards will be enforced.

   The proposed sign, and especially the large EMC, has the potential to negatively affect property owners and residents of the neighborhood. The proposed sign far exceeds what is permitted under current standards. The height of the proposed sign is 2.5 times the height and 4.5 times the area allowed by the sign code. At 126 square feet, the proposed electronic message center (EMC) is 5 times the area of an EMC allowed by the sign code. In comparison, the area of the EMC for Sonic Drive-in at Huntoon and Gage is 35 square feet (The Sonic Drive-in at SW 29th and Gage is 24 square feet.), and the area of the EMC for Walgreens at SW 10th Avenue and Topeka Boulevard is 38 square feet.

   Although the subject area consists primarily of medical and commercial uses, there are also existing residences located approximately 350 feet north of the proposed sign along both SW Horne Street and SW Garfield Avenue, as well as further to the north along SW Willow Avenue adjacent to Willow Park. The sign will be visible from these residences.

3. **That the strict application of the provisions of this chapter of which the variance is requested will constitute an unnecessary hardship upon the property owner represented in the application;**

   The existing signs are modest in size but are visible. If greater visibility is desired, and the greatest need for visibility is that part of the signage identifying the hospital and its ER facility, then a variance that allows a sign larger than the existing sign but substantially smaller than the proposed sign will serve the applicant’s stated purpose and relieve the hardship.

   On the proposed sign, the sign copy “The University of Kansas Health System – St. Francis Campus” is approximately 30 square feet in area. The sign copy “Emergency Department” is roughly 4 square feet. The remaining sign copy, not including the EMC, is 21 square feet. Therefore, excluding the EMC the sign copy has an area of approximately 55 square feet, constituting 24 percent of the area of the proposed sign.

   The emergency facility for Stormont Vail Hospital is located several blocks to the south within a probably less accessible location, near SW 8th Avenue and Washburn Street, is seemingly able to adequately function with signs that fully adhere to MS-1 zoning district requirements in which it, too, is located.
Staff understands the intent of the 126 square foot EMC part of the proposed sign may be to provide for messages of broad community interest. The proposed size of the EMC far exceeds what is necessary for this purpose. A recently installed EMC at Topeka High School is approximately 20 square feet. The EMC on the Hummer Sports Park sign on 6th Avenue about one mile west of the subject property is 44 square feet.

For these reasons the property owner will not experience an unnecessary hardship if the variance is denied and the proposed sign is not approved.

4. **That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare;**

With most residents within the community being generally aware of the presence of a hospital and emergency department on the subject location for many years, it cannot be demonstrated that the inability to install a proposed new sign in replacement of an existing sign is necessary so as to not adversely affect public health and safety or general welfare.

The 126 square foot EMC proposed with the sign is out of proportion with other signs in the area and with other EMCs in the City. Moreover, for dire medical emergencies in which seconds of time may indeed make a critical difference most such emergencies would involve emergency service responders who are quite familiar with the location of the hospital and emergency department. Lastly, inasmuch as the City of Topeka is presently in the process of updating sign standards that reflect current community values and preferences for acceptable sign types and sizes, the approval of the requested sign variance may prove quite contradictory to the spirit and intent of such new standards.

5. **That granting the variance desired would not be opposed to the general spirit and intent of this chapter.**

The granting of the requested variance is in stark opposition to the general spirit and intent of the sign regulations. The proposed sign far exceeds what is permitted under current standards for the MS-1 district. The total area of the proposed sign is 4.5 times the area allowed by the sign code. At 126 square feet, the proposed electronic message center (EMC) is 5 times the area of an EMC allowed by the sign code.

**Planning & Development Staff Recommendation**

Based on the above findings staff recommend the Board of Zoning Appeals **DISAPPROVE** the requested variance.

**Staff:**

Michael Hall, AICP, Current Planning Manager, Acting Secretary of Board of Zoning Appeals
John Neunuebel, Planner
Exhibits:
Variance Application
Applicant’s Exhibit(s): A-101; A-102; A-103; A-104; and A-105
Aerial Map
Zoning Map
Staff Photographs 1 & 2
# Application to the Board of Zoning Appeals

## Variance / Exception

### Applicant Information

Name: Topeka Healthcare, LLC  
Address: 1700 SW 7th St.  
Phone: 785 273 7540 x201  
Email: matthew.dennon@kutopeka.com

### Property Information

Location of property: 1700 SW 7th St, Topeka, KS 66606

Legal description of property: JOHNSON PLACE, Lot 303, TR BEG NW COR LT 303 JOHNSON PLACE ADD, TH ELY 625'(S), SLY 25'(S), WLY 132.5'L, SLY 254'(S) E 132.5'L, SLY 2 15'E, WLY 295'(S) N 175'(S), WLY 1208' SECTION 36 TOWNSHIP 11 RANGE 15

### Action Sought:

- [x] A variance from a provision of the Zoning Ordinance  
  (Section to be appealed: 18.20.020 (d))
- [ ] An exception from a provision of the Zoning Ordinance  
  (Section to be appealed: 

### Description of Action Sought:

Placement of a medical campus sign on the south west corner of 6th & Horne (zone MS-1) as designed following the existing guidelines for the south-east corner of 6th & Horne (zone C-4).
Applicant offers the following as grounds for this action:

In accordance with Section 2.45.110 of the Topeka Municipal Code, the Board of Zoning Appeals must determine that **ALL** of the following conditions governing unnecessary hardship have been met before a variance may be granted.

**All items must be addressed or the application will be deemed incomplete.**

1. That the variance requested 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 of the property owner or applicant (**The problem must relate to the land. Community needs or personal hardships do not qualify as legitimate grounds for issuing a variance.**);

   The owners would like to place the proposed campus sign on the south-west corner of 6th & Horne (zoned MS-1). The proposed campus sign would be allowed on the south-east corner of 6th and Horne, the site across the street (zone C-4) under the current sign codes. The proposed sign design will more closely match the proposed sign codes of zone MS-1 rather than the proposed sign codes for zone C-4.

2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;

   The University of Kansas Health System owns both the south-west and south-east lots of 6th and Horne, so no adjoining property owners/residents will be affected.

3. That the strict application of the provisions of this chapter of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application;

   In an emergency, signage is imperative to be clear, understandable, and able to be seen as soon as possible. Medical patrons, especially those visiting the ER facility, driving in from the east on 6th street would be able to see the proposed campus sign approximately 460' sooner if the sign was placed in the MS-1 zone rather than the C-4 zone. Medical patrons driving in from the west would also have the benefit of seeing the campus signage sooner in the MS-1 location.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, property, or general welfare;

   By adding a new campus sign, the existing campus sign at 6th and Horne will be removed from the City Right of Way and will provide increased public safety at this intersection.

5. That granting the variance desired will not be opposed to the general spirit and intent of this chapter.

   Thought has been given to propose a campus sign that will allow for proper way-finding and functionality for the campus while considering public safety and community aesthetics. We feel that the proposed campus sign does capture the general spirit and intent of this chapter.
Authorization

Property Owner(s):

I/We the undersigned owner(s) of record hereby authorize the filing of this application and declare that all required materials are submitted along with this application and that the information and material is complete and accurate. I/We hereby acknowledge that all appropriate procedures, policies, and regulations have been reviewed and also understood that this application will be processed in sequence with respect to other submittals.

Steven M. Anderson
Owner Name (print)

Owner Signature

Owner Name (print)

Owner Signature

Owner Name (print)

Owner Signature

Authorized Agent:

If the owner(s) of record are to be represented by legal counsel or an authorized agent, please complete the following information so that communications and correspondence pertaining to this application may be forwarded to such individual.

Beth Valdivia
Authorized Agent Name (print)

Signature – Authorized Agent

Mailing Address: 2231 SW Wanamaker Road

Topeka Kansas 66614-4275

STREET ADDRESS

CITY STATE ZIP

Phone: 785 273 7540 x201

Email: beth@sdgarch.com

Applicant:

Matt Dennnon
Applicant Name (print)

Applicant Signature
EMC SIGN
114 SQFT

14'-8"
13'-8"
8'-4"

EMC = 114 SQFT
SIGN = 114 SQFT
TOTAL 228 SQFT

13'-6"
CABINET SIGN
52 SQFT

8'-6"
4'-0"

1'-2"
6'-4"
2'-0"

1'-0"
6'-0"

2'-0"

12'-0"

11'-0"
ADDRESS 8 SQFT

14'-0"

2'-0"
3'-0"

1'-0"

SCHWERDT DESIGN GROUP

THE UNIVERSITY OF KANSAS HEALTH SYSTEM, ST FRANCIS
KU - ST. FRANCIS CAMPUS SIGN
TOPEKA, KS

ELEVATION SHEET TITLE
190046.99
PROJECT NUMBER

A-103 SHEET NUMBER

VARIOUS 4/10
SUBMISSION DATES

SCALE: 1/4" = 1'-0"

FRONT ELEVATION
SIDE ELEVATION
THE UNIVERSITY OF KANSAS HEALTH SYSTEM

1700 W 74th Street

THE UNIVERSTY OF KANSAS HEALTH SYSTEM, ST FRANCIS
KU - ST. FRANCIS CAMPUS SIGN
TOPEKA, KS

MANUFACTURE AND INSTALL
(1) INTERNALLY ILLUMINATED MONUMENT SIGN WITH FULL COLOR WATCHFIRE EMC.
CABINET/POLES TO BE PAINTED TO MATCH PMS 2955C
EMC - 16MM LED RGB CABINET: 8'-4" X 13'-8"

RENDERED SIGN ELEVATION
SCALE: 1/4" = 1'-0"
THE UNIVERSITY OF KANSAS HEALTH SYSTEM, ST FRANCIS
KU - ST. FRANCIS CAMPUS SIGN
TOPEKA, KS
BZA19V/03 - Aerial Map
Topeka Healthcare, LLC / The Univ.of Kansas Health System
PHOTOS:

Existing sign at southwest corner of SW 6th Avenue & SW Horne Street, with Emergency Department vestibule on left and related wall signs.

Additional sign at southeast corner of SW 6th Avenue & SW Mulvane Street visible to motorists traveling east on SW 6th Avenue