



Wichita-Sedgwick County Metropolitan Area Planning Department

September 18 2017

Wyndham Garden Hotel
Attn: He-Young Park and Yung-hui Park
221 E. Kellogg
Wichita, KS 67202

Freestyle Sign
1925 N. Broadway
Wichita, KS 67214

RE: BZA2017-00043: City Sign Code Adjustment to allow an increase of the allowed height of an on-site pole sign above an elevated freeway, in GC General Commercial zoning.

Legal Description: LOTS 8-10-12-14 MARKET ST BELLEW'S ADDITION to Wichita, Sedgwick County, Kansas. The property is generally located south of Kellogg and east of Market Street (221 E. Kellogg)

Dear Applicant:

We have reviewed your request for a Sign Code Adjustment to increase the height of an on-site pole sign to 47 feet in GC General Commercial zoning district. The site currently allows a sign 30 feet in height.

Section 24.04.251.2.h of the Sign Code allows pole signs for on-site signs located within seventy-five feet of a zoning lot line that directly abuts the right-of way of an elevated portion of a highway structure to a height at the top of the sign that does not exceed twenty feet above the height of the top of the highest railing or barrier along the traffic deck or decks within the right-of-way at a point perpendicular to the sign by Administrative Adjustment.

We find that allowing the height adjustment of the on-site pole sign to 47 feet as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

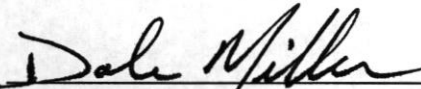
- 1) Impact on existing uses in surrounding areas: Existing use in the surrounding area is GC to the west, east and south. The elevated section of US Highway 54 right-of-way and frontage street is located along the north property line.
- 2) Compatibility with existing or permitted uses on abutting sites: The height adjustment will be compatible with existing signage in the vicinity.

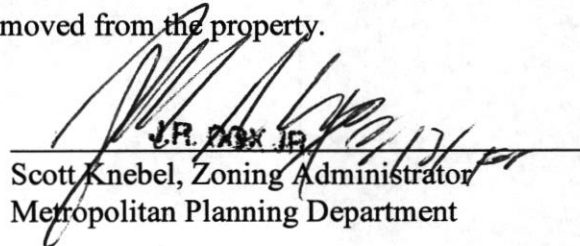
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Sign Code Adjustment to increase the height of an on-site pole sign to 47 feet, in GC zoning on the aforementioned property is hereby granted, subject to the following conditions:

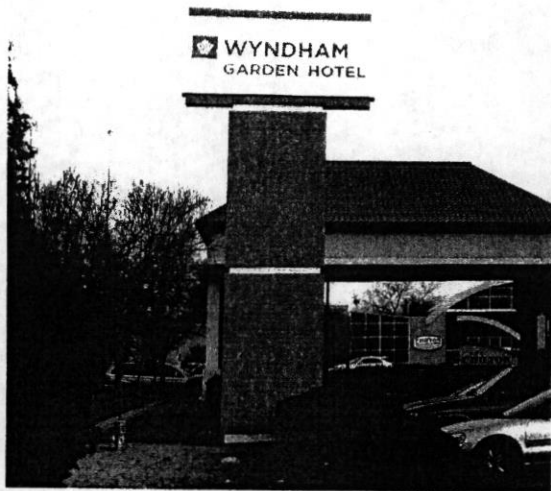
- 1) The Sign Code Adjustment is for an increase in height to 47 feet only; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) The sign shall be in general conformance with the approved elevation and site plan. The sign shall not be located within any easement unless the appropriate permission has been obtained. The sign shall be permitted and installed within one year from the date of approval. Portable signs are not allowed on the site.
- 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.

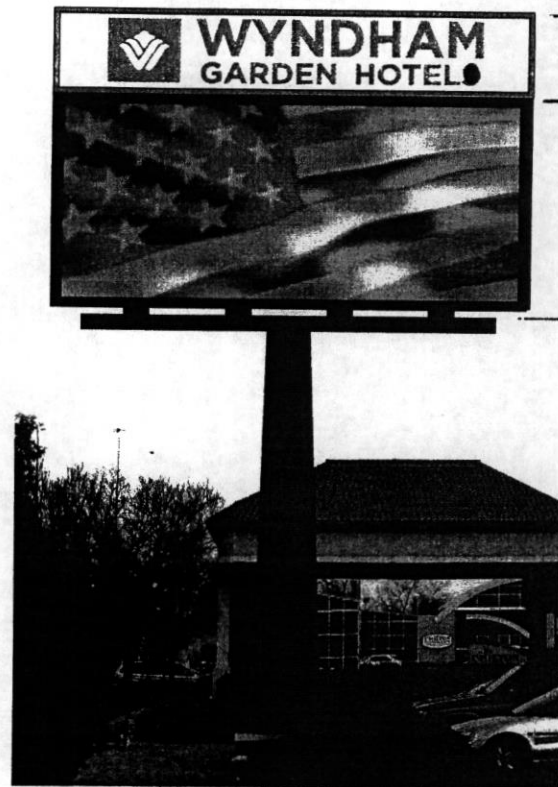

Dale Miller, Director
Metropolitan Area Planning Department


J.R. FOX JR.
Scott Knebel, Zoning Administrator
Metropolitan Planning Department

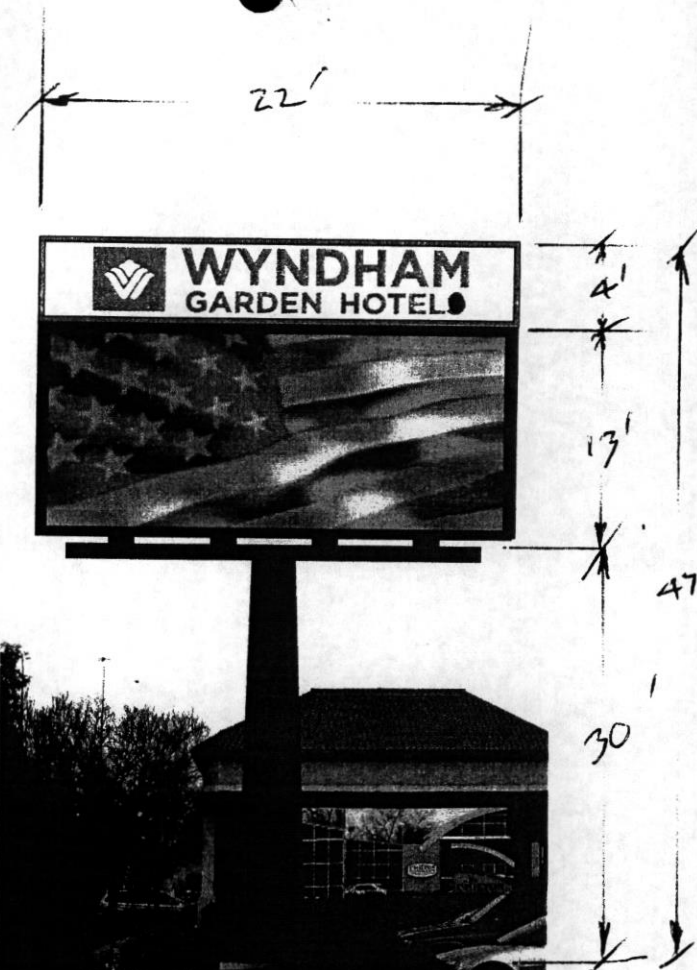
cc: MABCD
James Clendenin, CM District III
Teia Wair, Community Services Representative District III



"EXISTING SIGN"



"NEW SIGN"



4'x22'

NOTE: ALL PRICES LISTED ABOVE DO NOT INCLUDE TAXES AND CITY PERMIT. INSTALLATION OF THESE SIGNS DO NOT INCLUDE ELECTRICAL HOOKUP TO THE SIGN

Terms: 30% deposit required to start work with remaining balance due when sign is installed, in some occasions this deposit is non refundable to cover workmaterial already started, amount of refund will be determined by FSC. initial: _____

PLEASE READ ATTENTIVELY, SIGNATURE REQUIRED TO ENSURE YOU UNDERSTAND THE TERMS OF THIS CONTRACT



1925 N. Broadway
Wichita, KS 67214
Tel: (316) 267-5507
Fax: (316) 267-9480
art@freestylesignco.net

CUSTOMER APPROVAL:

DATE:

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All material is guaranteed to be as specified. All work is to be done in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon written orders, and will become an extra charge over and above the estimate. When an agreement of payment(s) is made by FSC and the customer is violated, FSC will charge a 8.5% yearly interest charge, for violating the agreement.

CUSTOMER: Eugene Park

CONTACT: eugene@wyndhamwichita.com, 404-593-8799

ADDRESS:

FILE NAME: Wyndham Garden Proposal

DRAWN BY: Eddie Alvarado

SALES CONTACT: Ken Pham

DATE: 01/12/2017

PROPRIETARY NOTE

These drawings and all information shown are confidential in nature and are property of FREESTYLE SIGN CO., INC. Any use or reproduction of these drawings for any purpose, except by written permission of FREESTYLE SIGN CO., INC. is strictly PROHIBITED. ALL SIGNS DESIGNED AND/OR INSTALLED BY FSC ARE PROPERTY OF FSC UNTIL FULL PAYMENT IS MADE. SIGNS THAT ARE PAST DUE ARE SUBJECT TO REMOVAL TO CUSTOMER'S EXPENSE. SIGN REMOVAL AND REINSTALLATION

BOUNDARY SURVEY FOR: FAMILY INN HOTEL WICHITA, SEDGWICK COUNTY, KANSAS

LEGAL DESCRIPTION:

Parcel 1:
Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, on Lawrence
new Broadway, in Lewis Young's Addition to Wichita, Sedgwick County, Kansas.
Except Right of Way dedication for US 400 Highway.

Parcel 2:
Lots 8, 10, 12 and 14 on Market Street, Hollows Addition to
Wichita, Sedgwick County, Kansas. Except Right of Way dedication
for US 400 Highway.

Parcel 3:
A tract of land commencing 200 feet South of the Northwest corner of Lot 3
on Market Street, in Payne's Addition to the City of Wichita, Sedgwick County,
Kansas, thence South 110 feet to the North line of Orme Streets, thence East
along the North line of Orme Street a distance of 141.17 feet to the West line
of the Alley Between Broadway and Market, running from Orme Street to Kellogg
Street, thence North along the West line of said Alley a distance of 141.17 feet,
thence West along the North line of said Orme Street a distance of 141.17 feet;
more less to the west line of said Lot 3 and the place of commencement.

Parcel 4:
Lot 1, Steve Graham Addition, Wichita, Sedgwick County, Kansas.

CERTIFICATION:

I, the undersigned licensed land surveyor in
the State of Kansas, do hereby certify that
the accompanying Boundary Survey is a true and
correct exhibit of the property surveyed.

Date of Survey: 3/19/01



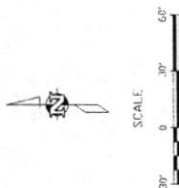
Wanda L. Davis, L.S. #1294
Not original unless signed in blue ink

Notes:

1. The utility information shown is per
Kansas One Call and/or per City and School
Records.

2. Area Sqr
Parcel 1 = 57240.30± sq. ft.
Parcel 2 = 14045.63± sq. ft.
Parcel 3 = 15484.67± sq. ft.
Parcel 4 = 16897.28± sq. ft.

3. Not included in survey



LEGEND:

- flagpole
- gas meter
- water meter
- power pole
- down guy
- water valve
- traffic sign
- fire hydrant
- mail box
- light pole
- WW Window Well
- 1/2" Iron Pipe (End)
- "+" Cut (End)
- "@" Cut (Set)
- AMPA (Set)
- + 1/2" Rebar (End)
- "^" Notch (End)
- "R" Notch (Set)
- ⊕ PK Nail (Set)
- △ Control Point

- UGL underground electric
- C underground gas
- UGT underground phone
- OHE overhead electric
- UGD underground drain pipe
- C - calculated
- M - measured

