CITY OF WICHITA

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Wichita-Sedgwick County Metropolitan Area Planning Department

March 20, 2019

Car Smart Uses Cars LLC
7337 W. 33rd Street N
Wichita, KS 67205

Jim Albertson
9225 Peppertree
Wichita, KS 67226

LB Signs
Attn: Jake Schiefelbein
5010 N. Maize Rd.
Maize, KS 67101

RE: **BZA2019-00015: City Sign Code Adjustment to allow one LED Sign and reduce distance between a pole sign and monument sign in OW Office Warehouse zoning District.**

Legal Description: Lot 1, Block 1, Johnson's Garden Center Ridge Addition (802 N. Ridge Road)

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to reduce required distance between ground and/or pole signs from 150 feet to 100 feet along 300 linear feet of frontage. The pole sign at the north drive is approximately 144 square feet and the monument sign at the south drive location is 110 square feet.

Section 24.04.251.2.a and Section 24.04.251.2.i of the Sign Code allows a reduction of the minimum distance by up to one-third and location of an LED sign when the three conditions required by Section 24.04.251.6 of the Sign Code are met. We find that allowing the 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 uses in the surrounding area are residential and institutional uses allowed in SF-5 Single-Family Residential zoning district.

2) Compatibility with existing or permitted uses on abutting sites: Reduction of the distance between signs to 100 feet on a zoning lot will not impact abutting sites.

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 allow one LED sign and reduce distance between signs to 100 feet is **GRANTED**, subject to the following conditions:

1) The Administrative Adjustment is to allow one LED sign and a reduction of required separation from 150 feet to 100 feet; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.

2) Maximum total square footage of signs is not to exceed 240 square feet.

3) The signs shall be in general conformance with the approved elevations and site plan. The signs shall be permitted and installed within one year from the date of approval.

4) The signs shall not be located within any easement unless the appropriate permission has been obtained.

5) The sign shall not be located within any driveway sight triangle.

6) The sign shall not make copy or graphics changes faster than once per second.

7) No portable signs are allowed on the site.

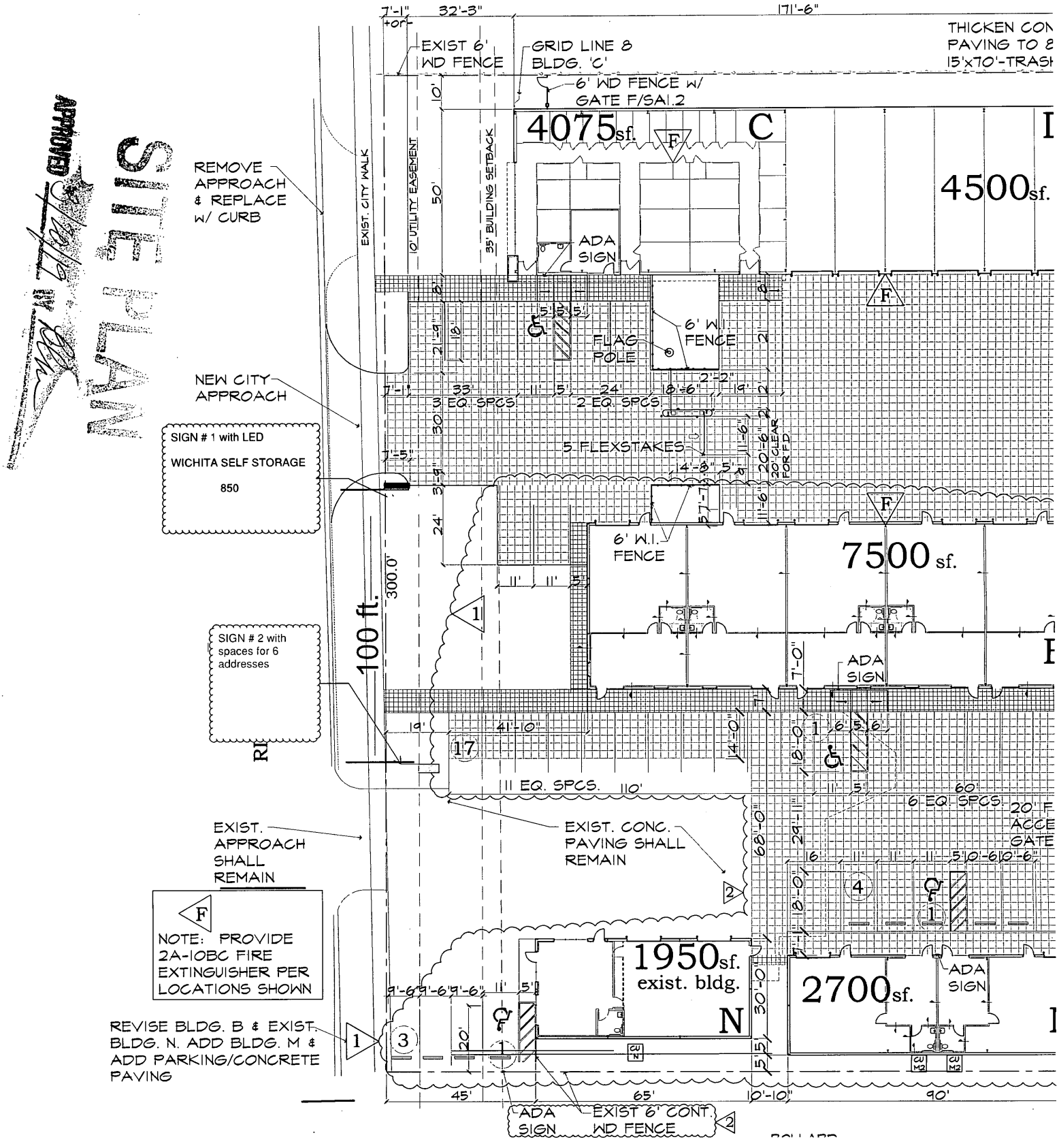
8) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Sign Adjustment is null and void.

The development application sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

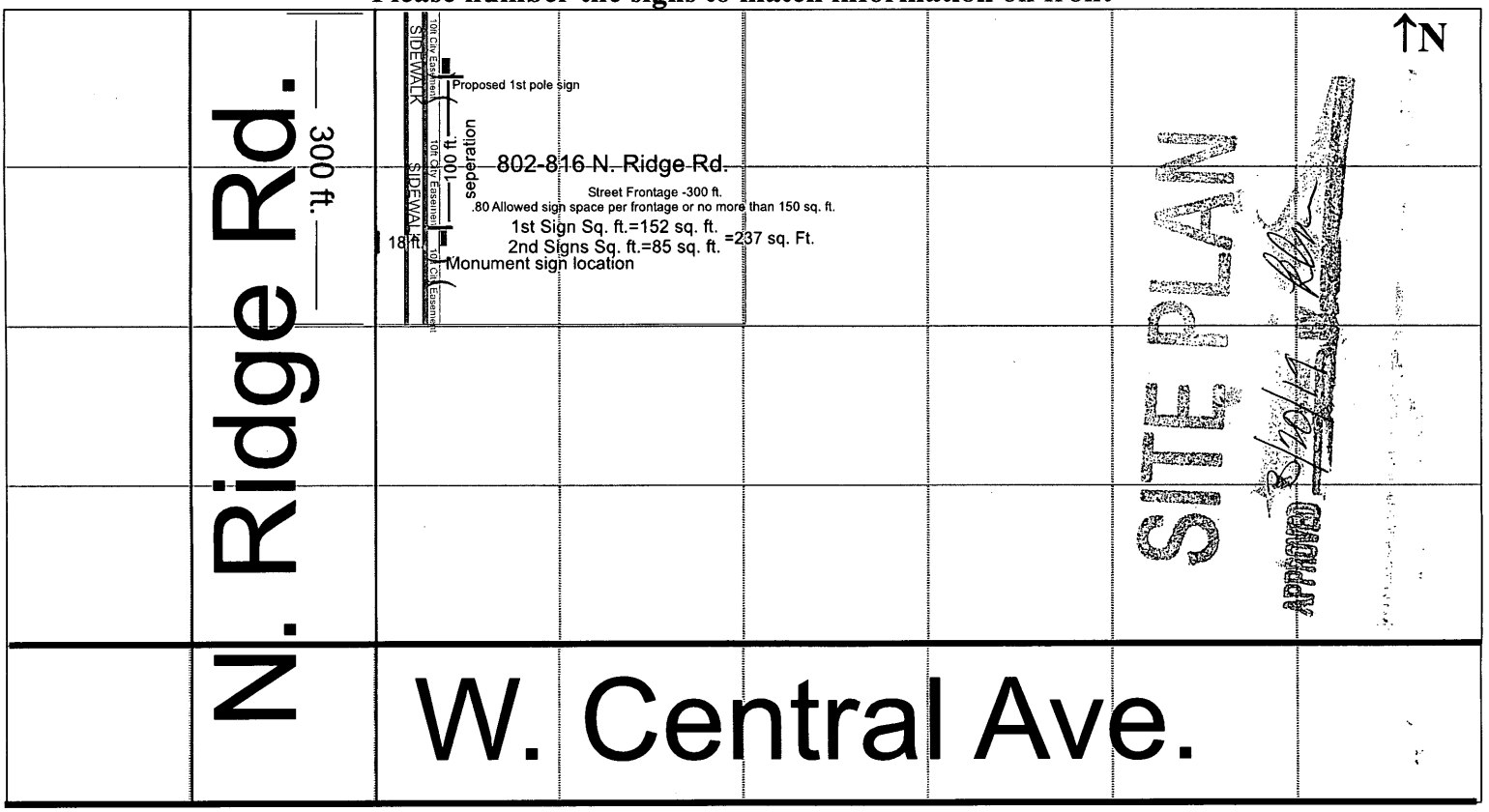
cc: MABCD
Bryan Frye, CM District V
Cory Buchta, Community Services Representative District V


SITE PLAN
APPROVED
7'-1" +or-
32'-3"
171'-6"
EXIST 6' WD FENCE
GRID LINE 8 BLDG. 'C'
6' WD FENCE W/ GATE F/SAI.2
THICKEN CON PAVING TO 8 15'x70'-TRASH
4075sf.
C
4500sf.
REMOVE APPROACH & REPLACE W/ CURB
EXIST. CITY WALK
10' UTILITY EASEMENT
35' BUILDING SETBACK
ADA SIGN
FLAG POLE
6' W.I. FENCE
NEW CITY APPROACH
SIGN # 1 with LED
WICHITA SELF STORAGE
850
3 EQ. SPCS
2 EQ. SPCS
5 FLEXSTAKES
20' CLEAR FOR F.D.
6' W.I. FENCE
7500 sf.
100 ft.
300.0'
SIGN # 2 with spaces for 6 addresses
41'-10"
17
11 EQ. SPCS. 110'
EXIST. APPROACH SHALL REMAIN
EXIST. CONC. PAVING SHALL REMAIN
6 EQ. SPCS.
ACCE
GATE
1950sf. exist. bldg.
N
2700sf.
ADA SIGN
NOTE: PROVIDE 2A-10BC FIRE EXTINGUISHER PER LOCATIONS SHOWN
REVISE BLDG. B & EXIST. BLDG. N. ADD BLDG. M & ADD PARKING/CONCRETE PAVING
45'
65'
10'-10"
90'
ADA SIGN
EXIST 6' CONT. WD FENCE

Site Plan: Locate signs and street name (In City of Wichita, Refer to Ordinances 24.04.200 - [driveways] & 24.04.220 [T] [intersections]). Include all existing sign locations, distances, separations, square footages, etc.)

FAILURE TO SHOW ALL REQUIRED MEASUREMENTS AND INFORMATION SHALL BE CAUSE TO REJECT THIS PERMIT APPLICATION

Please number the signs to match information on front



Sign Design (dimensions, height from ground to lower edge of sign) **Scale:** 1"=10 ft.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work **will be complied with whether specified herein or not.** The granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction.

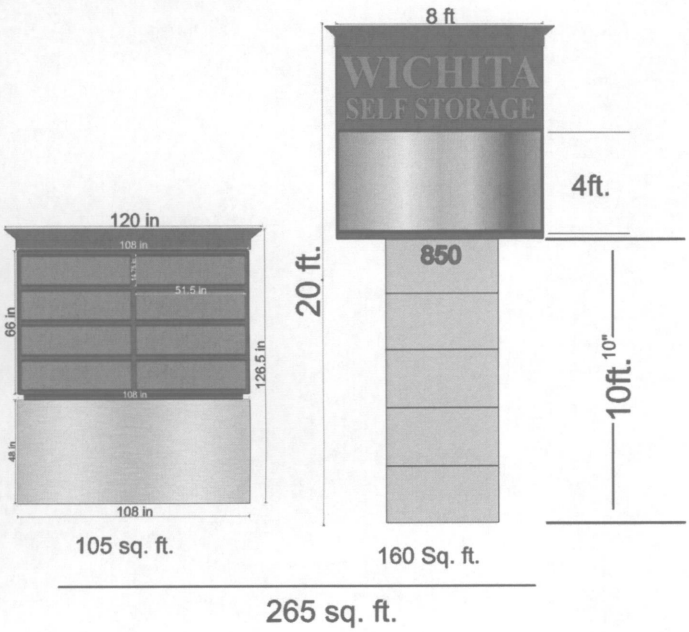
Signature Date

OFFICE USE ONLY

Final Inspection by _____ Date _____

MABCD 6/13

Current

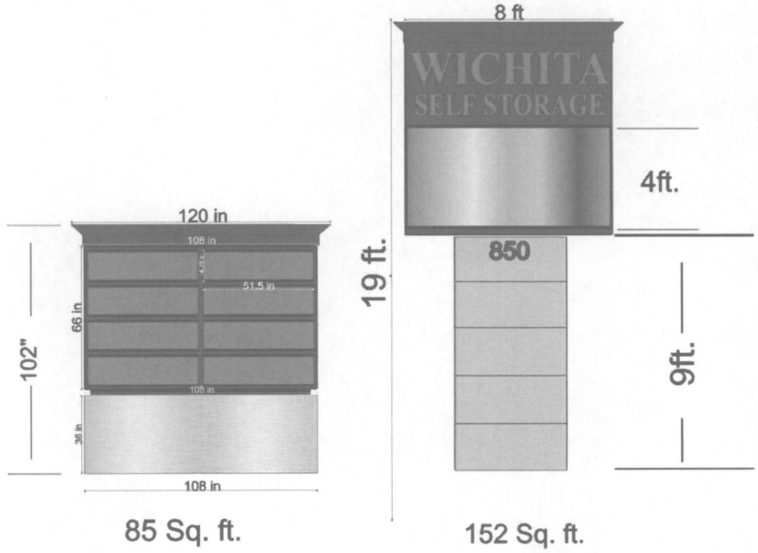


105 sq. ft.

160 Sq. ft.

265 sq. ft.

Proposed



85 Sq. ft.

152 Sq. ft.

237 Total Sq. ft.

SITE PLAN

APPROVED 3/20/19 BY