Wichita-Sedgwick County Metropolitan Area Planning Department

February 10, 2023

City of Wichita Parks and Recreation
Attn: Shana Appelhanz
455 N. Main, 4th floor
Wichita, KS 67202

Luminous Neon Art and Sign Systems, Inc.
Attn: Chuck Carson
1429 W 4th Street
Hutchinson, KS 67501

Re: **BZA2023-00005: Administrative Adjustment request in the City to the Sign Code to reduce the minimum spacing between on-site signs from 150 feet to 130 feet to permit a new City park sign on property zoned CBD Central Business District, generally located on the south side of West Douglas Avenue, on the east bank of the Arkansas River.**

Legal Description: Lot 1, Block 1, East Bank Development Addition to, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Sign Code Adjustment to reduce the required distance between on-site ground, monument, or pole signs from 150 feet to 130 feet. The existing sign (Century II) is approximately 48 square feet and the new sign is approximately 32 square feet.

Section 24.04.251.2.a of the Sign Code allows a reduction of the minimum distance by up to one-third 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 commercial and public and civic uses allowed in the CBD Central Business District.

2) Compatibility with existing or permitted uses on abutting sites: Reduction of the distance between signs to 130 feet on a zoning lot will not impact the abutting sites. The installation of the proposed sign should not impact the visibility of existing pole signs along the same street frontage.

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 reduce the distance between signs from 150 feet to 130 feet is hereby GRANTED, subject to the following conditions:

1) The Administrative Adjustment is to allow a reduction of required separation from 150 feet to 130 feet; 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 be permitted and installed within one year from the date of approval.

3) The sign shall not be located within any easement unless appropriate permission has been obtained.

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

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

6) No portable signs are allowed on the site.

7) 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 Unified Zoning 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.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.
John R. Cox. Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Brandon Johnson, City Council District I
Tasha Hayes, CSR District I

SITE PLAN

APPROVED 2/9/23 BY

2 of 2

PMS 541

PMS 117

PMS 2995

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

SPECIFICATIONS

- DOUBLE-FACED, NON-ILLUMINATED, ALUMINUM MONUMENT SIGN PAINTED WHITE AND PMS 541 BLUE.
- DIGITALLY PRINTED VINYL GRAPHICS.
- INSTALLED ON CONCRETE MOWPAD.

CUSTOMER:	CITY OF WICHITA	**DATE:**	12/14/22
NAME:	**A PRICE WOODARD PARK**	**DESIGN NO:**	CC-5513
LOCATION:	401 W. DOUGLAS AVE. WICHITA, KS 67202	**ARTIST:**	AW
		SCALE:	1/2" =1'•1/8" = 1'
APPROVED:		**DATE:**	

LUMINOUSNeonInc
ART & SIGN SYSTEMS

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SITE PLAN
APPROVED [redacted] BY
1 of 2
W Douglas Ave
Existing Sign
Proposed Sign Placement
130'
S Waco St
A. Price Woodard Park