Wichita-Sedgwick County Metropolitan Area Planning Department

Kimley-Horn & Associates
Attn: Sadie Peterson
11995 Singletree Lane, Ste. 225
Eden Prairie, MN 55344

April 25, 2025

Rob Grundstrom
1000 Nicollet Mall
Minneapolis, MN 55403

RE: ZON2025-00018 – Administrative Adjustment in the City to Protective Overlay #49 to permit a total of five (5) building signs on the east elevation of the building on Parcel 6, on property zoned LC Limited Commercial District with PO #49, generally located on the west side of North Maize Road and within one-half mile south of West 29th Street North (2727 N. Maize Rd.).

Legal Description: LOT 21 EXC W 200 FT & EXC BEG SE COR TH W 150.36 FT TO CUR SWLY ALG CUR 19.65 FT N 254.43 FT E 180 FT TO E LI S 54 FT SWLY 100.5 FT S 100 FT TO BEG & EXC E 10 FT FOR ST & EXC BEG NE COR LOT 21 TH W 185.10 FT S 277.15 FT E 185.06 FT TO E LI TH N 281.01 FT TO BEG & EXC E 10 FT FOR ST, BLOCK 9, EVERGREEN ADDITION, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We received and reviewed your request for an Administrative Adjustment to PO #49 to permit five (5) building signs on the east elevation for the business on Parcel 6. The proposed building sign package includes the following:

- store name as the main building sign (375.4 square feet);
- four (4) accessory signs advertising services (total combined area of 170.73 square feet).

The total area of all five (5) proposed signs is 546.13 square feet or 3.2 percent of the total east elevation. This does not exceed the total sign area limit of 20 percent. The proposed sign package also illustrates a stand alone "bullseye" logo sign, but that sign is considered a window sign and the does not count toward the number building signs on the east elevation.

General Provision 5 states, "Signs shall be in accordance with the Wichita Sign Code with the following exceptions." The listed exceptions do not apply to building signs. Therefore, the building signs must comply with Section 24.04.195 of the Wichita Sign Code, which limits the number building signs per elevation for a single-tenant to three (3).

Section 24.04.251.2.d of the Wichita Sign Code permits an increase of up to two (2) additional building signs for buildings in the LC Limited Commercial District by Administrative Adjustment.

Our signatures below indicate that PO #49 shall be adjusted as stated above. This PO adjustment shall not be deemed to alter any other provisions of PO except as expressly stated herein. This PO does not alter any other applicable codes including but not limited to zoning, building, health or fire.

Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying General Provision 5 to permit five (5) building signs on the east elevation of the building on Parcel 6 meets the conditions required by Sec. V.I.6 of the UZC.

The "Development Application" sign should now be removed from the property.

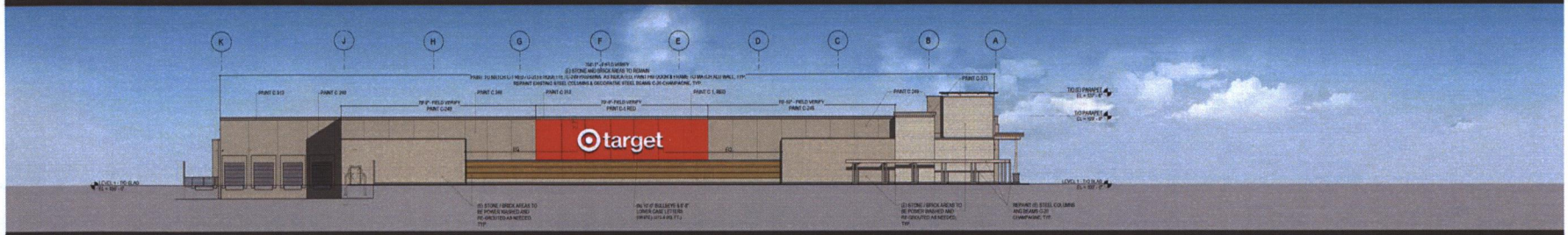
Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

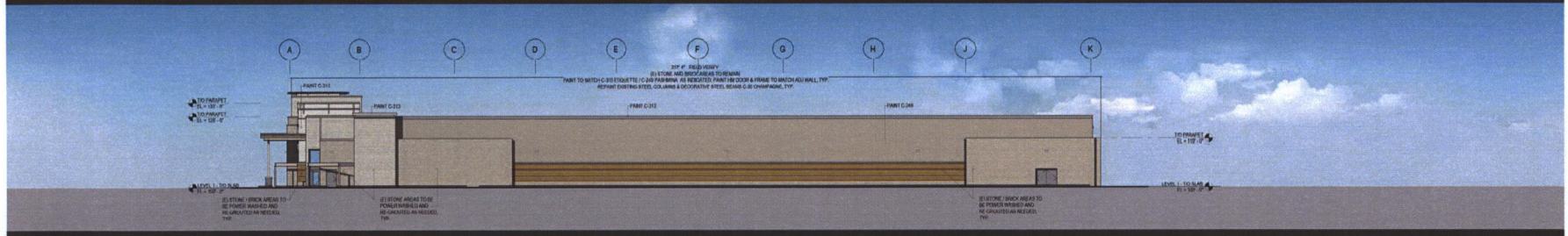
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
J.V. Johnston, CM District V
Teresa Veazey, CSR District V

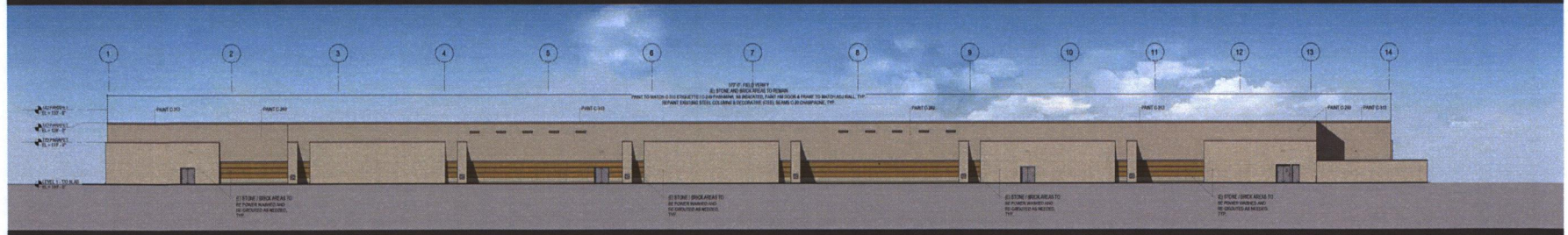
Front Elevation



Left Elevation



Right Elevation



Rear Elevation

COLOR KEY:

- C-20 CHAMPAGNE
- C-313 (BM #AF-50) ETIQUETTE
- C-249 (BM #AF-100) PASHMINA
- C-1 RED

NOTE:
*EXISTING FINISHES SHOWN FOR REFERENCE.

*EXISTING BRICK, STONE, CAST STONE AND PREFINISHED METAL AREAS-NO PAINT; PAINT HM DOOR AND FRAME TO MATCH ADJ. WALL TYP.

*RESEAL CAST STONE CAPS, TYP.

*CLEAN BRICK/STONE/CAST STONE AS REQUIRED.

*STORE EXTERIOR WALLS ARE PRIMARILY BRICK & PRECAST CONCRETE

*EXISTING SPHERICAL BOLLARDS REPAINT C-1 RED U.N.O.

*BEN-2 : TRANSITIONAL, COLOR SILVER

GENERAL NOTES

*AREA TO BE PAINTED STARTS AT TOP OF CURB OR REVEAL AND CONTINUES TO TOP OF PARAPET/FLASHING OR REVEAL. PAINT COLOR AND FINISH TRANSITIONS OCCUR AT EXISTING VERTICAL CONTROL JOINTS OR AT INSIDE BUILDING CORNERS U.N.O.
*ALL EXISTING WALL-MOUNTED ITEMS TO BE PAINTED TO MATCH ADJ. WALL SURFACE, U.N.O.
*PATCH ALL VISIBLE HOLES FROM MOUNTING OF REMOVED SIGNS WITH LIKE MATERIALS. RESTORE WALL SURFACE TO 'LIKE NEW' APPEARANCE.

SITE PLAN

SARGENTI

T-1945 WICHITA NW, KS: REMODEL - EXTERIOR DESIGN

APPROVED 4/25/25 BY

BEN25-18

DESIGN PACKAGE
4 ELEVATIONS
FEB 28, 2025