CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2009

Dillon Stores
Attn: Damen Tipford
2700 E. 4th Street
Hutchinson, KS 67501

Re: **BZA2009-00027: City Sign Code administrative adjustment to reduce the spacing between signs from 150 feet to 100 feet.**

Legal Description: Lot 1, Westforn Addition, Wichita, Sedgwick County, Kansas; generally located northeast of the intersection of 13th Street and West Street. (3932 W. 13th Street N.)

Dear Applicant(s):

We have reviewed your request for a Sign Code Adjustment to reduce the minimum spacing between pole signs on the aforementioned property. From reviewing your application, we understand that you propose to build a new pole sign within 100 feet of an existing sign along W. 13th Street for a new fuel center on the site.

Section 24.04.251.2.a of the Sign Code allows an adjustment to reduce the minimum allowed spacing required between pole signs by up to one-third. The requested adjustment is allowable when the three conditions required by Section 24.04.251.6 of the Sign Code are met. We find that reducing the spacing between signs 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: The surrounding area is along W. 13th Street and West Street, heavily traveled arterial streets. The requested reduction in sign spacing is typical of commercial areas along arterial streets. Decreasing the required sign spacing should not adversely impact surrounding land uses, as the proposed sign spacing will be at least 100 feet.

2) Compatibility with existing or permitted uses on abutting sites: The decreased sign spacing should not make the sign incompatible with existing or future development on adjacent properties, as the decreased spacing is within the allowable adjusted distance.

3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative 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 decrease the minimum allowed spacing between pole signs to 100 feet is hereby granted, subject to the following conditions:

1) Signage on the property shall comply with all Sign Code regulations except that spacing for the requested sign may be 100 feet from the nearest sign. Said sign shall generally conform to the location on the approved site plan drawing.

2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning 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 Zoning Adjustment is null and void.

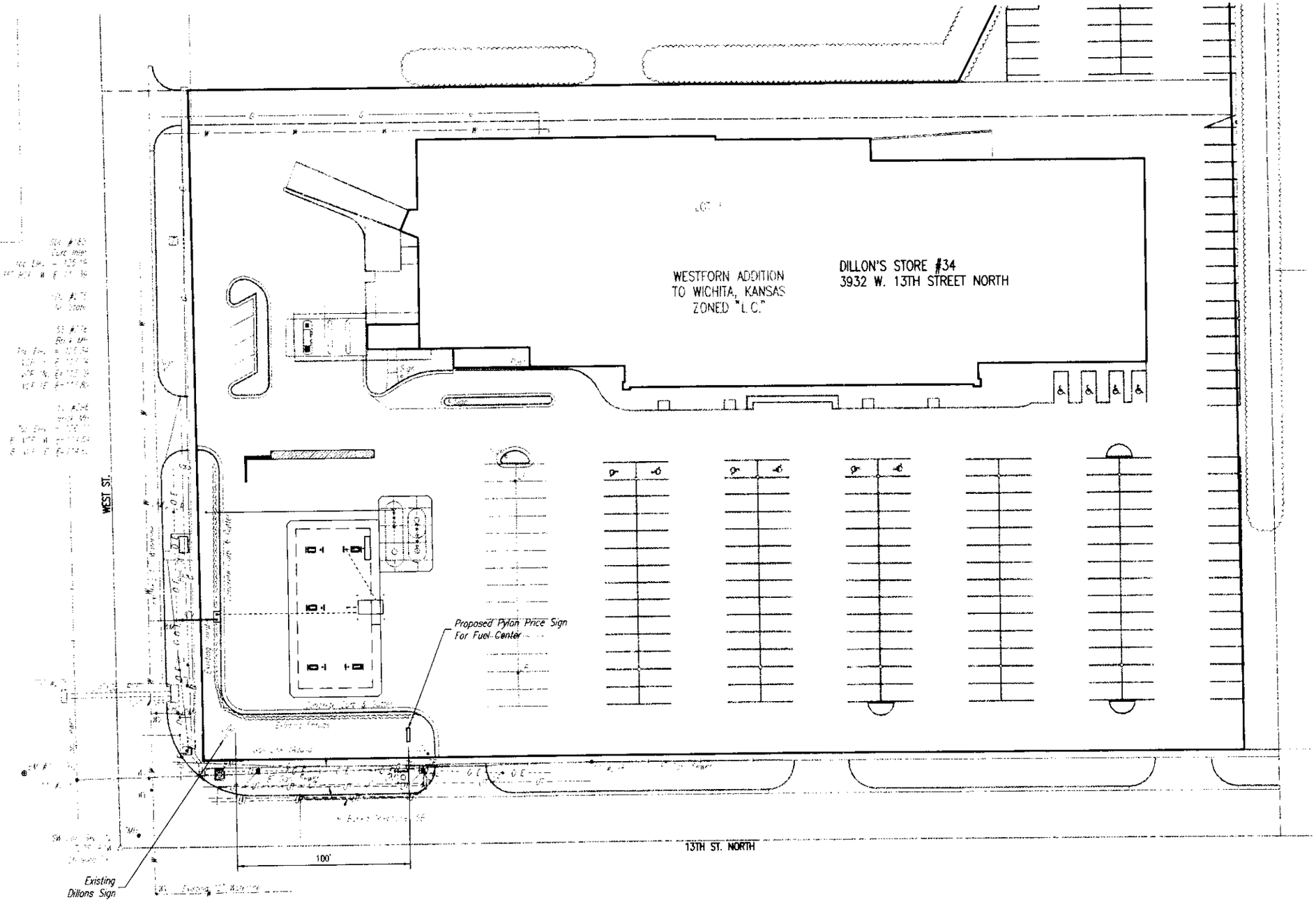
The "Development Application" sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Intrust Bank National Assn. Etal., PO Box 1608, Hutchinson, KS 67054
Trimark Signs; Attn: Jim Atherton, 319 N. Oak St., Wichita, KS, 67213
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Dale Miller, Current Plans Manager, MAPD



SCALE : 1" = 30'

Professional Engineering Consultants, P.A.
315 S. 25th St. • WICHITA, KANSAS 67211
316.262.2691 • FAX 316.262.8705

Dillon Stores
2702 East Fourth
Hutchinson, KS 67501
Phone (316) 665-5511

The Kroger Co.
3801 Crestline Blvd., Suite 210
Fort Worth, TX 76107-1477
Phone (817) 377-9177
Fax (817) 332-4644

REVISIONS

No.	DESCRIPTION	DES BY	DRAWN BY	DATE

Project #:	36-06742-34-645
Designed By:	RMH
Drawn By:	AEE
Checked By:	
Date:	JUNE 2009
Scale:	
Disk File:	
Model:	

Address:
3932 W. 13TH STREET NORTH
DILLONS #34 WICHITA, KS

SIGN PLAN

Drawing No.: