CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 10, 2010

Zips Care Wash
Attn: Jon Gray
PO Box 496
Jonesboro, AR 72403

FILE COPY

George Lay Signs, Inc.
Attn: Brian Rader
1046 N. Waco
Wichita, KS 67203

RE: **BZA2010-00005: City Sign Code Adjustment to increase the height of a sign above elevated Kellogg, to 40 feet tall, in LC Limited Commercial zoning, generally located north of W. Kellogg and east of Maize Road (1508 S Maize Road).**

Legal Description: Lot 1; Block A, Quiktrip 10th Addition to Wichita, Sedgwick County, Kansas (1508 S. Maize Road).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height for a sign above the height of the highway railing on the aforementioned property. From reviewing your application, we understand that you propose a sign adjacent to an elevated portion of Kellogg. The new sign is proposed to be 40 feet tall, which is higher than the 23.57-foot Kellogg height at this location.

Section 24.04.251.2.h. of the Sign Code allows an adjustment to increase the maximum height of signs located within 75 feet of an elevated highway to 20 feet above the highest railing at a point perpendicular to the sign when the three conditions required by Section 24.04.251.6. of the Sign Code are met. The site is subject to a Conditional Use (CON2006-00020) for a car wash, however, the Conditional Use did not include specific or more restrictive sign provisions than the Wichita Sign Code.

We find that increasing the height of 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: The immediate area is freeway frontage with commercial zoning and land uses. Increasing the permitted height of the sign should not adversely impact the existing uses or permitted uses on abutting sites.

2) Compatibility with existing or permitted uses on abutting sites: Pole signs are typically located in commercial and industrial areas along freeways; permitting a sign height of 40 feet should not reduce the compatibility of the sign with existing or permitted uses on abutting sites.

3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, 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 maximum allowed height of a pole sign above the height of the highway railing, at 40 feet is hereby granted, subject to the following conditions:

1) The signs shall comply with all regulations of the Sign Code except that the maximum allowed height shall be 40 feet.
2) The signs shall conform to the location, size, and design of the approved elevation drawing and site plan.
3) 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

cc: Kurt A. Schroeder, Superintendent, OCI
J. R. Cox, OCI
Jim Skelton, District III, Mail Stop 1-13


1482
CUP2006-00020
ZA2004-00036
1500
29
WICHITA
Sign location
KELLOGG
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PROOF ONLY. COLORS SHOWN MAY NOT MATCH FINAL OUTPUT.
LOGO/FONT ARTWORK PRODUCTION READY YES ☑ NO ☐

George Lay Signs Inc.

1016 NORTH WACO • WICHITA KS. 67203-3999
(316) 262-0433 • (800) 888-0433 • FAX (316) 262-3306
laysigns@laysigns.com

APPROVED BY:

CUSTOMER NAME: ZIP'S CAR WASH			SCALE: ¾" = 1'
LOCATION: MAPLE AND WEST, KELLOGG AND MAIZE			
SALESPERSON: BRIAN RADER		DATE: DEC 09	W.O. # P 0000
FILE NAME: ZIPS	VRSN: A	PAGES: 1 OF 2	SKETCH # S 6940

SPECIFICATIONS:
NEW D/F ILLUMINATED POLE SIGN - ID FACES ARE 8' X 12' CLEAR ACRYSTEEL PAN FACES PAINTED 2ND SURFACE SPRAYLAT #L-413 DAFFODIL & WHITE. FIRST SURFACE TRANSLUCENT RED AND HP BLACK VINYL GRAPHICS. CABINET PAINTED RED. "$5" FACE IS A 4' X 4' D/F ILLUMINATED CABINET WITH CLEAR ACRYSTEEL PAN FACES PAINTED 2ND SURFACE SPRAYLAT #L-413 DAFFODIL & WHITE AND FIRST SURFACE HP BLACK VINYL GRAPHICS. CABINET PAINTED TO MATCH 3-M TRAN. RED VINYL #3630-33 SATIN FINISH. 40' OVERALL HEIGHT.