CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 27, 2009

Michael Herbert, Delta Dental of Kansas, Inc.
1619 N Waterfront Parkway
Wichita, KS 67206

Paul Jackson, Vantage Point Waterfront Properties, LLC
1625 N Waterfront Parkway, Ste 220
Wichita, KS 67206

Michael Herbert, KSDD Properties LLC
1619 N Waterfront Parkway
Wichita, KS 67206

Andy Nolan, Foulston Siefkin LLP
1551 N Waterfront Parkway, Ste 100
Wichita, KS 67206

RE: **BZA2009-05: City Sign Code Administrative Adjustment to permit an off-site sign on adjacent property, generally located north of 13th and east of Webb, (1619 N Waterfront Parkway).**

Legal Description:

Sign #2

A tract of land lying in a portion of Lot 4, Block 1, The Waterfront Addition, an addition to Wichita, Sedgwick County, Kansas; said tract being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 3, Block 1 of said Waterfront Addition, said point being the beginning of a curve to the right, having a radius of 250.00 feet, a central angle of 07°41'03", a chord bearing of S69°28'12"E and a chord distance of 33.50 feet; thence along the arc of said curve a distance of 33.53 feet; thence S65°37'40"E, on a platted bearing, a distance of 630.82 feet to the beginning of a tangent curve to the right, having a radius of 550.00 feet, a central angle of 24°15'45", a chord bearing of S53°29'48"E and a chord distance of 231.17 feet; thence along the arc of said curve, a distance of 232.90 feet to the POINT OF BEGINNING; said point being the beginning of a horizontal curve to the right, having a radius of 550.00 feet, a central angle of 01°02'30", a chord bearing of S40°50'40"E and a chord distance of 10.00 feet; thence along the arc of said curve, a distance of 10.00 feet; thence S49°09'20"W, a distance of 25.00 feet; thence N40°50'40"W, a distance of 10.00 feet; thence N49°09'20"E, a distance of 25.00 feet to the POINT OF BEGINNING.

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit an off-site sign on adjacent property. From reviewing your application, we understand that you propose a multi-tenant sign for several buildings and tenants located within Lot 4, Block 1, the Waterfront Addition.

Section 24.04.251.2.j. of the Sign Code allows an administrative adjustment to permit "off-site" signs that do not exceed one hundred square feet in size or twenty-five feet in height, provided that the sign for the business being advertised is located on a zoning lot that abuts or is adjacent to the zoning lot on which the advertised business is located, and on which the proposed "off-site" sign would otherwise be allowed by the "on-site" sign regulations.

We find that the sign as proposed meets these requirements, and 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 zoned LI Limited Industrial with commercial and office land uses. Permitting the requested sign should not adversely impact the existing uses or permitted uses on abutting sites.

2) Compatibility with existing or permitted uses on abutting sites: Monument signs are typically located in commercial office areas; the proposed off-site sign should be compatible 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 permit an off-site sign on adjacent property is hereby granted, subject to the following conditions:

1) The sign shall comply with Section 24.04.251.2.j. of the Sign Code.
2) The sign 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.

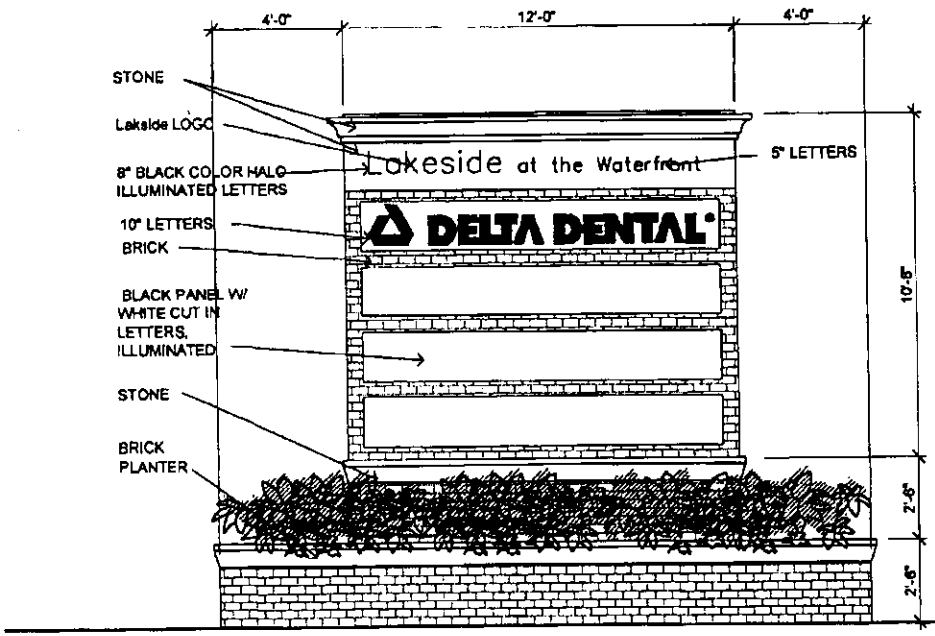
John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt A. Schroeder, Superintendent, OCI
J. R. Cox, OCI
Herb Shaner, OCI
Sue Schlapp, District II, Mail Stop 1-13

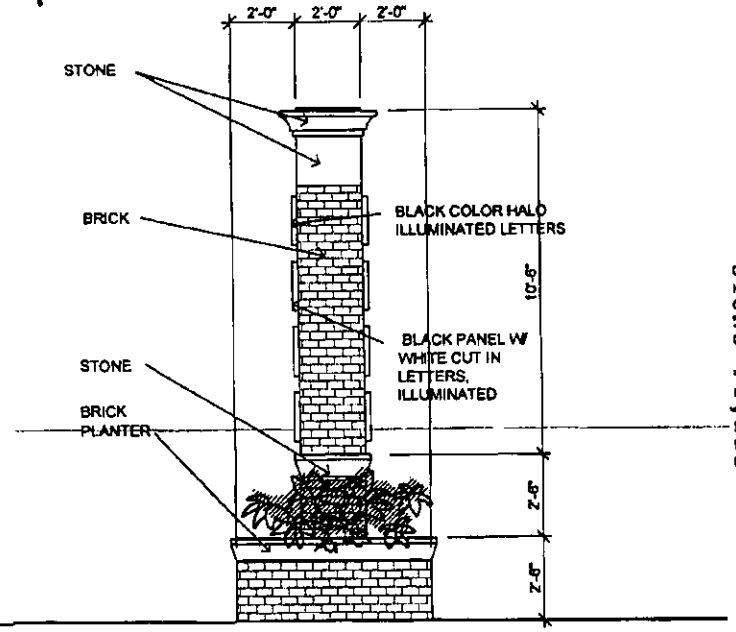
APPROVED
ELEVATION BZA 2009-05

Date: 2-27-09



FRONT/BACK ELEVATION - TYPE 1

0 8'



SIDE ELEVATION - TYPE 1

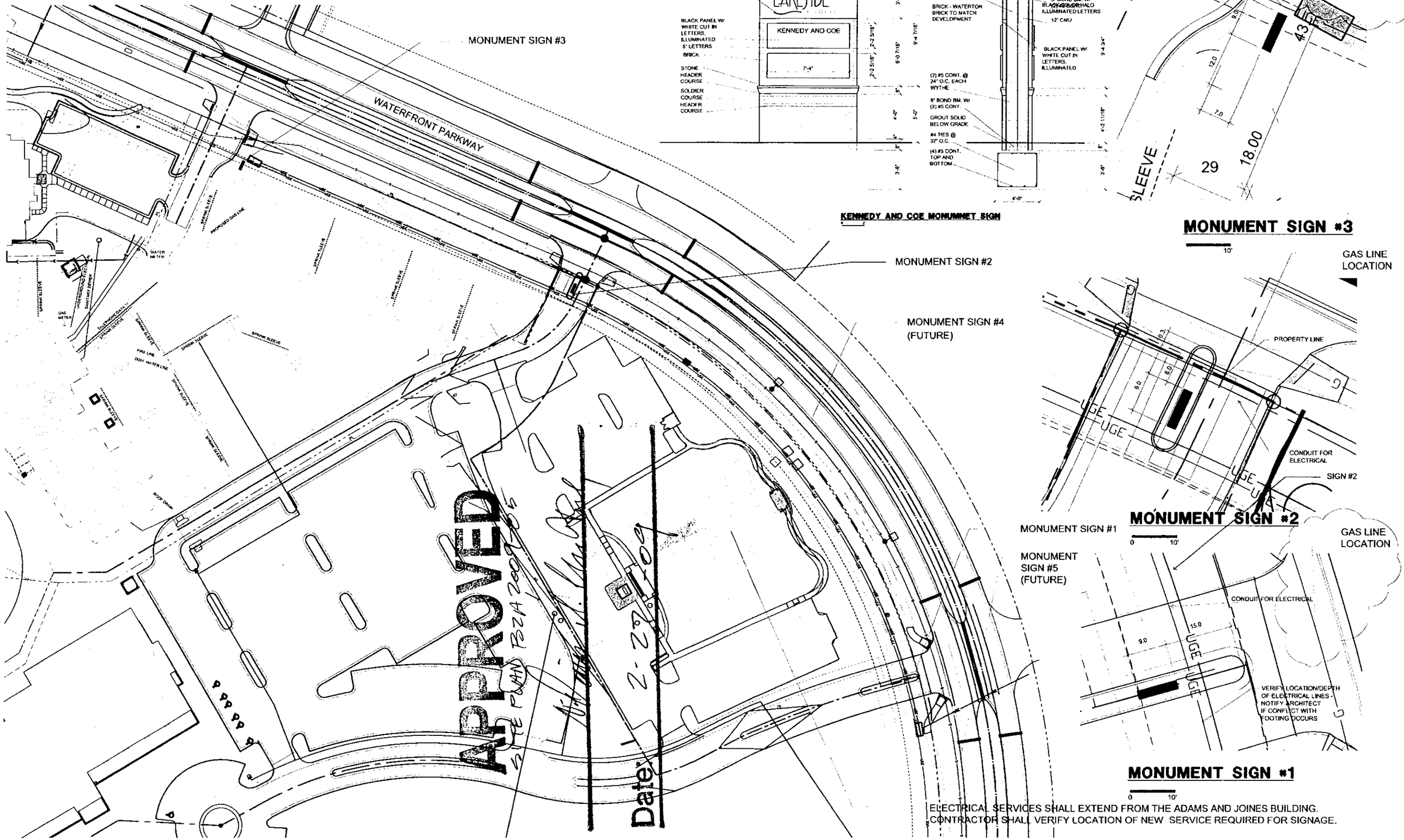
0 8'

EXHIBIT F
SIGNS #1, 2&3

SPANGENBERG PHILLIPS ARCHITECTURE
121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 FAX: 316.267.1509
www.spangenbergphillips.com

LAKESIDE AT THE WATERFRONT SIGNAGE

12 MAY 05



KENNEDY AND COE MONUMNET SIGN

MONUMENT SIGN #3

10'

MONUMENT SIGN #2

0 10'

MONUMENT SIGN #1

0 10'

ELECTRICAL SERVICES SHALL EXTEND FROM THE ADAMS AND JOINES BUILDING.
CONTRACTOR SHALL VERIFY LOCATION OF NEW SERVICE REQUIRED FOR SIGNAGE.

MONUMENT SIGN LOCATION SITE PLAN

0 40'

LEGAL DESCRIPTIONS: PORTIONS OF LOTS 3 AND 4, BLOCK 1, WATERFRONT ADDITION

SPANGENBERG PHILLIPS
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LAKESIDE AT THE WATERFRONT
MONUMENT SIGNAGE
WATERFRONT PARKWAY

12 JUN 07

SITE PLAN
AND DETAILS

A1.1