



Wichita-Sedgwick County Metropolitan Area Planning Department

June 13, 2014

QuikTrip West
Attn: Joe Kim
4705 South 129 East Avenue
Tulsa, OK 74134

Schwab Eaton
Attn: Anne Stephens
8615 W. Frazier, Suite 2
Wichita, KS 67212

RE: BZA2014-00044: City Sign Code Adjustment to increase the height of a new on-site pole sign 20 feet above an elevated freeway in "LI" - Limited Industrial zoning.

Legal Description: LOT 1, BLOCK 3, GREAT PLAINS BUSINESS PARK 2ND ADDITION to Wichita, Sedgwick County, Kansas. The property is generally located at the southeast corner of 35th Street North and Oliver (3520 N. Oliver.)

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the height of a new on-site pole sign to 40 feet in "LI"-Limited Industrial zoning on a parcel containing approximately 2.75 acres.

Section 24.04.251.h of the Sign Code allows increasing the maximum allowed height of on-site pole signs located within seventy-five feet of a zoning lot line that directly abuts the right-of way of an elevated portion of a highway structure to a height at the top of the sign that does not exceed twenty feet above the height of the top of the highest railing or barrier along the traffic deck.

We find that allowing the height adjustment of the new on-site pole sign as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

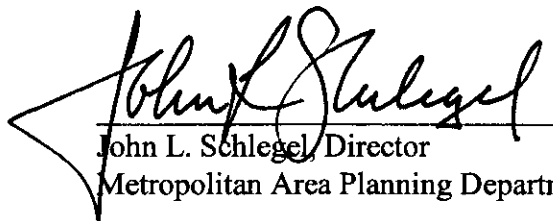
- 1) Impact on existing uses in surrounding areas: Existing use in the surrounding area is LI to the north; LI to the east; LC and SF-5 to the south; and SF-5 to the west of the site.

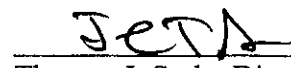
- 2) Compatibility with existing or permitted uses on abutting sites: The height adjustment will be compatible with existing signage in the vicinity.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way or utility easements; there should be no impact 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 height of a new on-site pole sign up to 20 feet above the traffic deck or railing, allowing a total height of 40 feet in LI-Limited Industrial zoning on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The Sign Code Adjustment is for an increase in total height to 40 feet only; 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 substantial conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval. Portable signs are not allowed on the site.
- 3) 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.


John L. Schlegel, Director
Metropolitan Area Planning Department


Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: JR Cox, MABCD
Lavonta Williams, CM District I
Alana Haynes, NA District I

SITE PLAN

APPROVED 6-13-2014 *[Signature]*



QUIKTRIP #322

Sign Location

Tuesday, September 24, 2013

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