CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 12, 2014

Credit Union of America
650 S. Westdale
Wichita, KS 67212

George Lay Signs
c/o Mary Wilson
1016 N Waco
Wichita, KS 67203

RE: **BZA2014-70: City Sign Code Adjustment to allow placement of an off-site sign, not exceeding 100 square feet and 25 feet in height at 1401 N. Maize Road on property zoned LC - Limited Commercial.**

Legal Description: LOT 1, WESTGATE VILLAGE 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, generally located at the northwest corner of W. 13th Street north and N. Maize Road.

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to allow an off-site sign for a business that is located on an abutting zoning lot (Lot1, Westgate Village 3rd Addition; 10520 W. 13th Street North.) From reviewing your application, we understand that you have entered into an agreement with Natural Grocers for ingress and egress through an existing drive on N. Maize Road on Credit Union of America property and propose to use a blank (unused) cabinet on an existing monument sign. Total effective area of the existing sign is 180 square feet of which the off-site sign portion will utilize 100 square feet.

Section 24.04.251.2.j of the Sign Code allows "off-site" signs that do not exceed one hundred square feet in area 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 set forth in Sections 24.04.193, 24.04.199 or 24.04.221.

We find that allowing the off-site 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 arterial street frontage with LC - Limited Commercial land uses on all four corners of the arterial intersection of W. 13th Street and N. Maize Road. The total sign area of the existing monument sign is an otherwise legal on this property.

2) Compatibility with existing or permitted uses on abutting sites: Off-site signs are typically located in commercial areas along arterial streets; permitting an off- sign of 100 square feet should not reduce the compatibility of the sign with existing or permitted uses on abutting sites. Additionally, the sign is adjacent to a drive way that will serve both the Credit Union of America and Natural Grocers.

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 allow an off-site sign for a business that is located on an abutting zoning lot on the aforementioned property is hereby granted, subject to the following conditions:

1) The sign shall comply with all regulations of the Sign Code.
2) The sign shall conform to the location, size, and design of the approved elevation drawing and site plan.
3) The sign shall be permitted and installed within one year from the date of approval.
4) 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.

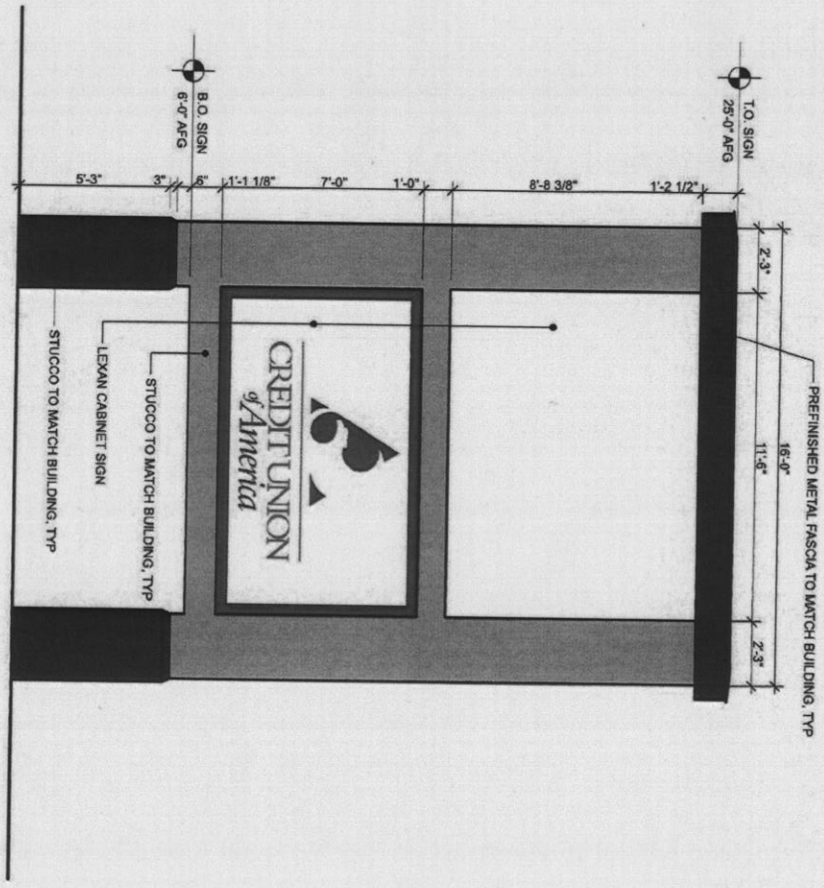
John L. Schlegel, Director
Metropolitan Area Planning Department

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

cc: J.R. Cox, MABCD
Jeff Longwell, CM District V
Martha Sanchez, NA District V

SITE PLAN

APPROVED 11/14/2014 BY klmorgan



1 **MONUMENT SIGN ELEVATION**

SCALE: 1/4" = 1'-0"

05.06.2014 | MONUMENT SIGN ELEVATION

WICHITA, KS

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vega architecture llc
1336 eliot st, unit a
denver, co 80204
t: 303.872.0487
c: 720.841.7301
f: 720.862.3822

SITE PLAN

APPROVED 4/17/2014 by vega

2 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

ZONING INFORMATION

LOT AREA: 70,906 SF / 1.63 ACRES
BUILDING FOOTPRINT: 15,047 SF
ZONING: LC | LIMITED COMMERCIAL
PROPOSED BLDG USE: RETAIL, GENERAL | GROCERY STORE
PROPOSED BLDG AREA: GROUND FLOOR = 15,047 GSF 14,769 NSF
PARKING REQUIRED: 15,047 GSF/ 333 = 45 SPACES
PARKING PROVIDED: 76 SPACES INCLUDING 4 ACCESSIBLE SPACES

1 VICINITY MAP
NOT TO SCALE

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vega
architecture llc
1335 elati st, unit a
denver, co 80204
t: 303.872.0487
c: 720.841.7301
f: 720.862.3822

SPECIALTY RETAILER
14.0310.VKSWI.CS

10525 W. 13TH STREET
WICHITA, KANSAS 67212

07.08.2014
PERMIT + CONSTRUCTION

issue / date

sheet title: Site Plan & General Information

app: ly
by: kg

sheet no. A1 of 2