CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 7, 2015

Nu-Line Signs
Attn: Karie Kerr
3310 W. Central
Wichita, KS 67203

Thunderbird Tactical
James Pennock
406 N. Seneca St.
Wichita, KS 67203

Re: **BZA2015-00013: City Administrative Adjustment to Condition #6 of PO-13 to allow one additional wall sign and to allow an electronic message sign on a monument sign on property zoned Limited Industrial ("LI").**

Legal Description: North 345 Feet of Lot 2, Block 1, Regency Park 2nd Addition, Wichita, Sedgwick County, KS. The property is generally located at the southwest corner of the intersection of East 28th Street North and North Greenwich (2831 North Greenwich.)

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to the above-referenced Protective Overlay. We understand that you propose to install one additional wall sign and an electronic message sign on the monument sign, however, Condition #6 of PO-13 restricts signs on the property to those signs permitted in the Industrial Park ("IP") zoning district. Since the property is permitted access to Greenwich, the IP provisions of the Sign Code would allow a monument sign and building elevation sign on the east elevation. Since you already propose one building sign on the east elevation and a monument sign along your Greenwich frontage, you have requested an administrative adjustment to permit one additional building sign and the addition of an electronic message sign to the monument sign on the property per the Sign Code provisions for the Limited Industrial ("LI"), Section 24.04.196, (1) and (3), which allows the electronic message sign on the monument sign and the additional wall sign since the two wall signs will be less than 20% of the building elevation and less than four hundred square feet. As it is, the base zoning for this property is LI Limited Industrial.

On the basis of our review, we find that adjusting Condition #6 of PO-13 as requested will not have an adverse effect on the PO or on adjacent properties, nor will it be a substantial deviation from the original plan. We further find that adjusting the PO as requested will not have any of the negative impacts listed in Section V-I.6 of the Unified Zoning Code. Our signatures below indicate that an administrative adjustment has been granted to permit one additional building sign and the addition of an electronic message sign to the monument sign on Lot 2, Block 1, Regency Park 2nd Addition per the Sign Code provisions for the Limited Industrial ("LI"), Section 24.04.196, (1) and (3), which allows the electronic message sign on the monument sign and the additional wall sign since the two wall signs will be less than 20% of the building elevation and less than four hundred square feet, subject to the following conditions:

1. The signs shall be located in general conformance with the approved sign elevations.
2. If the Zoning Administrator finds that there is a violation of any of the conditions of the Protective Overlay Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Adjustment null and void.

This adjustment shall not be deemed to alter any other provision of PO-13.

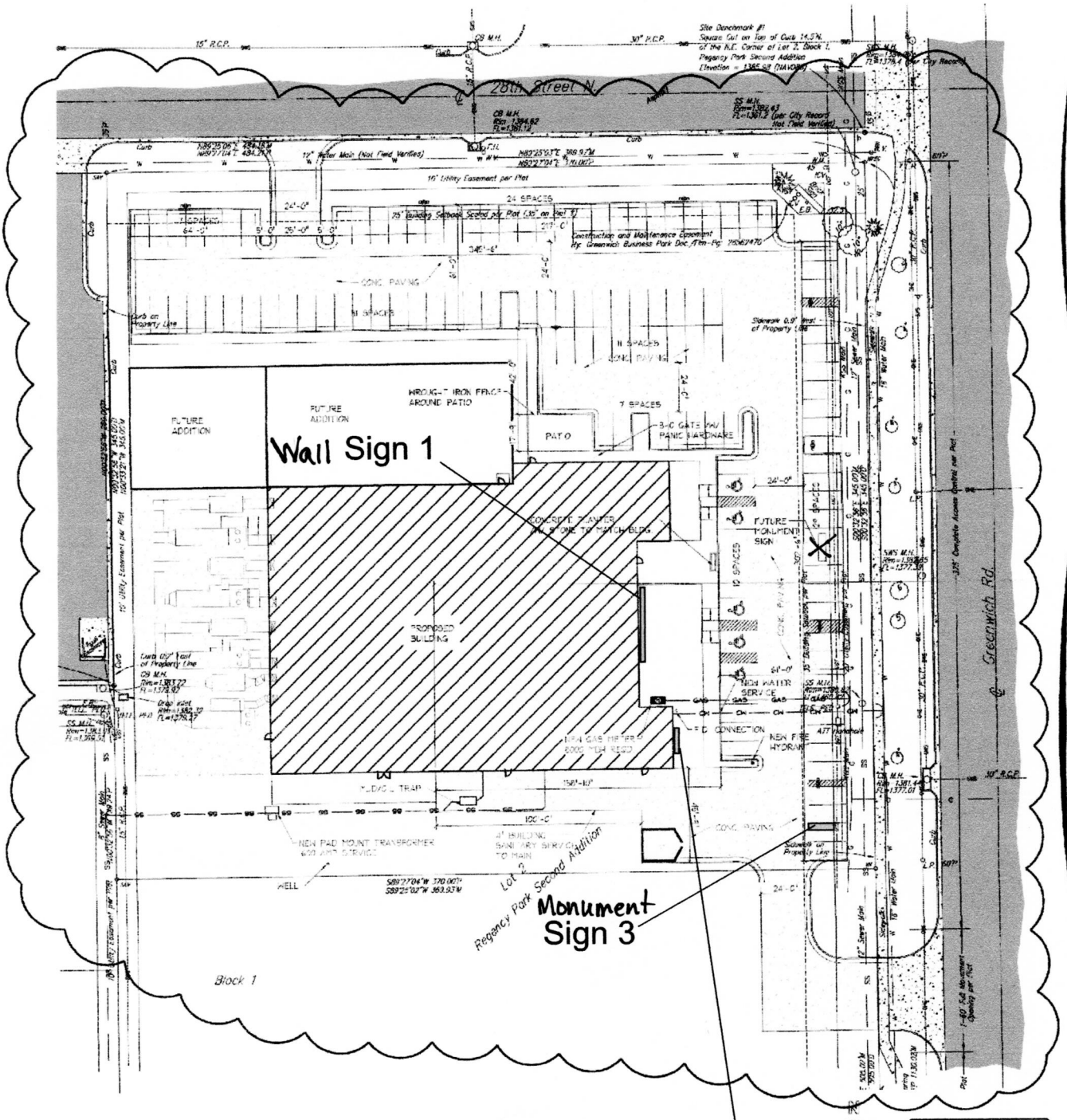
We will note the adjustment to Condition #6 of PO-13 as it pertains to the North 345 Feet of Lot 2, Block 1, Regency Park 2nd Addition in the files in both the Metropolitan Area Planning Department and the Metropolitan Area Building and Construction Department.

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 Director

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Pete Meitzner, CM District II
Alana Haynes, CLD II



1 ARCHITECTURAL SITE PLAN
1"=30'

ICS
INNOVATIVE CONSTRUCTION SERVICES, INC.
316-260-1644
1725 East Wassall
Wichita, KS 67216
- thinking outside the box -

THUNDERBIRD TACTICAL

28TH N. AND GREENWICH Wichita, KS

PROPERTY OF INNOVATIVE CONSTRUCTION SERVICES, INC. LICENSED TO REPRODUCE

WOLF & ASSOCIATES
ARCHITECTURE
13225 DOVE HILL CT.
DERBY, KANSAS 67037
TEL 1-316-776-1170
CELL 1-316-305-4811
WILLIAM E. WOLF
REGISTERED ARCHITECT
KANSAS LICENSE NO. 2961

DATE : 5/28/2014
DR. BY : JJ
PROJECT NO.
12-199
REVISIONS:
1 7/22/2014
2 7/31/2014

SHEET
SA1