2) Compatibility with existing or permitted uses on abutting sites: The increased height of the sign should not make the sign incompatible with future development on adjacent properties, as the sign is tasteful in design and is of an appropriate scale in relation to the size of the property.

3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative 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 ground sign from 30 feet to 35 feet is hereby granted, subject to the following conditions:

1) There shall be only one ground sign permitted on the subject property. Said sign shall comply with all Sign Code regulations except that it shall be permitted at a maximum height of 35 feet. Said sign shall generally conform to the location, size, and design of the approved site plan and elevation drawing.

2) 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

Enclosures

cc: Jeff Brewer, Luminous Neon, Inc., P.O. Box 916, Hutchinson, KS 67504-0916
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J. R. Cox, Office of Central Inspection

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

May 23, 2005

Ed Soper
Kwik Shop, Inc.
P.O. Box 1927
Hutchinson, KS 67504-1927

RE: **BZA2005-00024: Sign Code Adjustment to increase the maximum allowed height of a ground sign from 30 feet to 35 feet.**

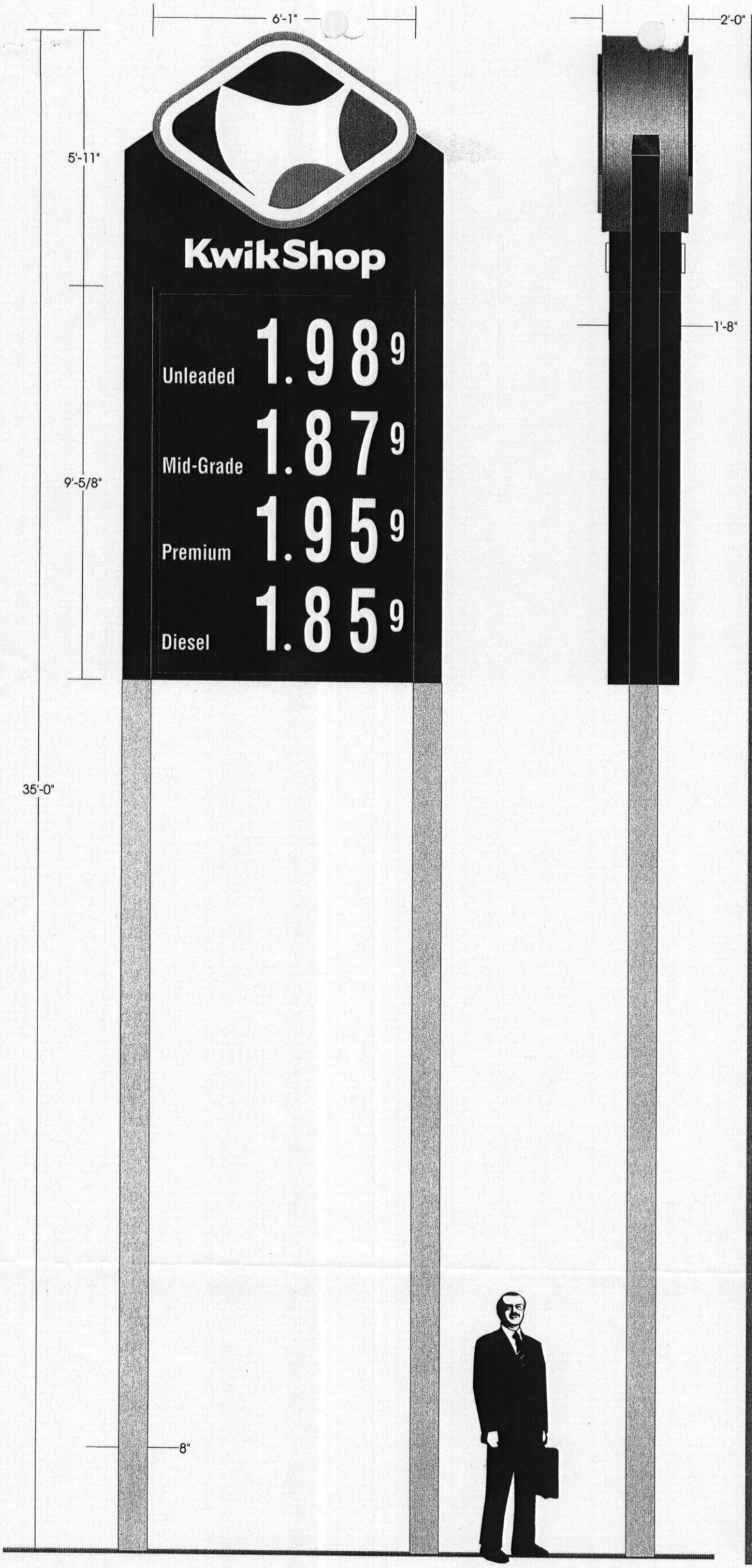
Legal Description: Lots 2, 4, 6, 8, 10, 12, & 14, on Douglas Avenue, Allen's Subdivision, Wichita, Sedgwick County, Kansas. Generally located south of Douglas and west of Hillside (2809 E. Douglas).

Dear Mr. Soper:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height of a ground sign on the aforementioned property. From reviewing your application, we understand that you propose to construct the sign for a convenience store on the property. You submitted exhibits that illustrate that the view of the proposed sign at the maximum permitted height is blocked by a building sign for an adjacent business that projects over the right-of-way. Since the it is important that at least a portion of the convenience store sign be visible to motorists along Douglas, you propose that the sign be 35 feet in height rather than the 30 feet in height permitted without an adjustment.

Section 24.04.251.2.b. of the Sign Code allows an adjustment to increase the maximum height of on-site signs by up to 20 percent when the three conditions required by Section 24.04.251.6. of the Sign Code are met. 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 predominately developed commercial uses along the Douglas frontage. Increasing the permitted height of the sign should not adversely impact the existing uses since the increase in sign height is minor and is needed to avoid a confusing sign display that would result from one sign blocking the view of another.



CUSTOMER: KWIK SHOP #74
NAME: PHI DRAGOO
LOCATION: 2809 EAST DOUGLAS WICHITA, KS

DATE: 5/2/05
DESIGN NO.: JB-12280 R2
ARTIST: JDB/MH

SCALE: 3/8" = 1'

SPECIFICATIONS

- (1) DOUBLE-FACE, INTERNALLY-ILLUMINATED, 5' 11" X 6'-1" LOGO WITH EMBOSSED PLEX FACES, KWIK SHOP COPY TO BE PUSH THROUGH ROUTED COPY
- 9'-5/8" X 6'-1" SCROLLING PRICE SIGN
- COLORS: PMS 485 RED, PMS 2726 BLUE VIOLET, PMS 1375 KUMQUAT ORANGE, PMS 3135 TURQUOISE, 3630-22 BLACK 3630-33 RED, 3630-121 METALLIC SILVER
- FONT: TARZANA, PANKENHAM COND. BOLD

BZA2005-00024
SITE PLAN
APPROVED 5-23-05 BY

APPROVED:

DATE:

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LUMINOUS Neon Inc
ART & SIGN SYSTEMS

Line. Ex. ⅜" Water Meter will Remain to Serve On-Site Irrigation System.

8" Kansas Gas Service Line - north side of Douglas
8" C.O.W. Water line - north side of Douglas

Remove Ex Drive & Curb & Replace W/ Walk, Turf, Curb & Gutter. Connect Ex Curb, Walk, & Turf per C.O.W. Standards

Remove Existing Curb, Walk, and Turf to Form New Entry Drive per City of Wichita Standards

Contact SBC to Replace / ate Existing Pay Phone per Owner. Layout Plan for New Location

Douglas Ave

Ex. Drive to be Removed
REMOVE EX. CONCRETE

N89°47'50"E 179.99'(M)

Ex. Drive to be Removed
REMOVE EX. CONCRETE

30.00'(C-M)

Stop Sign

1' South of P/L

Phone

←10'→

New pylon location

REMOVE EX. CANOPY

REMOVE GAS PUMPS

REMOVE EX. ASPHALT

NEW GAS CANOPY

Ex. Turf Curb for ntry Drive

ate Exist. Sign per f Wichita

Sign

Locate & Remove Exist Water Lines and Meters to Abandoned Bldg.

No Address Posted

REMOVE EX. BLDG

Finished Floor Elev. = 1305.69

Remove Gas Meters, Bollards & Service Line per Kansas Gas Service

Remove Exist Elec Service Lines & Meter per Westar

G.C. to Contact KS Dept. of Health & Environment to Coordinate Removal/ Relocation of Existing Underground Tanks, Monitor Wells, & Fill Caps

Locate & Remove Ex Sanitary Sewer Lines & Cleanouts

REMOVE EX. CONCRETE

REMOVE EX. ASPHALT

REMOVE EX. ASPHALT

Remove Exist Phone Service Lines per SBC

Remove Ex Elec Lines per Westar

Remainder of Walk to be Removed

Existing Walk in Front of Building to Remain

Existing Phones

Remove Exist. Pay Phones at Bldg. per Owner

Relocate Existing Air Machine on Bldg. per Owner. See Layout Plan for New Location

EXISTING KWIK SHOP #748
2809 E. Douglas Wichita, KS
FFE=1306.19
TO REMAIN

Chargeable sprinkler frame

Remove/Relocate Existing Util. Pole per Utility Co.

GC to Remove Existing Stair to Bldg. per Owner

Approx. Location of Ex ¾" Water Service Line to Bldg. GC to Locate & Remove.

REMOVE EX. CONCRETE

REMOVE EX. ASPHALT

Volutsio Ave

N00°01'05"E 132.43'(M)

Ex. Drive to Remain

30.00'(C-M)

S89°48'39"W 180.04'(M)

Existing Concrete Alley

Existing Concrete Alley

SSMH

Alley

Alley

LOCATE & REMOVE ANY UNDERGROUND TANKS AS NECESSARY PER KDHE REQUIREMENTS!

SSMH
Rim=1303.84

B2M2005-00024

APPROVED 5-23-05 BY

SITE PLAN

N
W E
S

1" = 20'