

- 2) Compatibility with existing or permitted uses on abutting sites: Reducing the spacing between signs should not reduce compatibility of the signs with surrounding uses, as they are comparable in size and in the same location as the existing signs.
- 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 reduce the spacing between signs from 150 feet to 100 feet for the aforementioned property is hereby granted, subject to the following conditions:

- 1) The new signs shall be of a design that is in substantial conformance with the approved elevation rendering:
- 2) The existing signs shall be removed prior to installation new signs.
- 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.

for

John L. Schlegel
Planning Director

for

Kurt A. Schroeder
Superintendent of Central Inspection

cc: TriMark SignWorks, Attn: Byron West, 319 W Oak, Wichita, KS 67213
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
~~Paul Longwell~~, Office of Central Inspection



Wichita-Sedgwick County Metropolitan Area Planning Department

September 16, 2005

Corporate Hills, LLC dba Marriott
Attn: Cindy Dougherty
9100 E Corporate Hills
Wichita, KS 67207

FILE COPY

RE: BZA2005-00049: Sign Code Adjustment to reduce the spacing between signs from 150 feet to 100 feet.

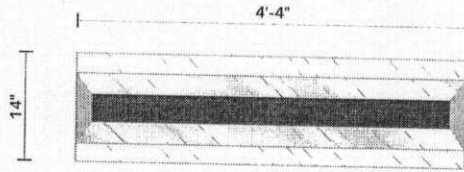
Legal Description: East 311.7917' of Lot 3, Block 1, Maxwell's 2nd Addition, Wichita, Sedgwick County Kansas, and East 155' of Lot 1, Block 1, Maxwell's 3rd Addition, Wichita, Sedgwick County, Kansas. Located north and south of Corporate Hills on the west side of Webb Rd.

We have reviewed your request for a Sign Code Adjustment to reduce the spacing between signs on the aforementioned property. From reviewing your application, we understand that you propose to replace the existing monument signs with updated signs. The signs originally were located 100 feet apart, which was allowable at the time the signs were installed. Since that time, the spacing requirement has increased to 150 feet, and 100 foot spacing is only permitted by administrative adjustment. Therefore, you have requested an adjustment to reduce the required spacing between the two signs to 100 feet.

The signs are located within DP-116, Maxwell's Community Unit Plan and will be placed on Parcel 3 and Parcel 4 of the CUP, but will provide signage for the main use of the CUP, the Marriott, located on Parcel 6. However, this would not be considered to be an off-site sign since the entire CUP is considered one zoning lot for signage purposes.

Section 24.04.251.2.a. of the Sign Code allows an adjustment to reduce the minimum allowed distance required between signs by up to one-third when the three conditions required by Section 24.04.251.6. of the Sign Code are met. We find that reducing the distance between signs 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 uses in surrounding areas are commercial and industrial, and the reduced sign spacing should not negatively impact these uses.



PLAN VIEW

SCALE: 1"=1'-0"



5'-0" O.A. Height

1'-7 3/4"

2'-3 3/4"

2 1/2"

10 1/2"

A B

ELEVATION - S/F MONUMENT SIGN

SCALE: 3/4"=1'-0"

TWO (2) SIGNS REQUIRED



REMOVE (2) EXISTING S/F MONUMENTS (SEE PHOTOS)

MANUFACTURE & INSTALL (2) NEW MONUMENTS AS SHOWN

FABRICATED S/F ALUMINUM SIGN CABINET W/ FLAT & 45 DEGREE BEVEL FILLER (SEE END VIEW) PAINTED MARRIOTT WHITE - SATIN FINISH

FLAT ALUMINUM FACES PAINTED MARRIOTT WHITE W/ ROUTED OUT COPY & 3/4" THICK CLEAR ACRYLIC PUSH-THRU LETTERS W/ 3M VT 11331 RED VINYL APPLIED TO 1st SURFACE - 3635-70 DIFFUSER FILM APPLIED TO 2nd SURFACE

FRONT SIGN FACE INTERNALLY ILLUMINATED W/ 800 MA HI-OUTPUT FLUORESCENT LAMPS U.L. LABELS REQUIRED INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES

FLAT ALUMINUM SIGN FACE PAINTED MARRIOTT WARM GREY (SATIN FINISH)

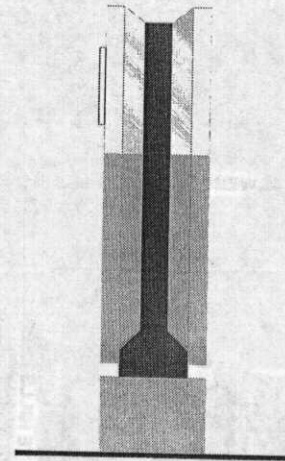
MARRIOTT RED FINISH

FABRICATED ALUMINUM BASE PAINTED MARRIOTT WARM GREY

UNDERGROUND ELECTRICAL PRIMARY SERVICE PROVIDED TO SIGN BY CUSTOMER'S ELECTRICIAN (VERIFY VOLTAGE & COORDINATE W/ CHANDLER SIGNS)

STEEL SIGN SUPPORT INSIDE BASE SET IN CONCRETE PIER TYPE FOUNDATION SIZES & DEPTH DETERMINED BY ENGINEERING & LOCAL CODES AND CONDITIONS

14"



END VIEW

3/4"=1'-0"



Design #

05-1413R3

Sheet 1 of 1

Client

MARRIOTT

Address

9100 CORPORATE HILLS DR.
WICHITA, KS

Account Rep. B. Teel / Amy P.

Designer R. SAFFLE

Date 5-21

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1/MRG/6-23-05/del "a1"

& "b1"

R2/RG/6-24-05/cent. Wich.

R3/RG/8-1-05/dela. Wich.



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