High Rise Sign

P–015

Notes

Pole sizes shown are the minimum pole size to acheive the required look of the sign.

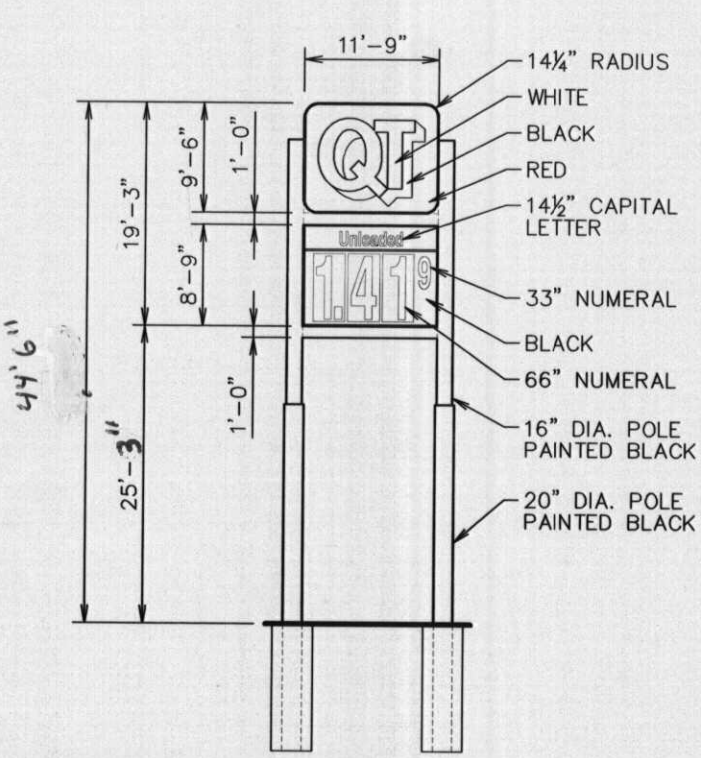
Sign installer is responsible for the footing design and verification that the minimum pole size meets or exceeds the engineering requirements.

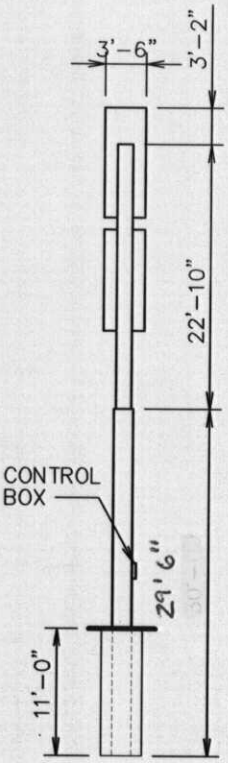
BZA2004-00036

SITE PLAN

APPROVED 5-12-04 BY SK







Specifications

Logo
- 3M VQ5674 Translucent Red Vinyl
- QT White Vinyl Substrate
- Drop Shadow 3M 220–12 Opaque Black Vinyl

Pricer
- Flat Solar Grade Lexan®Face 0.177 Thickness
- Background Painted Black
- Unleaded Copy Painted White
- 9's Painted White
- Electronic Scrolling Price Numerals White

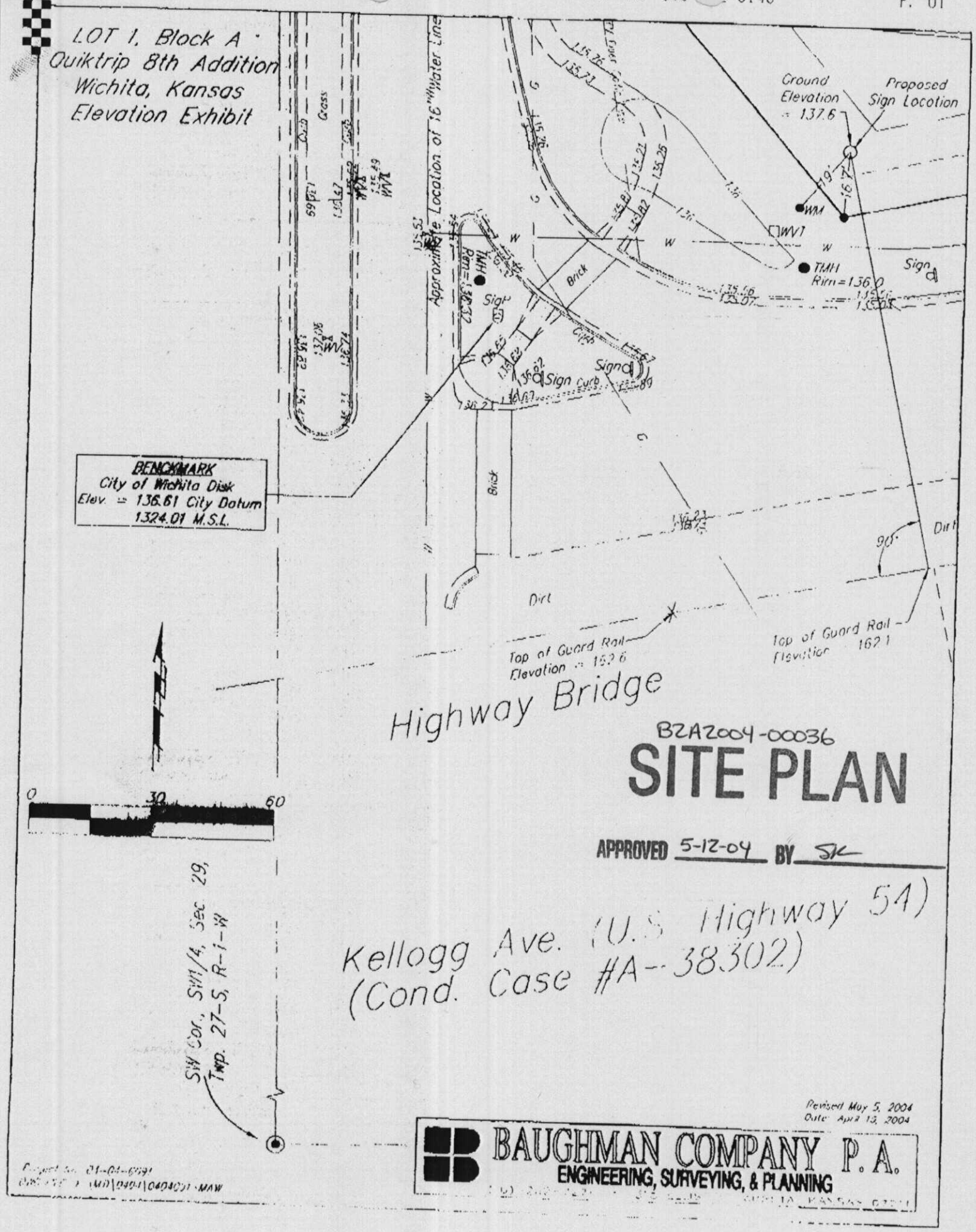
Logo & Pricer Cabinet
- Aluminum Construction
- Internally Illuminated
- Champagne Matthews SOA5932SP

Approval	Sq. Ft. 214	Store# 315
	Scale 1/16" = 1'–0"	
Special Notes	Approved Date 04/09/2004	QT
	Order#	

K:\Design Reference Files\Projects 04\Signage Update\Custom Signs\P–015 45ft.dwg Apr 13, 2004 – 9:01am

228 sq ft.

LOT 1, Block A
Quiktrip 8th Addition
Wichita, Kansas
Elevation Exhibit



BZA2004-00036

SITE PLAN

APPROVED 5-12-04 BY SK

Revised May 5, 2004
Date: April 13, 2004

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

2) Compatibility with existing or permitted uses on abutting sites: The nearest residences are located over 400 feet from the sign and are oriented such that they do not directly face the sign. The increased height of the sign should not make the sign incompatible with nearby residences due to the significant distance separation and the orientation of the houses. The increased height of the sign should not make the sign incompatible with future commercial development on adjacent properties, as they likely will develop with taller signs as well.

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 sign to 20 feet above the height of the highway railing on the aforementioned property is hereby granted, subject to the following conditions:

1) There shall be only one sign permitted along the subject property's Kellogg frontage. Said sign shall be limited to a maximum height of 44.5 feet and a maximum area of 228 square feet. Said sign shall generally conform to the location and design of the approved site plan and elevation drawing.

2) There shall be only one sign permitted along the subject property's Maize frontage. Said sign shall be limited to monument style with a maximum height of 18 feet and a maximum area of 110 square feet.

3) 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: David Vernia, George Lay Signs, 1016 N. Waco, Wichita, KS 67203
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Pat Longwell, Office of Central Inspection

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

May 12, 2004

John A. Dix
Quiktrip Corporation
4705 S. 129th East Ave.
Tulsa, OK 74134-7008

RE: **BZA2004-00036: Sign Code Adjustment to increase the maximum allowed height of a sign to 20 feet above the height of the highway railing at a point perpendicular to the sign.**

Legal Description: Lot 1, Block A, Quiktrip 8th Addition, excluding the north 240 feet thereof, Wichita, Sedgwick County, Kansas. Located on the northeast corner of Kellogg and Maize (1500 S. Maize).

Dear Mr. Dix:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height a sign to 20 feet above the height of the highway railing on the aforementioned property. From reviewing your application, we understand that you propose to construct a sign for a proposed convenience store along Kellogg adjacent to the overpass at Maize. You submitted an exhibit that illustrates that the highest point of the highway railing at a point perpendicular to the sign is 24.5 feet above the ground elevation of the sign. Since the it is important that the entire sign visible to motorists along Kellogg in time to exit at Maize, you propose that the sign be 44.5 feet in height rather than the 35 feet in height permitted without an adjustment.

Section 24.04.251.2.h. of the Sign Code allows an adjustment to increase the maximum height of signs located within 75 feet of an elevated highway to 20 feet above the highest railing perpendicular to the sign 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 undeveloped freeway frontage that is predominately zoned for commercial uses. Increasing the permitted height of the sign should not adversely impact the existing uses since the properties are undeveloped, and the sign will be in place at the time the adjacent commercial properties develop.