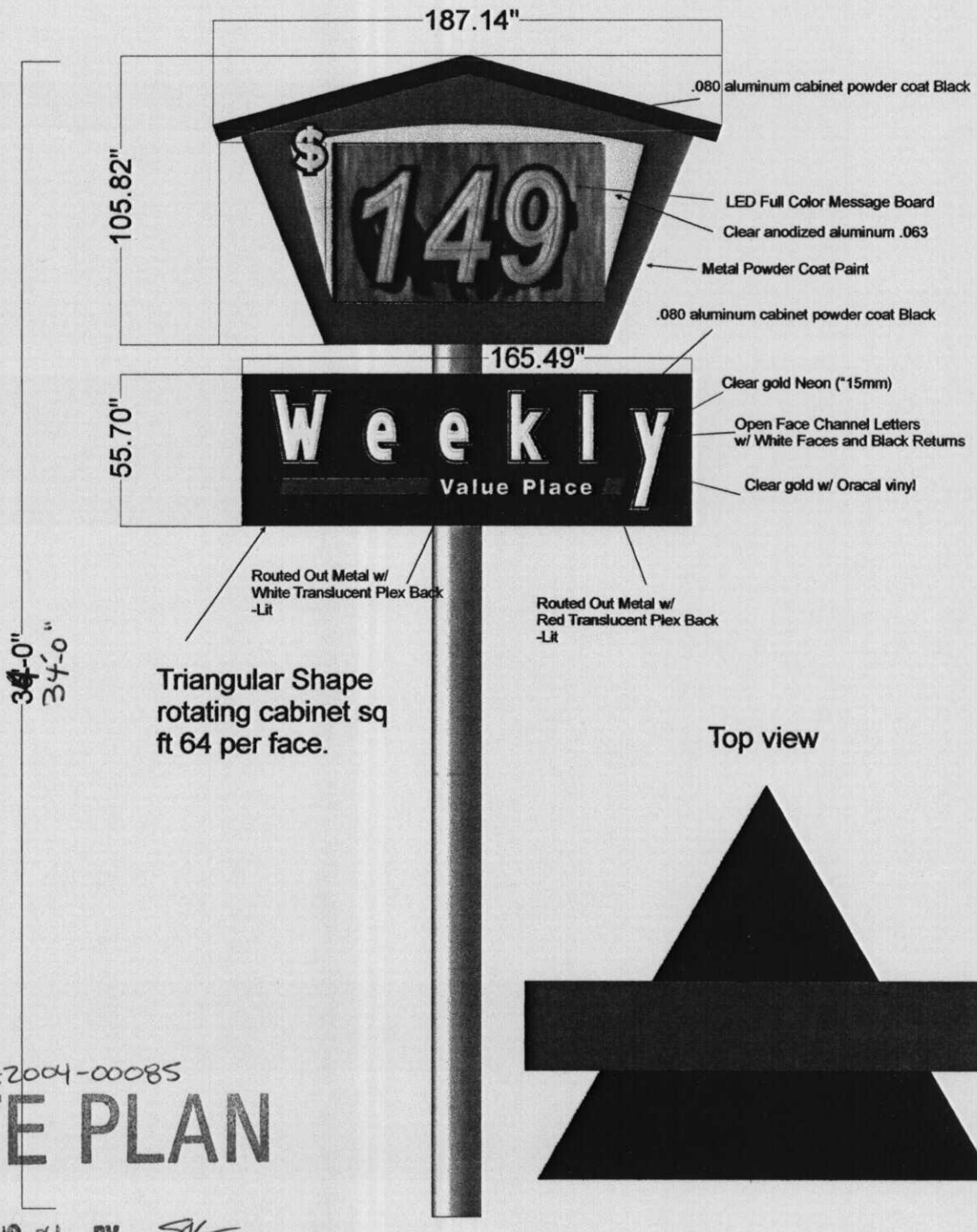
Net square ft
top cabinet 104.5




BZA2004-00085

# SITE PLAN

APPROVED 11-19-04 BY SK

## Front

MIRACLE SIGNS
3611 N. Broadway Wichita, KS 67219
316 - 832-1177 fax : 316 - 838-4774

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CUSTOMER: Value Place | | | | SCALE: N/A | REV#: | APPR. DATE: | DESC: |
| DATE: 10/24/04 | DRAWING # 1 | DRAWN BY: Jason Ridder | SALESPERSON Joe Poston | APPROVAL SIGNATURES: | | | |
| FILE NAME: | | DISK NAME: | | | | | |
| SIGN TYPE: Pole Sign | | | | | | | |

**Savoy Company, P.A.**
535 S. Emporia, Suite 104
Wichita, KS 67202

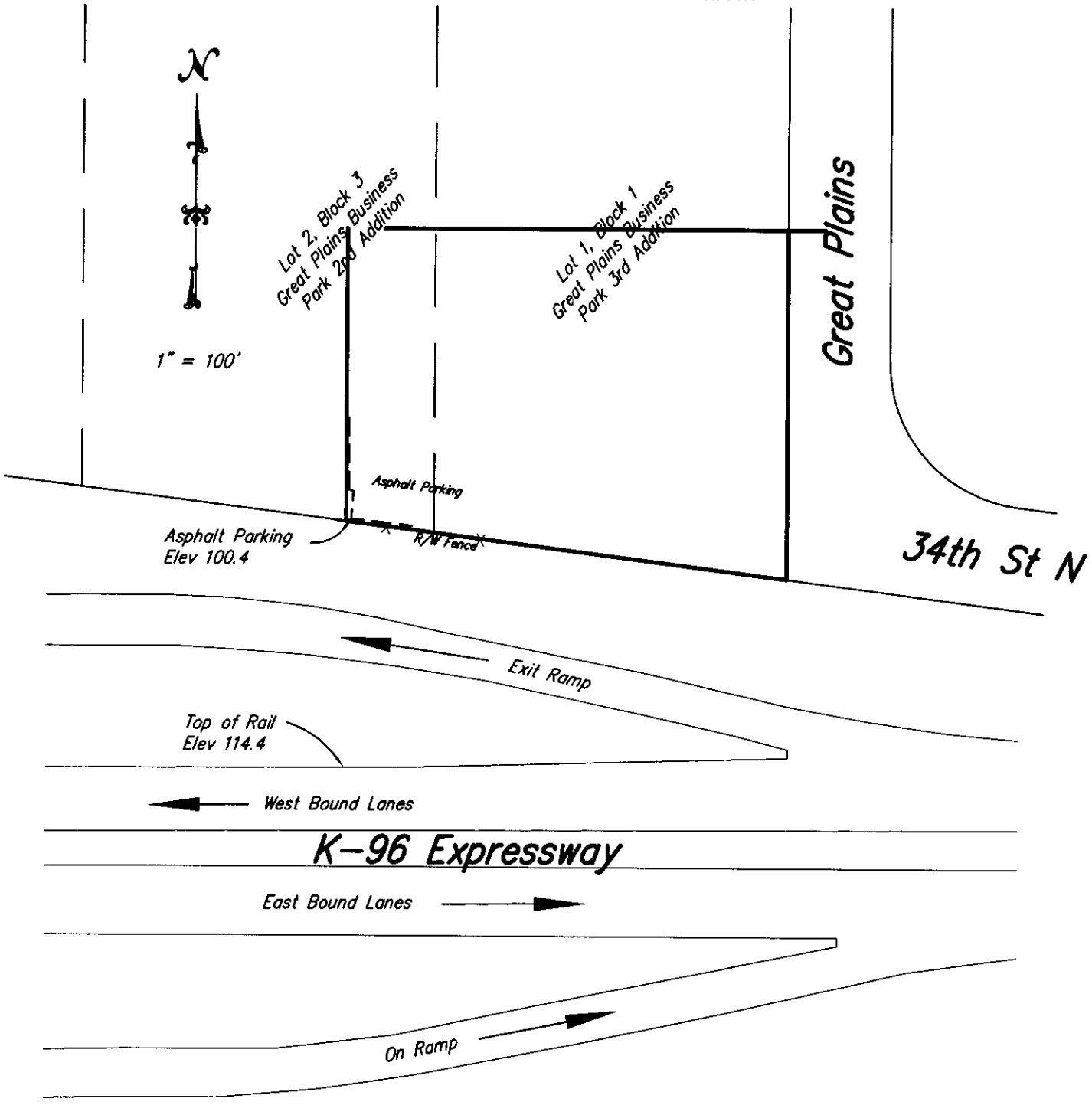
PH (316) 265-0005
FAX (316) 265-0275
www.savoyco.com

BZA2004-00085

# SITE PLAN



3401 N. Great Plains Drive APPROVED 11-19-04 BY




PROJECT NO. 004KK03992 G

not adversely impact the existing uses since the properties are undeveloped, and the sign will be in place at the time the adjacent industrial properties develop.

2) Compatibility with existing or permitted uses on abutting sites: The increased height of the sign should not make the sign incompatible with future industrial development on adjacent properties, as they likely will develop with taller signs as well due to the presence of the freeway overpass and the desirability of visibility from the freeway prior to the exits.

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 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 ground sign permitted along the subject property's K-96 frontage. Said sign shall be limited to a maximum height of 34 feet and shall generally conform to the location 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: Greg Ferris, Ferris Consulting, P.O. Box 573, Wichita, KS 67201
Joe Poston, Miracle Signs, 3611 N. Broadway, Wichita, KS 67219
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

**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 19, 2004

David Redfern
Value Place Wichita North LLC
8621 E. 21st St. N., Ste. 250
Wichita, KS 67206

**RE:** **BZA2004-00085: Sign Code Adjustment to increase the maximum allowed height of a ground sign to 20 feet above the height of the highway railing at a point perpendicular to the sign.**

**Legal Description: Beginning at the southeast corner of Lot 1, Block 1, Great Plains Business Park 3rd Addition; thence northwesterly along the southerly boundary line of said Lot 1 and the southerly boundary line of Lot 2, Block 3 Great Plains Business Park 2nd Addition, a distance of 302.47 feet; thence north parallel to and equidistant from the east lot line of said Lot 1, a distance of 200 feet; thence east to a point on the east lot line of said Lot 1; thence south along said east lot line to the point of beginning. Generally located north of K-96 and east of Oliver (3401 N. Great Plains Dr.).**

Dear Mr. Redfern:

We have reviewed your request for 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. From reviewing your application, we understand that you propose to construct a sign for a motel along K-96 adjacent to the overpass at Oliver. You submitted an exhibit that illustrates that the highest point of the highway railing at a point perpendicular to the sign is 14 feet above the ground elevation of the proposed sign. Since the it is important that the entire sign be visible to motorists along K-96 in time to exit at Oliver, you propose that the sign be 34 feet in height rather than the 30 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 predominately undeveloped freeway frontage that is zoned for industrial uses. Increasing the permitted height of the sign should