



Wichita-Sedgwick County Metropolitan Area Planning Department

April 5, 2007

MMJD LLC
807 N Main
Wichita, KS 67203

RE: BZA2007-16: Sign Code Adjustment to permit a second building sign on one elevation for a major user in NR Neighborhood Retail zoning.

Legal Description: Lot 1 Katherine Boyd Addition to Wichita, Sedgwick County, Kansas. Generally located north of Central and west of Edgemoor (5400 E Central Ste 106).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a second building sign on one elevation for a major user in NR Neighborhood Retail zoning. From reviewing your application, we understand that you propose two 16-square foot building signs for Suite 106.

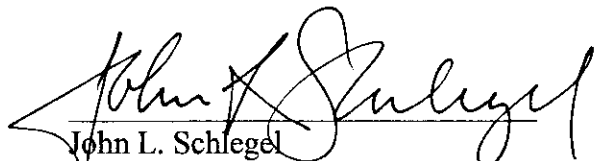
Section 24.04.251.2.d. of the Sign Code allows an adjustment to permit a second building sign on one elevation for a major user in NR Neighborhood Retail zoning when the three conditions required by Section 24.04.251.6. of the Sign Code are met. We find that allowing the second sign as proposed meets the three conditions required by Section 24.04.251.6. of the Sign Code as set out below:

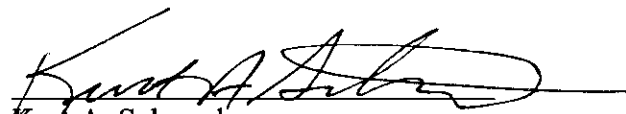
- 1) Impact on existing uses in surrounding areas: Existing uses in surrounding include commercial uses along the Central frontage. Nearby residences do not face the sign location. The proposed second sign for a major user should have no greater impact on surrounding uses than a single sign.
- 2) Compatibility with existing or permitted uses on abutting sites: Adding a second sign should not reduce compatibility of the sign with surrounding uses, as the same total number of signs would be permitted for more tenants in smaller tenant spaces.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public 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 permit a second building sign on one elevation for a major user in NR Neighborhood Retail zoning on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The administrative adjustment shall be for a second building sign on one elevation for a major user in Suite 106 only. Other users on this property shall be limited to one building sign per elevation unless a variance or administrative adjustment permits a second sign.
- 2) The sign shall be in conformance with the approved elevations and site plan.
- 3) Portable signage shall not be permitted on the subject property.
- 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.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

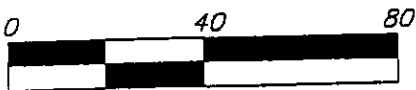
cc: Kurt Schroeder, Office of Central Inspection
JR Cox, Office of Central Inspection



BAUGHMAN COMPANY, P.A.

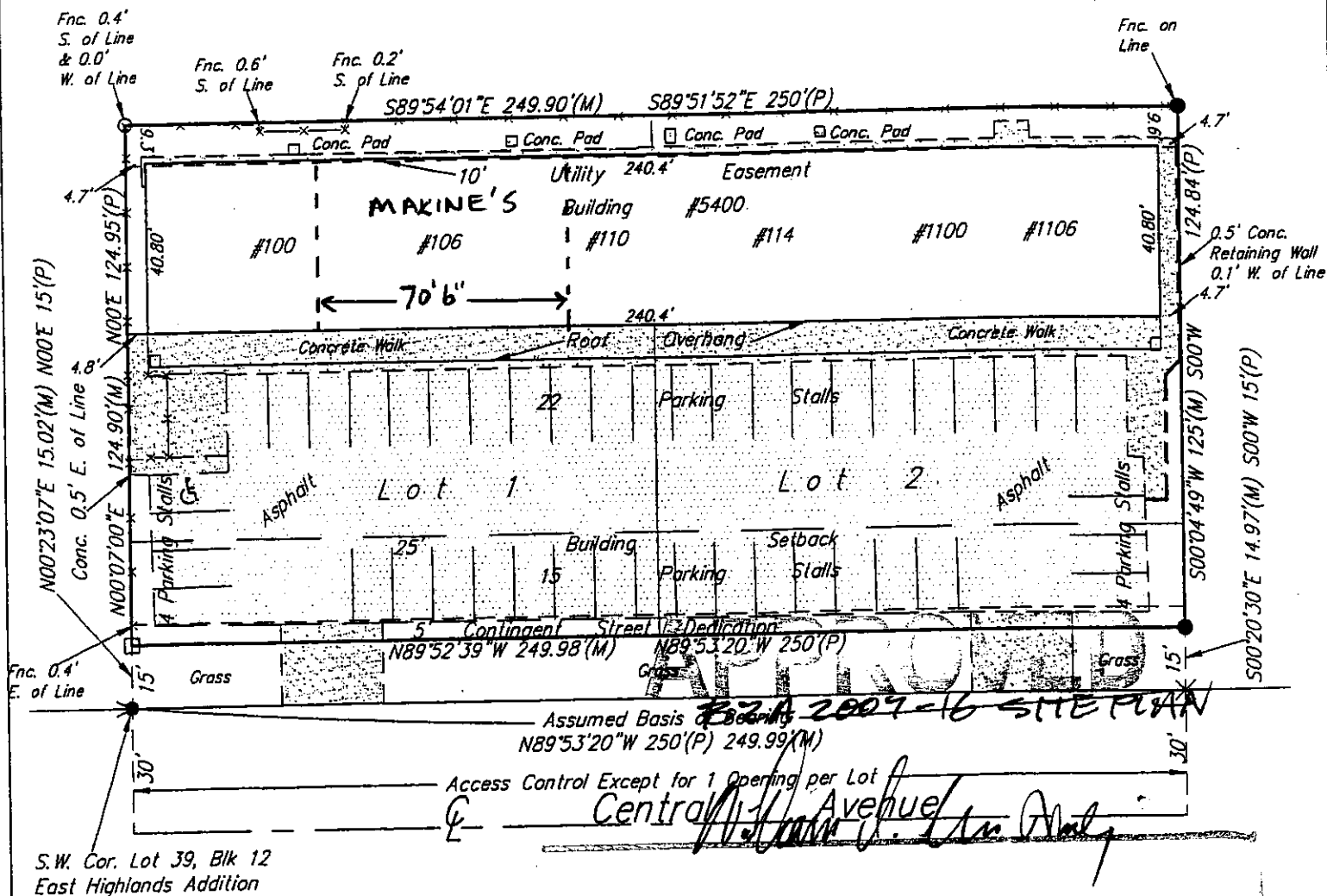
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- ✱ = Chiseled V-Notch Found
- = 1/2" Iron Pipe Found
- = #4 Rebar Found
- = 3/4" Iron Pipe Found
- ✕ = Chiseled Cross Found

(P) = Platted
(M) = Measured



Date: 4-5-07

Tenant One
50'

Tenant Two
70' 6"

SIGN ONE

SIGN TWO

Bed & Breakfast

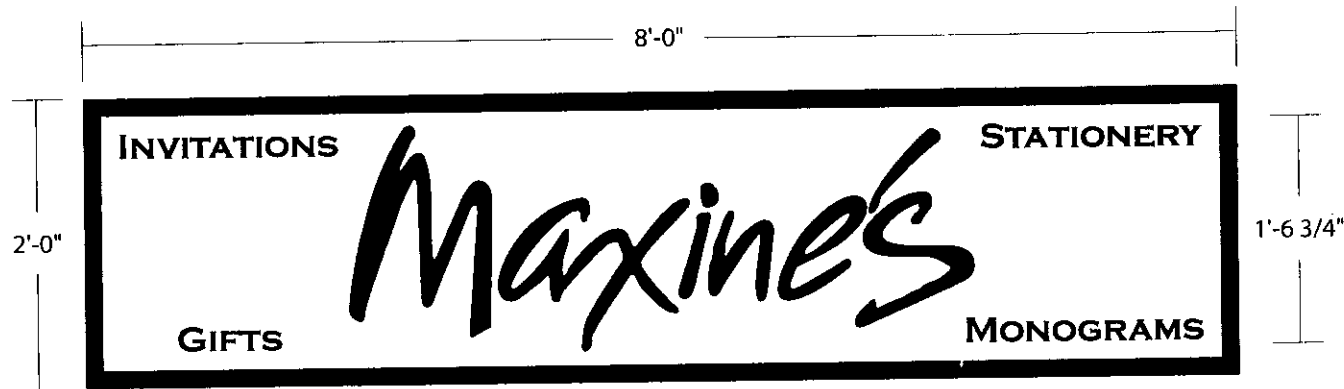
Maxine's

#2A 2007-16 ELEV.

William J. Anderson

4-5-07

Additional sign for Tenant 2



EXAMPLE

APPROVED

PO 24 2007-16 ELEV.

William J. Arnold

Date:

4-5-07

SPECIFICATIONS

- 2' X 8' INTERNALLY ILLUMINATED, SINGLE FACE TENANT SIGNS.
- COLORS: PMS 313E DK. BRONZE, 3630-149 LT. BEIGE, 3630-22 BLACK
- FONT: CUSTOM LOGO, COPPERPLATE BOLD

CUSTOMER: CENTRAL VILLAGE SHOPPING CENTER
NAME: DON ARNOLD
LOCATION: WICHITA, KS

DATE: 3/2/07
DESIGN NO.: CC-14077 R2
ARTIST: MH
SCALE: 3/4" = 1'

APPROVED:

DATE:



LUMINOUSNeonInc
 ART & SIGN SYSTEMS