

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
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FAX (316) 268-4390

FILE COPY

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February 1, 1999

Mr. Tim Austin, P.E.
Austin-Miller, P.A.
254 S. Laura, Suite 210
Wichita, KS 67211

RE: DP-181 - Administrative Adjustment to revise signage restrictions for Parcel for the Barrington Corner Community Unit Plan, which is generally located on the west side of Ridge Road, south of 21st Street North.

Dear Mr. Austin:

We received and reviewed your letter request of January 14, 1999, on behalf of your client for an administrative adjustments to the above-referenced Community Unit Plan. Specifically, you request the following:

1. Revise the signage restrictions for Parcel 7 in paragraph 8 to permit the existing Braum's Store pole sign to remain.

The adjustment is intended to rectify the problem created when the pole sign was erected on the portion of land purchased from the owner of Parcel 7 in the Barrington Corner CUP. The original intention was for the sign to be erected on the land separately purchased for the Braum's store.

This request was discussed in the adjustment letter granted on October 9, 1998. In that adjustment, Parcel 7A was created which states the following:

Parcel 7 is modified by the creation of Parcel 7A; said parcel to be the tract of land deeded to Braum's and shall be described with the legal description provided in your letter of September 8, 1998. Modify General Provision (19), Parcel Descriptions, by adding the following:

Parcel Number 7A:

Proposed Uses: Parking, landscaping and one driveway to the parcel immediately to the south. No signs or other structures shall be permitted.

Gross Area - 0.2 Acres (8,400 S.F.)



On the basis of our review, we feel that adjusting the C.U.P. in the manner you request is minor in nature, will not have any appreciable impact on traffic, or have any adverse effect on the C.U.P. or on other parcels in adjacent properties. The extent and character of this adjustment is minor in nature given that the sign already exists and all potential impacts of its placement are known. We also feel the adjustment is within the scope of our administrative authority for approval.

Our signatures below indicates that the requested administrative adjustment is granted in the manner specified below and subject to the following conditions:

1. General Provision (19) is modified to read as follows:

Parcel Number 7A:

Proposed Uses: Parking, landscaping and one driveway to the parcel immediately to the south. One pole sign limited to the size and height of the sign existing as of February 1, 1999, shall be permitted.

Gross Area - 0.2 Acres (8,400 S.F.)



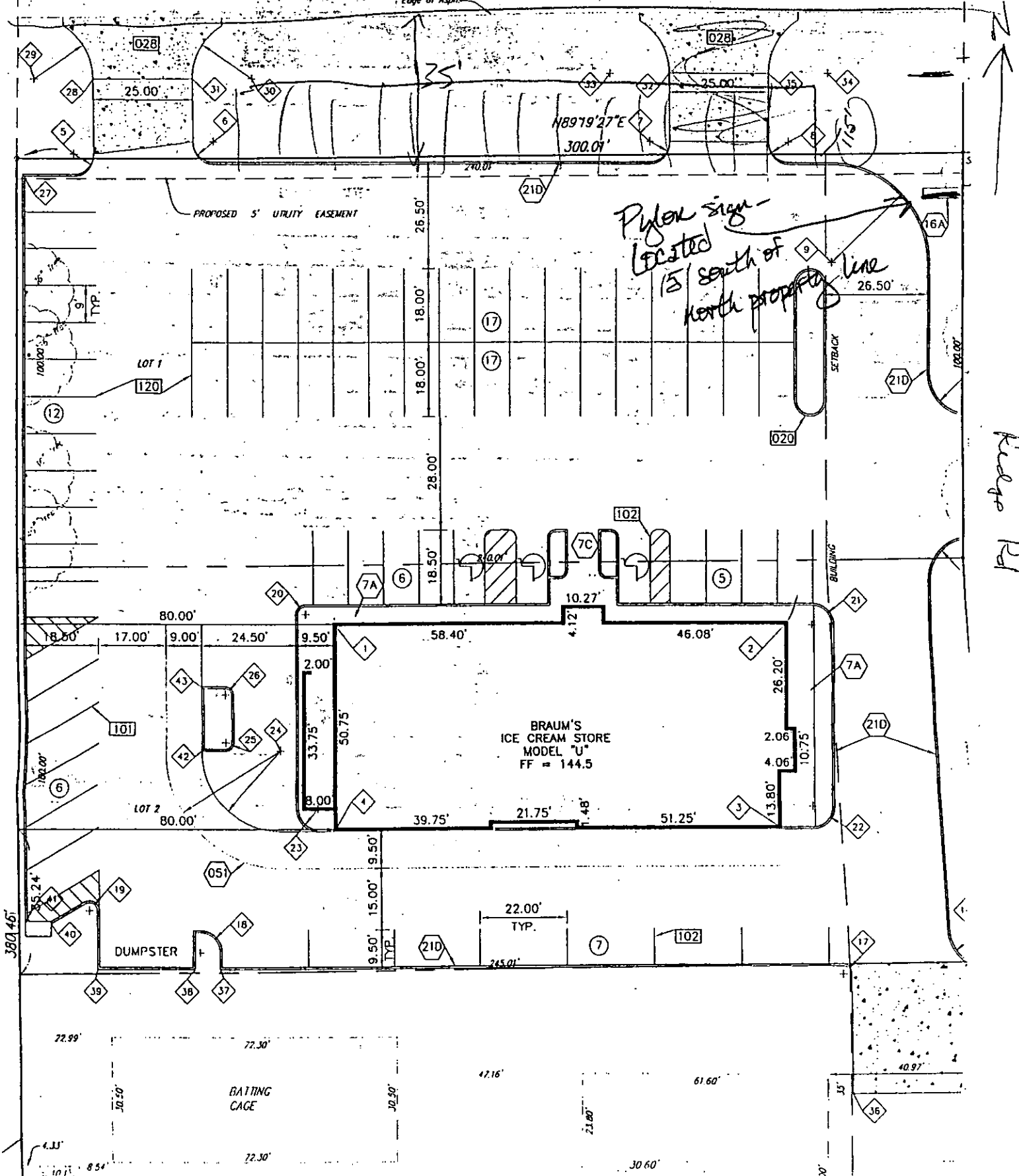
Marvin S. Krout
Director of Planning



Kurt Schroeder
Director of Central Inspection

cc: Joel Hersh, Staff Attorney, Braum's Ice Cream Stores, P.O. Box 700, Fayetteville, AR 72072
Kurt Schroeder, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Paul Hays, Office of Central Inspection

EXISTING SHOPPING CENTER MAJOR ENTRANCE
Edge of Asphalt



Pylon sign -
located
15' south of
north property line

Bridge Rd

BRAUM'S
ICE CREAM STORE
MODEL "U"
FF = 144.5

DUMPSTER

BATTING
CAGE