



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

February 21, 2017

New Market Office LLC  
727 N. Waco, Suite 400  
Wichita, KS 67202

Luminous Neon, Inc.  
Attn: Chuck Carson  
1429 W. 4th  
Hutchinson, KS 67501

**RE: BZA2017-00005: City Sign Code Adjustment to allow monument sign on adjacent property zoned GO General Office.**

**Legal Description: LOT 1, BLOCK 1, NEW MARKET OFFICE 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. Generally located mid-way between Maize Road and 119<sup>th</sup> Street on the north side of W. 29<sup>th</sup> Street (3033 N. Parkdale Circle)**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a 44 square foot sign on an adjacent property for Primrose School. From reviewing your application, we understand that you propose to install a new monument identification sign on W. 29<sup>th</sup> Street to provide visibility for Primrose School and a tenant on the lot where the sign is located.

Section 24.04.251.j of the Sign Code allows "off-site" signs that do not exceed one hundred square feet in area or twenty-five feet in height, provided that the sign for the business being advertised is located on a zoning lot that abuts or is adjacent to the zoning lot on which the advertised business is located, and on which the proposed "off-site" sign would otherwise be allowed by the "on-site" sign regulations set forth in Sections 24.04.193, 24.04.199 or 24.04.221; when the three conditions required by Section 24.04.251.6 of the Sign Code are met. We find that allowing 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**: Existing uses in the surrounding area are SF-5 Single-Family Residential to the west and south; and GO General Office to the north and east.

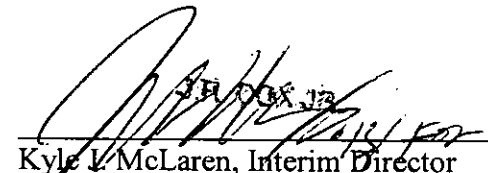
- 2) Compatibility with existing or permitted uses on abutting sites: An off-site sign, which is less than 100 square feet, on an abutting property will not impact abutting sites.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there should be no 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 allow a 44 square foot sign containing approximately 22 square foot off-site panel is **GRANTED**, subject to the following conditions:

- 1) The Administrative Adjustment is to allow an 44 square foot sign containing approximately 22 square foot off-site panel on an abutting property; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) The sign shall be in general conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Sign Adjustment is null and void.

The development application sign should now be removed from the property.

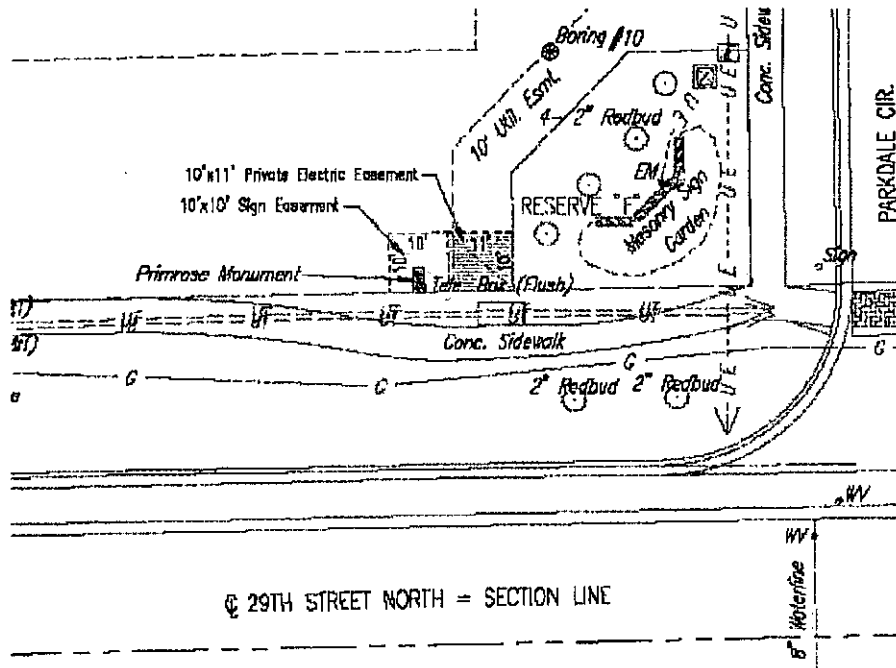
  
Dale Miller, Director  
Metropolitan Area Planning Department

  
JH CGX 12  
Kyle L. McLaren, Interim Director  
Metropolitan Area Building and Construction  
Department

cc: MABCD  
Bryan Frye, CM District V  
Laura Rainwater, Community Services Representative District V

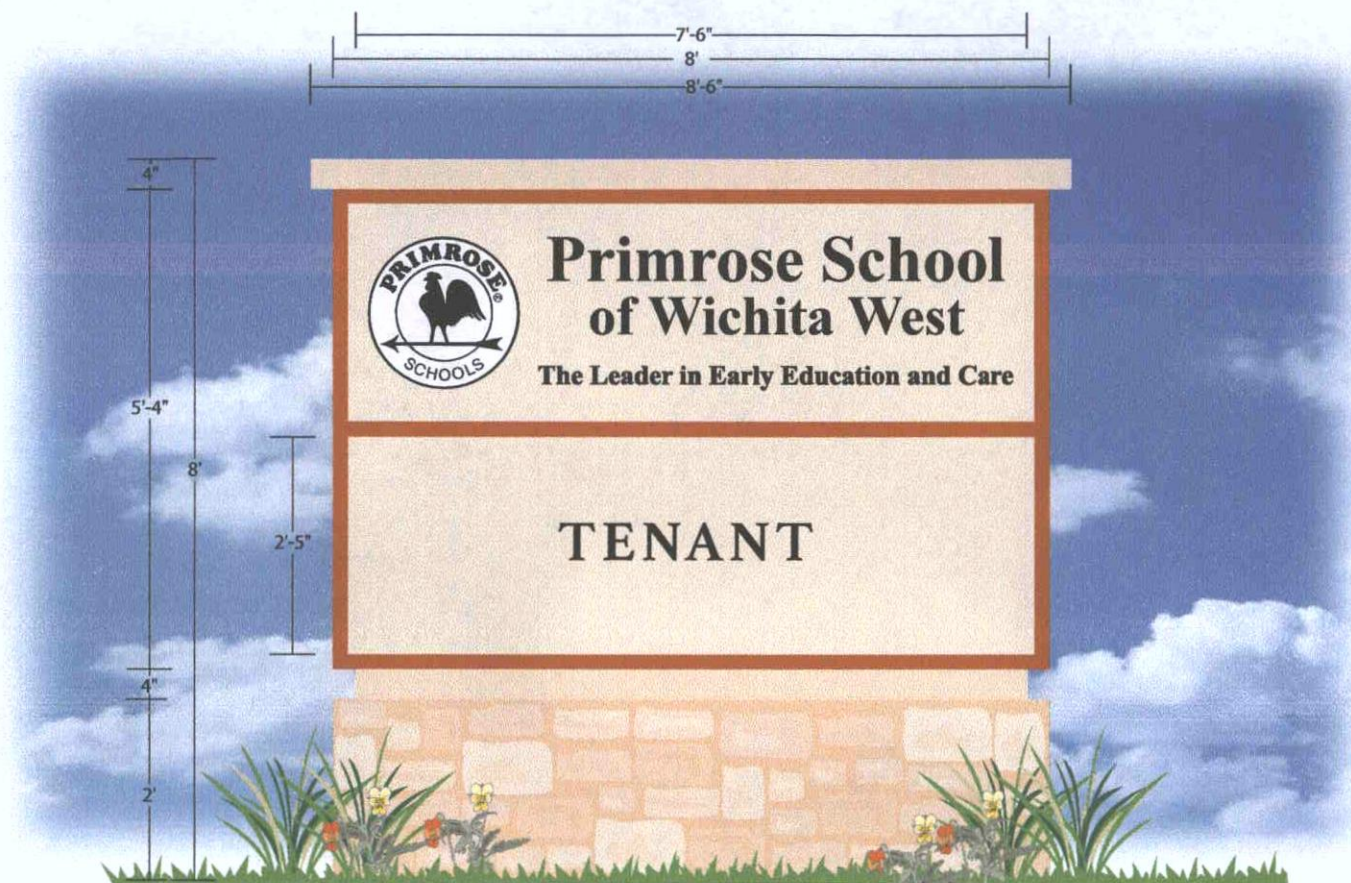
**EXHIBIT B**

**Drawing of Sign Easement and Private Electric Easement**



**SITE PLAN**

APPROVED 2/21/20 JH *Klunberg*



"All noted dimensions are approximate and may be modified slightly during manufacturing to allow proper component usage".

**SPECIFICATIONS:**

DOUBLE TENANT MONUMENT SIGN

COLORS: LIGHT BIEGE, FAUX STONE, PMS 471 BURNT ORANGE, DUAL COLOR BLACK, WHITE

**CUSTOMER:** NEW MARKET OFFICE PARK  
**NAME:** DAVID HAMBRICK  
**LOCATION:** WICHITA, KS

**DATE:** 09/13/16  
**DESIGN NO.:** CC-20194-3  
**ARTIST:** BS

**SCALE:** 1/2" = 1'

**APPROVED:**

**DATE:**



**LUMINOUSNeonInc**  
ART & SIGN SYSTEMS