



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

September 25, 2003

Scott Hoepner
Wesley Medical Center
550 N. Hillside
Wichita, KS 67214

RE: BZA2003-43 – 1) Variance to Section 24.04.193.3 of the Sign Code to increase the maximum area of a building sign from 32 square feet to 190 square feet each; and 2) Variance to Section 24.04.193.3 of the Sign Code to increase the maximum height of a building sign from 30 feet to 37 feet; and 3) Variance to Section 24.04.221.4 of the Sign Code to increase the maximum area of a ground or pole sign from 100 square feet to 144 square feet; and 4) Variance to Section 24.04.221.4 of the Sign Code to increase the maximum area of a ground or pole sign from 16 square feet to 65 square feet, on property zoned “GO” General Office, “LC” Limited Commercial and “B” Multi-Family Residential. Generally located at the northeast corner of Central and Hillside.

Dear Ladies and Gentlemen:

Enclosed is a signed copy of the above-referenced BZA Resolution approved by the Board of Zoning Appeals on September 23, 2003, this resolution reflects the official action of the Board to grant your requests and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have any questions concerning this matter, please call our office at 268-4421

Sincerely,

Scott Knebel
Assistant BZA Secretary

SK/rms

cc: Ken Hutchenrider, Wesley Medical Center, 550 N. Hillside Drive, Wichita, KS 67214
Jim Atherton, TriMark Signworks, 319 S. Oak, Wichita, KS 67213
Carl Brewer, WCC, District I, Mail Stop 1-13
Virdena Gilkey, N.A. I, Mail Stop 1-135
Sharon Dickgrafe, Law Department, Mail Stop 1-132
J. R. Cox, OCI, 1-72

BZA RESOLUTION NO. 2003-00043

WHEREAS, Wesley Medical Center c/o Scott Hoepner, (owner/applicant), TriMark Signworks c/o Jim Atherton, (agent) pursuant to Section 2.12.590.B, Code of the City of Wichita, requests: 1) Variance to Section 24.04.193.3 of the Sign Code to increase the maximum area of a building sign from 32 square feet to 190 square feet; 2) Variance to Section 24.04.193.3 of the Sign Code to increase the maximum height of a building sign from 30 feet to 37 feet; 3) Variance to Section 24.04.221.4 of the Sign Code to increase the maximum area of a ground or pole sign from 100 square feet to 144 square feet; and 4) Variance to Section 24.04.221.4 of the Sign Code to increase the maximum area of a ground or pole sign from 16 square feet to 65 square feet on property zoned "GO" General Office, "LC" Limited Commercial and "B" Multi-family Residential and legally described as follows:

Lot 2, in Wesley Medical Center Second Addition, Wichita, Kansas, in Sedgwick County, Kansas. AND Lots 5, 6, 7, 8, 9 10 and 11, except the east 15 feet of Lot 11, on Central Avenue; together with the South Half of the vacated alley adjoining Lots 5, 6, 7, 8, 9, 10 and 11, except the east 15 feet thereof on the north; and the south 70 feet of Lots 44, 45, 46 and 47, except the east 15 feet of Lot 44, on Edgemont Place, together with the North Half of the vacated alley adjoining said lots on the south, all in Blazer's Addition, Sedgwick County, Kansas. Generally located on the northeast corner of Central and Hillside (550 N. Hillside).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of September 23, 2003, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique. It is the opinion of the Board that this property is unique, inasmuch as the proposed signage is for one business providing a variety of services and located within a large medical center campus. Typically, a such a large campus would house numerous businesses, and each business would be allowed separate signage with the likely square footage of the signage exceeding the square footage of signage requested by the applicant.

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents. It is the opinion of the Board that the granting of the variance requested will not adversely affect the rights of adjacent property owners, inasmuch as the only properties that will have a direct view of the signage are developed with non-residential uses.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application. It is the opinion of the Board that the strict application of the provisions of the zoning regulation will constitute an unnecessary hardship upon the applicant, inasmuch as the Sign Code would permit signage in excess of the amount requested by the applicant were the large campus occupied by multiple businesses rather than a single medical center.

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. It is the opinion of the Board that the requested variance would not adversely affect the public interest, inasmuch as the signage is tasteful in design, is of an appropriate scale and has minimal lighting.

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance. It is the opinion of the Board that the granting of the variance requested would not oppose the general spirit and intent of the Sign Code inasmuch as the signage will make it easier to locate the facility and the services provided within the facility while balancing these identification needs with the needs for high-quality community aesthetics.

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

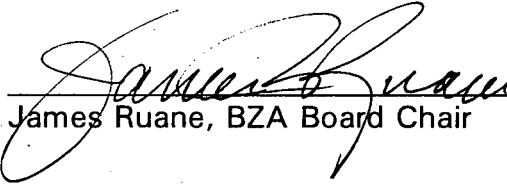
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Section 2.12.590.B, Code of the City of Wichita, that 1) Variance to Section 24.04.193.3 of the Sign Code to increase the maximum area of a building sign from 32 square feet to 190 square; 2) Variance to Section 24.04.193.3 of the Sign Code to increase the maximum height of a building sign from 30 feet to 37 feet; 3) Variance to Section 24.04.221.4 of the Sign Code to increase the maximum area of a ground or pole sign from 100 square feet to 144 square feet; and 4) Variance to Section 24.04.221.4 of the Sign Code to increase the maximum area of a ground or pole sign from 16 square feet to 65 square feet be granted on property zoned "GO" General Office, "LC" Limited Commercial and "B" Multi-family Residential and legally described as follows:

Lot 2, in Wesley Medical Center Second Addition, Wichita, Kansas, in Sedgwick County, Kansas. AND Lots 5, 6, 7, 8, 9 10 and 11, except the east 15 feet of Lot 11, on Central Avenue; together with the South Half of the vacated alley adjoining Lots 5, 6, 7, 8, 9, 10 and 11, except the east 15 feet thereof on the north; and the south 70 feet of Lots 44, 45, 46 and 47, except the east 15 feet of Lot 44, on Edgemont Place, together with the North Half of the vacated alley adjoining said lots on the south, all in Blazer's Addition, Sedgwick County, Kansas. Generally located on the northeast corner of Central and Hillside (550 N. Hillside).

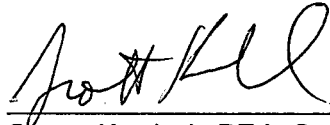
The variances are hereby GRANTED, subject to the following conditions:

1. All signage on the subject property shall conform to the requirements of the Sign Code except that variances are granted to permit one building sign on the south elevation with a maximum area of 190 square and a maximum height of 37 feet; one ground or pole sign at the northwest corner of Central and Rutan with a maximum area of 144 square feet; and one ground or pole sign west of the intersection of Rutan and Edgemont with a maximum area of 65 square feet.
2. The signs permitted by the variances shall be placed in locations and be of a design that are in substantial conformance with the approved site plan and elevation renderings.
3. The applicant shall obtain all permits necessary to construct the signage and the signage shall be erected within one year of the issuance of the sign permit, unless such time period is extended by the BZA.
4. The resolution authorizing this variance may be declared null and void upon findings by the Board that the applicant has failed to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, this 23rd DAY of SEPTEMBER 2003.


James Ruane, BZA Board Chair

ATTEST:


Scott Knebel, BZA Secretary

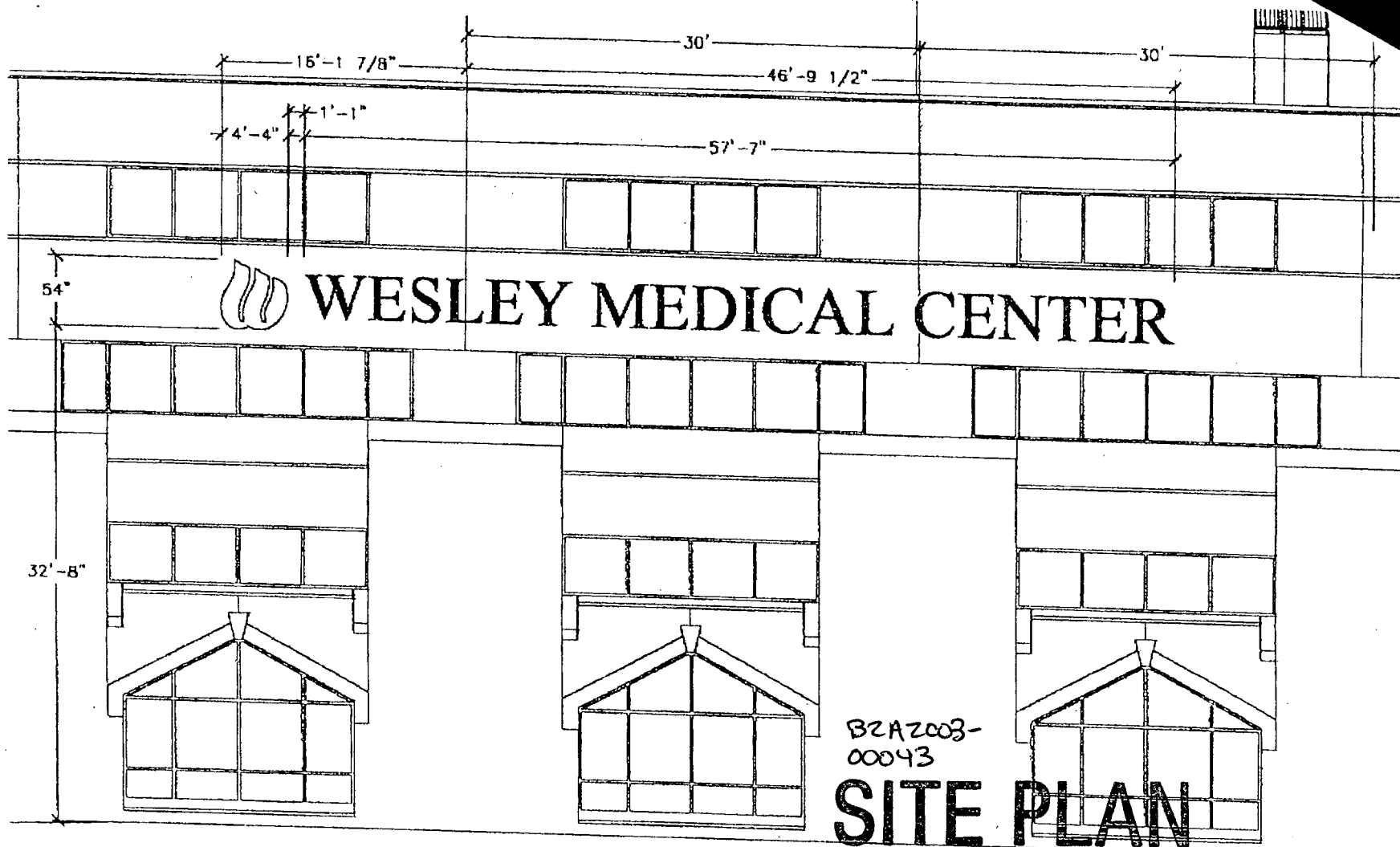
F-070

T-390 P. 02/03

+614868590

FROM-ARCHITECTURAL IDENTIFICATION

APR-10-03 15:22



SITE PLAN

South Elevation



Architectural Identification Incorporated
Graystone East
141 Outerbelt Street
Columbus, Ohio 43213
Telephone: (614) 868-8400 Fax: (614) 868-8590

ICU Elevation.dwg

APPROVED 9-23-03 BY BZA

Wesley Medical Center

South Elevation

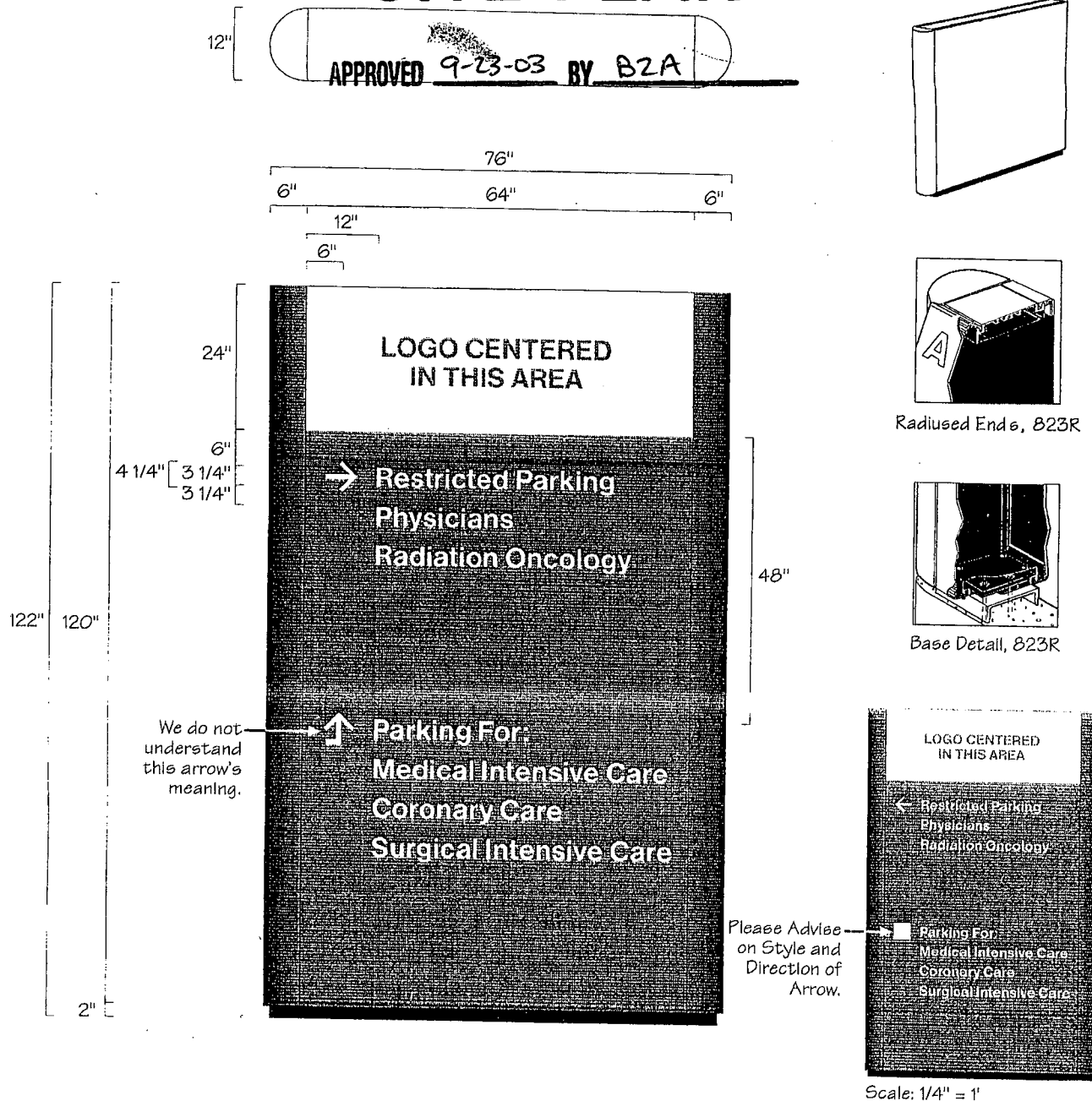
Drawn By: BAB

Date: 4-10-03

Revision Date:

B2A2003-00043

SITE PLAN



asi modulex.

ASI-Modulex 816-471-8000 Tel
106 W. 11th St., Suite 100 816-471-8017 Fax
Kansas City, MO 64105 www.asimodulx.com

Sign Type 3 -
823R Nonilluminated Fiberglass Pylon w/
Radiused Corners
Overall Dimensions:
122"h x 76"w x 12"d

Panel:
Size: 120" x 64"
Background Colors: TBD

Logo: Wesley Medical Center
Color: TBD
Size: TBD
Position: Center/Center in 24" x 64"
Color Band at top of panel

Typestyle: Helvetica Medium
Color: White (Calon #02)
Size: 3 1/4"
Position: Left 11"/Top 6" & Top 48" (from
bottom of white Color Band)

Arrow: A2500/Custom
Color: White (Calon #02)
Size: 4 1/4"
Position: Centered on Left 6"/Centered
with line of copy

Mounting:
Base Mounted with anchor bolts set in
concrete footing

Contractor: Wesley Medical Center

Project: Exterior Signage

Drawing #: 3 of 3

Drawn By: PLW

Date: 5/15/03

Scale: 1/2" = 1'

Revised:

Approved By:

Designs, drawing presentations & renderings as instruments of this proposal
will remain the property of ASI-Modulex whether the project for which
they were made is executed or not. They are not to be used by the client
or any other company on this or other projects except by agreement with
appropriate compensation to ASI-Modulex.

PRESENTATION NOTES

Single Panel Series

2 Sided Post & Panel
Non-Illuminated

Corner Shape:

Shape: Radius
Color: TBD

Sizes:

10ft high x 5'-4" w plus posts
or similar

Panel Background Colors:

TBD

Graphics:

Logo Panel:

Background Color: TBD

Logo:

Remaining Panels:

Background Color: TBD

Arrow: A110

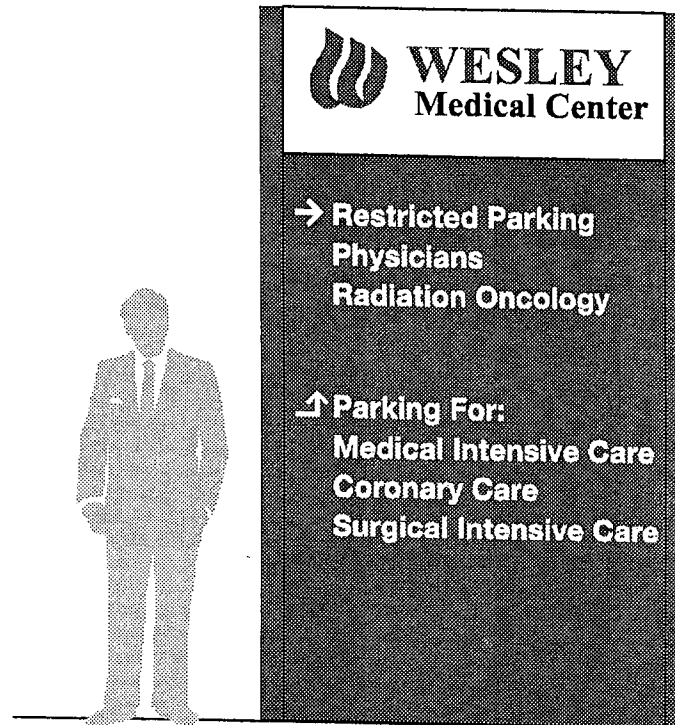
Size: 4.375"

Color: White Vinyl

Copy: Helvetica Medium (HM)

Size: 3.5"

Color: White Vinyl



BZA 2003-00043
SITE PLAN

APPROVED 9-23-03 BY BZA

Project:

Wesley Medical Center

Date:

02 April '02

Scale:

3/8" = 1'-0"

Coordinator / Drawn By:

Jennifer Walker

Sign Location

B2A2003-00013 SITE PLAN

APPROVED 9-23-03 BY B2A

asi. > modulex.

ASI-Modulex
106 W. 11th St., Suite 100
Kansas City, MO 64105

816-471-8000 tel
816-471-8017 fax
www.asimodulx.com

Sign Type 1 -

843R Nonilluminated Fiberglass Pylon w/
Changeable Faces & Radiused Corners
Overall Dimensions:
133 1/2"h x 70 3/8"w x 70 3/8"d

Header Panel:

Size: 23 1/4" x 60"

Background Color: TBD

Logo: Wesley Medical Center

Color: TBD

Size: TBD

Middle & Bottom Panel:

Size: 47 1/4" x 60" & 59 1/4" x 60"

Background Color: TBD

Typestyle: Helvetica Medium

Color: White (Calon #02)

Size: 3"

Position: Left 9"/Top 6"

Arrow: A2500

Color: White (Calon #02)

Size: 4"

Position: Centered on Left 5"/Centered
with line of copy

Mounting:

Base Mounted with anchor bolts set in
concrete footing

Contractor: Wesley Medical Center

Project: Exterior Signage

Drawing #: 1 of 3

Drawn By: PLW

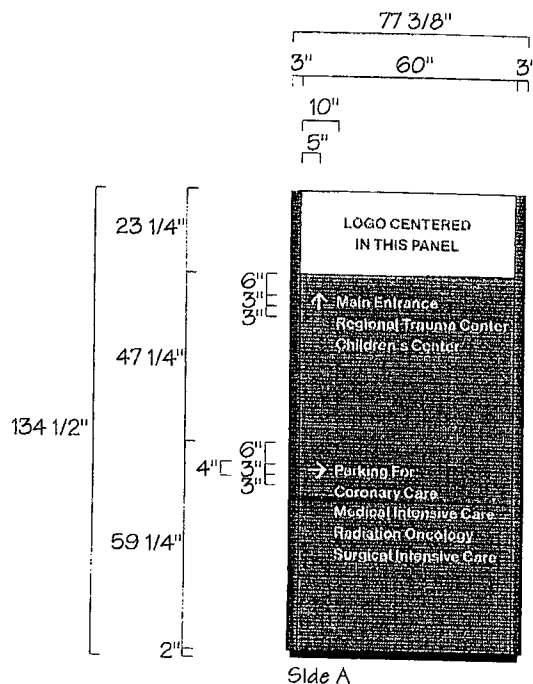
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Scale: 1/4" = 1'

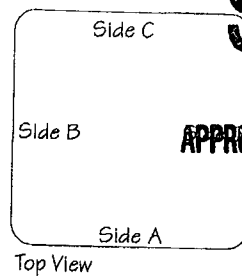
Revised: 5/20/03

Approved By:

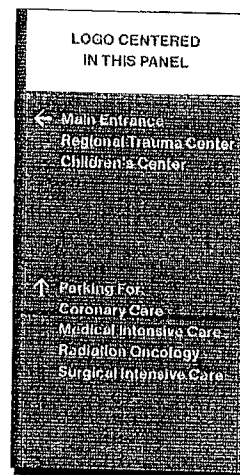
Designs, drawing presentations & renderings as instruments of this proposal
will remain the property of ASI-Modulex whether the project for which
they were made is executed or not. They are not to be used by the client
or any other company on this or other projects except by agreement with
appropriate compensation to ASI-Modulex.



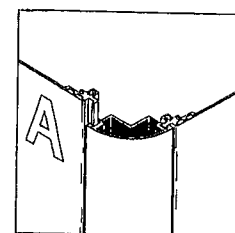
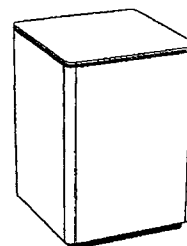
Side A



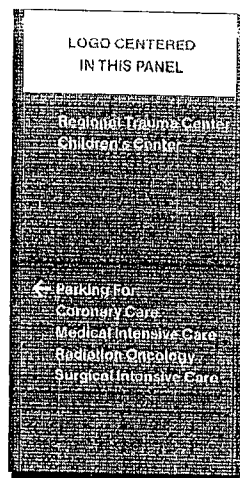
Top View



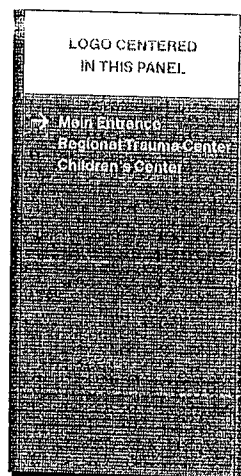
Side B



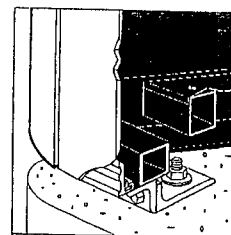
Radiused Corners, 843R



Side C



Side D



Base Detail, 843R

PRESENTATION NOTES

4540 Series

Four Sided Pylon
(Equal Sides)
Base Mount
Non-Illuminated
Multi-Panel Series

Corner Shape:

Shape: Radius
Color: TBD

Panel Sizes:

MP2460 (23.25" x 60") (Qty. 4)
MP4860 (47.25" x 60") (Qty. 4)
MP6060 (59.25" x 60") (Qty. 4)

Panel Background Colors:
TBD

Graphics:

Logo Panel:

Background Color: TBD
Logo:

Remaining Panels:

Background Color: TBD

Arrow: A110

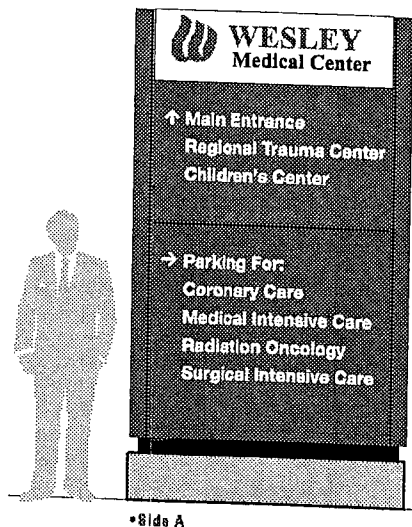
Size: 5"

Color: White Vinyl

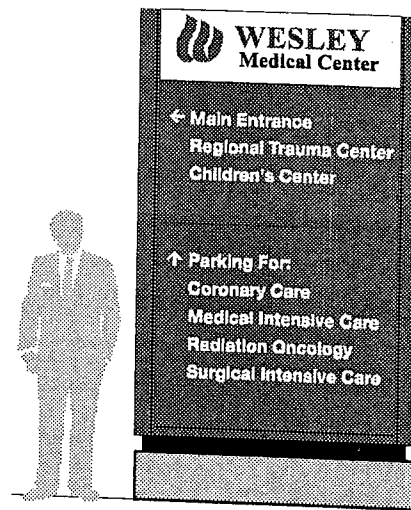
Copy: Helvetica Medium (HM)

Size: 4"

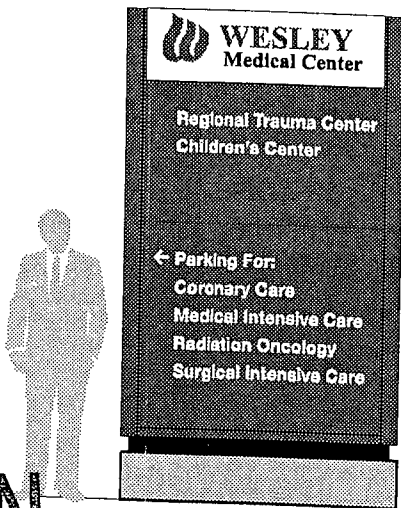
Color: White Vinyl



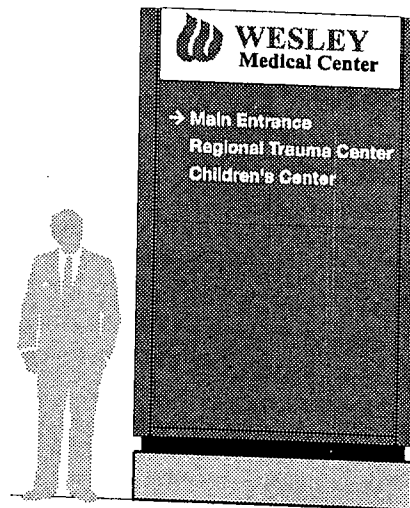
• Side A



• Side B



• Side C



• Side D

BZA2003-00043
SITE PLAN

APPROVED 9-23-03 BY BZA

Project:

Wesley Medical Center

Date:

02 April '02

Scale:

3/16" = 1'-0"

Coordinator / Drawn By:

Jennifer Walker

Sign Location

N 88°52'51" E

APPROVED 9-23-03 BY BZA

SITE PLAN

BZA2003-0043

- BENCHMARKS
1. "a" cut Northwest corner of signal base Southeast corner of Hillside & Murdock.
Elevation = 150.135
 2. "b" cut on crosswalk signal base Northeast corner of Hillside & Central.
Elevation = 144.096
 3. "c" cut Northeast corner of pole base at the Southeast corner of Hillside & Murdock.
Elevation = 145.32
 4. "d" cut on the East end of hand rail North side of Central.
±164' West of Rutan.
Elevation = 145.506

CONCRETE FLUME (TYP.); SEE DETAIL, SHEET C6.02

POST CURB ON ISLANDS (TYP.); SEE DETAIL, SHEET C6.01

LIMIT OF NEW PAVEMENT (TYP.)

CONCRETE WALK W/ FLUME; SEE DETAIL, SHEET C6.01

EDGE MONT (PRIVATE STREET)

RUTAN (PRIVATE STREET)

Sign #2

Sign #1

RELOCATED ARM GATES WITH CARD READER AND CONTROLLER; REFER TO ELECTRICAL PLANS FOR WIRING CONNECTIONS AND ROUTING

HANDICAP RAMP (TYP.); SEE DETAIL, SHEET C6.01

POST CURB (TYP.); SEE DETAIL, SHEET C6.01
RADIOLOGY PARKING SIGNS; COORDINATE W/ OWNER REPRESENTATIVE

CONCRETE WALK (TYP.); SEE DETAIL, SHEET C6.01

HANDICAP RAMP; SEE DETAIL, SHEET C6.01
CONCRETE STEPS W/ HANDRAILS (TYP.); 9 RISERS AT 7" 8 TREADS AT 12" SEE DETAIL, SHEET C6.02

EXISTING STEPS TO REMAIN
BRICK RETAINING WALL

COURTYARD

COURTYARD

ACCESSIBLE PATH (AP) (TYP.)
CONCRETE SIDEWALK (TYP.); SEE DETAIL, SHEET C6.01

ICU ADDITION
4 STORY
F.F.E. 1338.41±
REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS

COURTYARD

CONCRETE FLUME (TYP.); SEE DETAIL, SHEET C6.02

N:1688918.0993
E:1660306.4137

N:1688943.1138
E:1660273.5029

CONCRETE WALK WITH CURB AND GUTTER (TYP.); SEE DETAIL, SHEET C6.01

AREA WAY (TYP.); REFER TO ARCHITECTURAL PLANS
WESLEY AMBULANCE PARKING SPACES

CONCRETE WALK WITH TURN DOWN CURB (TYP.); SEE DETAIL, SHEET C6.01

N:1688820.5787
E:1660255.5398

AREA WAY; REFER TO ARCHITECTURAL PLANS

LIMIT OF NEW PAVEMENT (TYP.)

N 02°18'34" W 390.09' (P&M)

N 88°53'35" E 437.84' (P)

HILLSIDE AVENUE

CONTROL PT. #1
BENCHMARK #2
N:1688789.8
E:1660052.7921

LINE TABLE

LINE	LENGTH	BEARING
L1	24.14	N88°09'38"E
L2	99.06	N00°50'22"W
L3	32.92	N88°09'37"E
L4	28.87	N01°12'47"W

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	10°06'44"	88.00	7.79	15.53	15.51	S84°06'17"W
C2	34°52'45"	88.00	27.64	53.57	52.75	S61°36'32"W
C3	45°10'53"	42.00	17.47	33.12	32.27	S71°34'43"W
C4	89°39'25"	15.00	14.91	23.47	21.15	S48°00'41"E
C5	90°00'04"	16.50	16.50	25.92	23.33	N44°09'40"E
C6	29°22'36"	38.00	9.96	19.48	19.27	S74°28'20"W
C7	5°26'55"	52.00	2.47	4.94	4.94	N62°30'30"E
C8	23°39'51"	52.00	10.89	21.48	21.32	N77°03'53"E

BZAZ003-00043
SITE PLAN

APPROVED 9-23-03 BY BZA

