



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

December 17, 2020

JCH Investment LLC  
Attn: Josh  
4125 N. Parkdale Circle  
Maize, KS 67101

TriMark Signworks, Inc.  
Attn: Colin Heagler  
318 S. Osage  
Wichita, KS 67213

**RE: CUP2020-62 – City CUP Administrative Adjustment to Lake Ridge Commercial Community Unit Plan DP-205 to modify General Provision #6.C to allow a reduction of horizontal sign separation of 10% from 100 feet to 90-feet on Parcel 7 between the sign on Parcel 2 to the south and Parcel 5 to the north.**

**LEGAL: North 100 feet of Lot 2, Block1, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, KS**

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-205, Parcel 7 to allow a 10% reduction from 100-feet to 75-feet between the sign on Parcel 2 to the south and Parcel 5 to the north, along North Ridge Road (2240 N. Ridge Road). General Provision #6.C shall be modified as noted in bold, red italics:

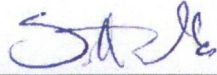
...and (2) except that for Parcel 7 on ridge Road the sign shall be placed with a minimum of ***90-feet*** of horizontal spacing between it and the sign on Parcel 2 to the south and Parcel 5 to the north,.....

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

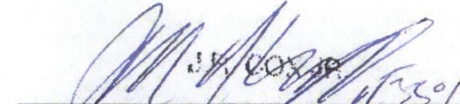
The “Development Application” sign should now be removed from the property. Please submit

one electronic copy to [kmorgan@wichita.gov](mailto:kmorgan@wichita.gov) and four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



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Scott Wadle, Director  
Metropolitan Area Planning Department



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John R. Cox, Jr., Interim Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Cindy Claycomb, CM District VI  
Cory Buchta, Community Liaison District VI

SITE PLAN FOR ADMINISTRATIVE ADJUSTMENT - REQUEST TO ALLOW MONUMENT CLOSER THAN WITHIN 100 FT OF EXISTING ADJACENT SIGNS  
 CONTRACTOR: TRIMARK, INC.  
 318 S. OSAGE  
 WICHITA, KS 67213  
 CONTACT: COLIN HEAGLER [ch@tmsign.com](mailto:ch@tmsign.com)



**LEGEND**

- PROPERTY LINES, FRONTAGE, CUP BOUNDARY
- GROUND SIGN
- WALL SIGN

# SITE PLAN

APPROVED *12/17/20* *Elmorya*

RIDGE ROAD (2250-7120)  
 631.76' TOTAL FRONTAGE  
 505.48' ALLOWED (80%)  
-417.0' USED  
 88.48' REMAINING  
-72.0' PROPOSED  
 16.48' TOTAL UNUSED

LOT 7 OF CUP DP-205 ALLOWED  
 UP TO 75 SQ. FT. SIGN

LAKERIDGE (2250)  
 (EXISTING)  
 100 sq. ft.  
 10' tall

LAKERIDGE (2250)  
 (EXISTING)  
 160 sq. ft.  
 16' tall

BLUE WAVE (2240)  
 (PROPOSED)  
 72 sq. ft. 6' tall

JIFFY LUBE (2220)  
 (EXISTING)  
 49 sq. ft. 20' tall

QUIKTRIP (7120)  
 (EXISTING)  
 108 sq. ft. 18' TALL

QUIKTRIP (7030)  
 (EXISTING)  
 108 sq. ft. 18' TALL

HURTS DONUT  
 (EXISTING)  
 48 sq. ft. 8' TALL

MEXICAN VIEJO  
 (EXISTING)  
 84 sq. ft. 20' TALL

SCALE 1" = 20'