Wichita-Sedgwick County Metropolitan Area Planning Department

July 13, 2022

Professional Standards Eight, LLC
Attn: Layton Kling
810 Tenderfoot Hill Rd. #204
Colorado Springs, CO 80906

Child Start Inc.
1002 South Oliver Avenue
Wichita, KS 67218

Luminous Neon Art and Sign Systems, Inc.
Attn: Dan Welu and Andrea Edwards
327 North Hydraulic
Wichita, KS 67214

Re: **BZA2022-00027: Administrative Adjustment request in the City to allow 132 feet of separation between pole signs; generally located on the south side of West Pawnee Avenue and within 500 feet east of South Meridian Avenue (2435 West Pawnee Ave.).**

Legal Description: East 250 feet, North 150 feet, Lot 1, Block 1, 1st Addition to Southwest Village, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for a Sign Code Adjustment to reduce the required distance between ground and/or pole signs from 150 feet to 132 feet along 250 feet of frontage. The remaining existing sign (Dollar General) is approximately 85 square feet and the new sign is approximately 50 square feet.

Section 24.04.251.2.a of the Sign Code allows a reduction of the minimum distance by up to one-third 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 commercial with uses allowed in the LC Limited Commercial and LI Limited Industrial zoning districts.

2) Compatibility with existing or permitted uses on abutting sites: Reduction of the distance between signs to 132 feet on a zoning lot will not impact the abutting sites. The installation of the proposed sign should not impact the visibility of existing pole signs along the same street frontage.

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 reduce the distance between signs from 150 feet to 132 feet is hereby GRANTED, subject to the following conditions:

1) The Administrative Adjustment is to allow a reduction of required separation from 150 feet to 132 feet; 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) The sign shall not be located within any easement unless appropriate permission has been obtained.

4) The sign shall not be located within any driveway sight triangle.

5) The sign shall not make copy or graphics changes faster than once per second.

6) No portable signs are allowed on the site.

7) 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.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

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

cc: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CRS District IV

Child Start
2435 W Pawnee
Wichita, KS 67213
Sign site plan 06/08/2022

SITE PLAN

APPROVED 7/13/22 BY

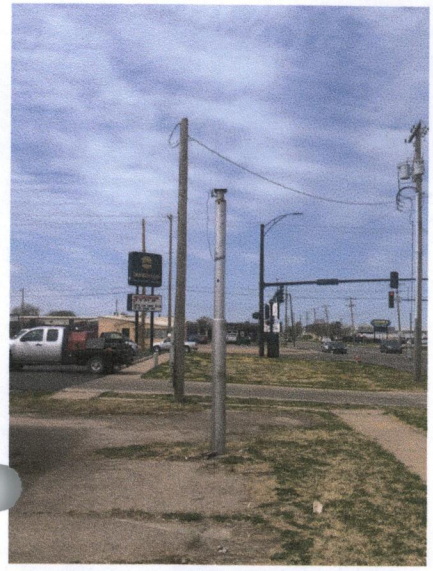
1 of 2

N

Existing pole to be used for Child Start cabinet

132lf

Existing Dollar General Pole sign



SITE PLAN

APPROVED 7/13/22 BY

2 of 2

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

SPECIFICATIONS

- DOUBLE-FACED, NON-ILLUMINATED, ALUMINUM SIGN CABINET PAINTED BLACK.
- DIGITALLY PRINTED FLEXIBLE FACES.
- PAINT EXISTING POLE STRUCTURE BLACK.

CUSTOMER: CHILD START
NAME: **TERESA RUPP**
LOCATION: 2435 W. PAWNEE
WICHITA, KS 67213

DATE: 4/22/22
DESIGN NO: DW-2012
ARTIST: AW

SCALE: 3/8" = 1'•1/8" = 1'

APPROVED: **DATE:**

LUMINOUSNeonInc
ART & SIGN SYSTEMS

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