



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

September 20, 2022

Wesley Medical Center  
Attn: Cathan Riding  
2610 N. Woodlawn  
Wichita, KS 67220

Luminous Neon  
Attn: Kevin Himes  
327 N Hydraulic  
Wichita, KS 67214

**RE: BZA2022-00039 – Administrative Adjustment in the City to the Sign Code to permit two off-site signs less than 100 square feet in area each in GO General Office District on property located on the east side of North Woodlawn Boulevard and within one-half mile south of East 29<sup>th</sup> Street North (2734 North Woodlawn Blvd).**

**LEGAL:**

**Control # 00549639 (signs located on this lot) Reserve A except South 216.95 feet of the West 23.72 feet thereof, Woodlawn North Pointe Addition, Wichita, Sedgwick County Kansas.**

**Applicant Property: Lot 1, Block 1, Hinkles Addition, Wichita, Sedgwick County, Kansas.**

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to permit two off-site signs approximately 30 square feet in area each on a parcel zoned GO General Office District to advertise a business on a zoning lot that abuts the subject property to the south. The proposed off-site signs will be located on existing masonry walls that currently have signs advertising the North Pointe development. We understand your desire is to replace the "North Pointe" signs with signs that advertise Wesley Medical Center.

Section 24.04.251-2(j) of the Wichita Sign Code permits off-site signs that do not exceed 100 square feet in area or 25 feet in height to advertise for businesses located on a zoning lot that abuts or is adjacent to the lot the sign will be located, and on which the proposed off-site sign would otherwise be allowed by on-site sign regulations set forth in Section 24.04.193.

We find that allowing the placement of two off-site signs on an abutting zoning lot as proposed meets the three conditions required by Section 24.04.222 of the Sign Code as set out below:

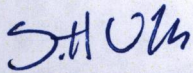
- 1) Impact on existing uses in surrounding areas: Properties to the north, east and south are zoned GO General Office District. Property to the north is developed with a medical imaging office. Properties to the east and south are undeveloped. The abutting zoning lot on which is located the subject business is zoned LC Limited Commercial District with PO 284 and is developed with a hospital. Property to the west, across North Woodlawn Boulevard, is zoned SF-5 Single-Family Residential District is partially undeveloped and developed with a school. The proposed off-site signs will be located on existing masonry walls that currently have signs advertising the North Pointe

development. We understand your desire is to replace the "North Pointe" signs with signs that advertise Wesley Medical Center.

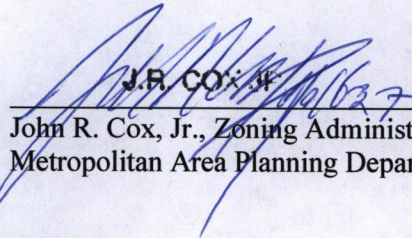
- 2) Compatibility with existing or permitted uses on abutting sites: The placement of the proposed off-site signs will not negatively impact the surrounding area as the masonry walls currently have sign advertising the North Pointe development. There will be no net increase in the number of signs. The signage on the existing masonry walls will be replaced.
- 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 permit two off-site signs that are approximately 30 square feet in area each in the GO General Office District is GRANTED subject to the following conditions:

- 1) The Sign Code Adjustment is permit two off-site signs to be placed on existing masonry walls as shown on the approved site plan and elevations; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) The signs shall be in general conformance with the approved elevation and site plan. The signs shall not be located within any easement unless the appropriate permission has been obtained. The signs shall be permitted and installed within one year from the date of approval. Portable signs are not allowed on the site.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code 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 Code Adjustment is null and void.

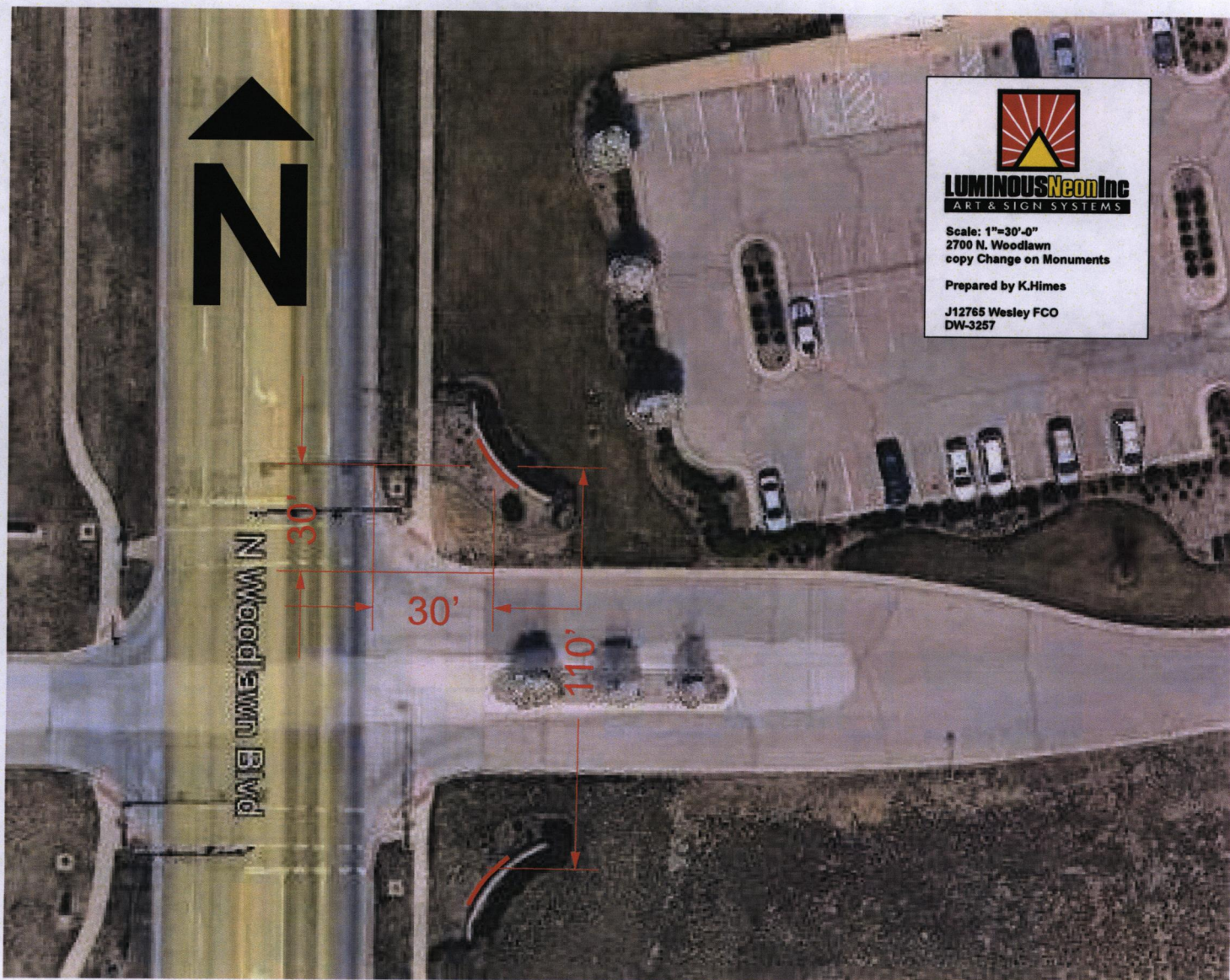


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Scott Wadle, Director  
Metropolitan Area Planning Department



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

cc: MABCD  
Brandon Johnson, CM District I  
Tasha Hayes, CSR District I



  
**LUMINOUS Neon Inc**  
ART & SIGN SYSTEMS

Scale: 1"=30'-0"  
2700 N. Woodlawn  
copy Change on Monuments

Prepared by K.Himes

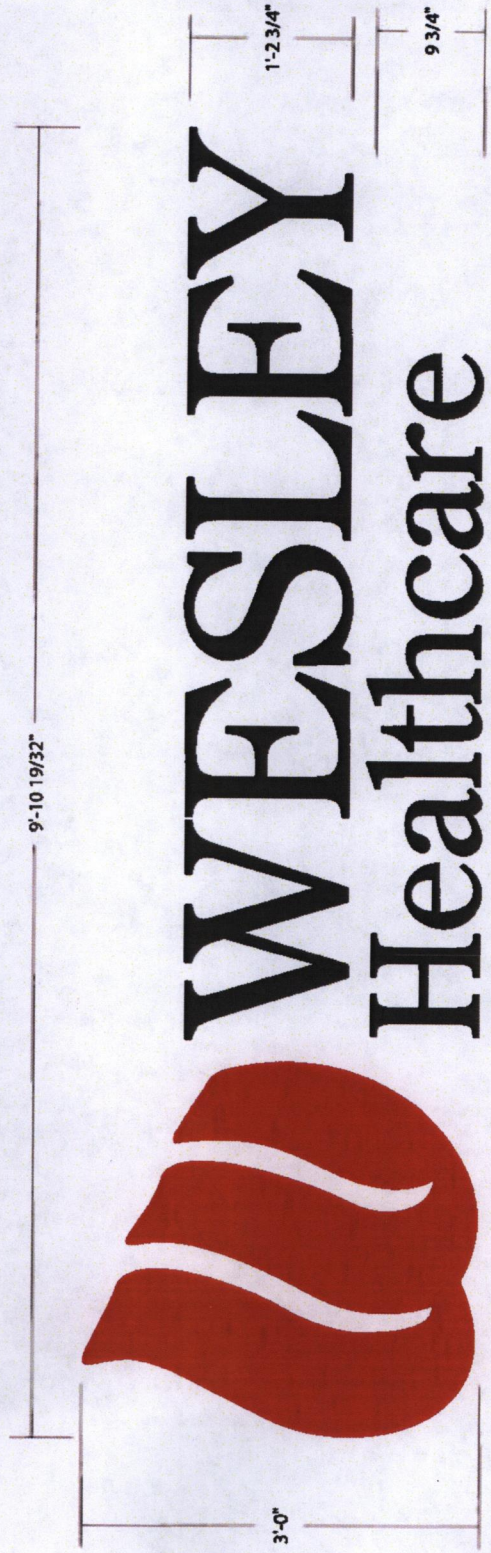
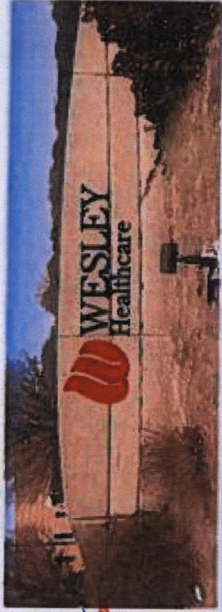
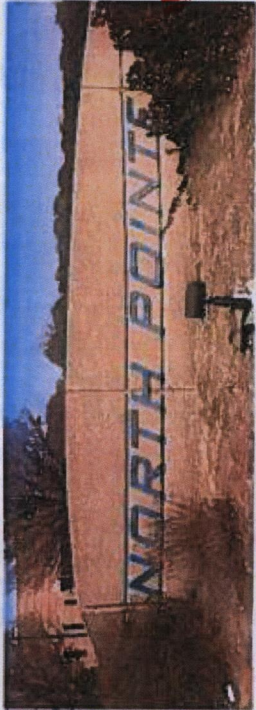
J12765 Wesley FCO  
DW-3257

# SITE PLAN

APPROVED 9/20/22 BY [Signature]  
1 of 2

# SITE PLAN

APPROVED *9/20/22* BY *Theresa J. [Signature]*  
*2 of 2*



**PMS 1807**

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

**SPECIFICATIONS**

- NON-ILLUMINATED, 3/8" THICK, FLAT, CUT-OUT ALUMINUM LETTERS AND LOGO.
- PAINTED BLACK AND TO MATCH LOGO RED.
- FLUSH MOUNT INSTALL.

<b>CUSTOMER:</b> WESLEY HEALTHCARE <b>NAME:</b> BRIAN LEABO <b>LOCATION:</b> 550 N. HILLSIDE WICHITA, KS 67214	<b>DATE:</b> 3/23/22 <b>DESIGN NO:</b> DW-1591 <b>ARTIST:</b> AW
	<b>SCALE:</b> 3/4" = 1'-0 1/8" = 1' <b>DATE:</b> 7/25/22

**APPROVED:** *[Signature]*



**LUMINOUS NEON INC.**  
 ART & SIGN SYSTEMS

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