



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

July 16, 2007

MMJD LLC  
807 N Main  
Wichita, KS 67203

**RE: BZA2007-31: Sign Code Adjustment to permit a second building sign on one elevation for a single tenant in NR Neighborhood Retail zoning.**

**Legal Description: Lot 1 Katherine Boyd Addition to Wichita, Sedgwick County, Kansas. Generally located north of Central and west of Edgemoor (5400 E Central Ste 106).**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a second building sign on one elevation for a single tenant in NR Neighborhood Retail zoning. From reviewing your application, we understand that you propose two 16-square foot building signs for one tenant at the east end of the building at 5400 E Central.

Section 24.04.251.2.d. of the Sign Code allows an adjustment to permit a second building sign on one elevation for a major user in NR Neighborhood Retail zoning when the three conditions required by Section 24.04.251.6. of the Sign Code are met. We find that allowing the second 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 surrounding include commercial uses along the Central frontage. Nearby residences do not face the sign location. The proposed second sign for a single tenant should have no greater impact on surrounding uses than a single sign.
- 2) Compatibility with existing or permitted uses on abutting sites: Adding a second sign should not reduce compatibility of the sign with surrounding uses, as the same total number of signs would be permitted for more tenants in smaller tenant spaces.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

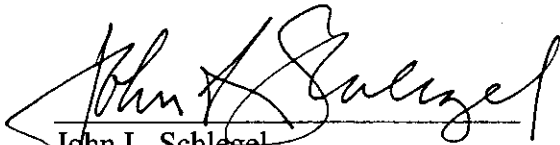
T 316.268.4421 F 316.268.4390

[www.wichita.gov](http://www.wichita.gov)


Our signatures below indicate that a Sign Code Adjustment to permit a second building sign on one elevation for a major user in NR Neighborhood Retail zoning on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The administrative adjustment shall be for a second building sign on one elevation for a single tenant only. Other users on this property shall be limited to one building sign per elevation unless a variance or administrative adjustment permits a second sign.
- 2) The sign shall be in conformance with the approved elevations and site plan.
- 3) Portable signage shall not be permitted on the subject property.
- 4) 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.



John L. Schlegel  
Planning Director



Kurt A. Schroeder  
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection  
JR Cox, Office of Central Inspection  
Chuck Carlson, Luminous Neon, PO Box 916, Hutchinson, KS, 67504

8'-0"

2'-0"

1'-6 3/4"

**PEEPLER PROSTHETICS**

8'-0"

2'-0"

**PEEPLER'S ORTHOTICS**

1'-6 3/4"



Tenant Three  
20'

Currently Vacant  
68'

SIGN 1

SIGN 2

EXISTING

T & L Nails

532 8216  
FULL SET \$12  
REDCURE \$10  
FALL \$12

EAST END OF SHOPPING  
Center



**BAUGHMAN COMPANY, P.A.**  
 ENGINEERING, SURVEYING & PLANNING  
 316/262-7271 • FAX 316/262-0149 • 315 ELLIS • WICHITA, KANSAS 67211

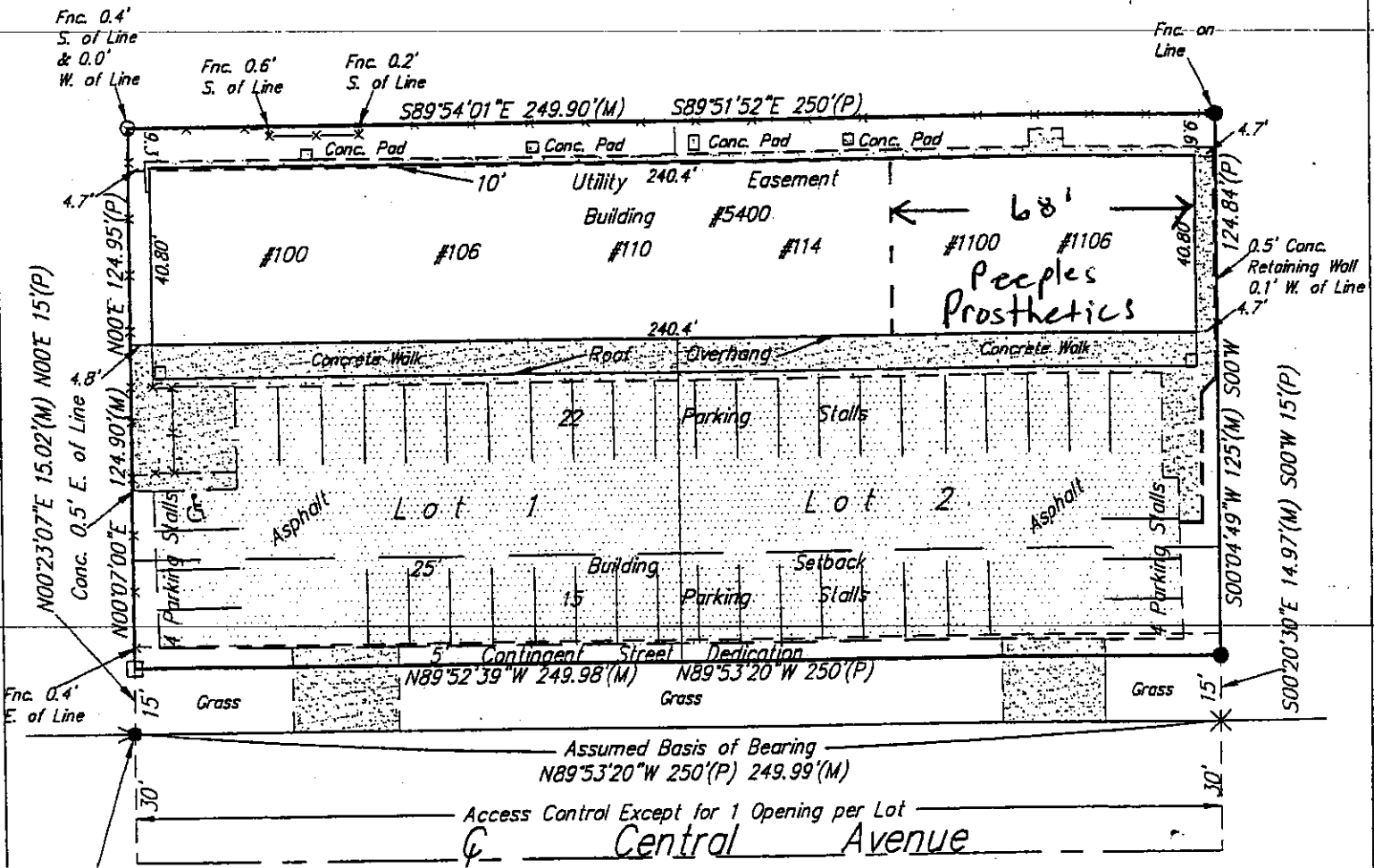
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- ⦿ = Chiseled V-Notch Found
- = 1/2" Iron Pipe Found
- = #4 Rebar Found
- = 3/4" Iron Pipe Found
- ✕ = Chiseled Cross Found



(P) = Platted  
 (M) = Measured



S.W. Cor. Lot 39, Blk 12  
 East Highlands Addition