

- 2) Compatibility with existing or permitted uses on abutting sites: Reducing the sign spacing should not reduce compatibility of the sign with surrounding uses, as sign spacing will still be 108 feet.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; there will be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

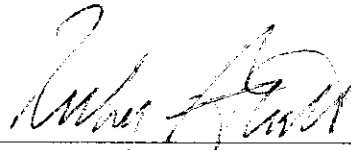
Our signatures below indicate that a Sign Code Adjustment to reduce the separation between ground signs from 150 to 108 feet on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The sign shall conform with the approved elevation rendering and site plan.
- 2) 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.



for John L. Schlegel
Planning Director



Ricky Stubbs
Co-interim Superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Pete Meitzner, CM District II
Antione Sherfield, NA, District II



TREE ROW

Map

Traffic

NEW PROPOSED SIGN

OLD PROPOSED SIGN

E Central Ave

12400
E Central Ave

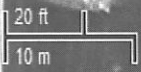
Wild Greens II

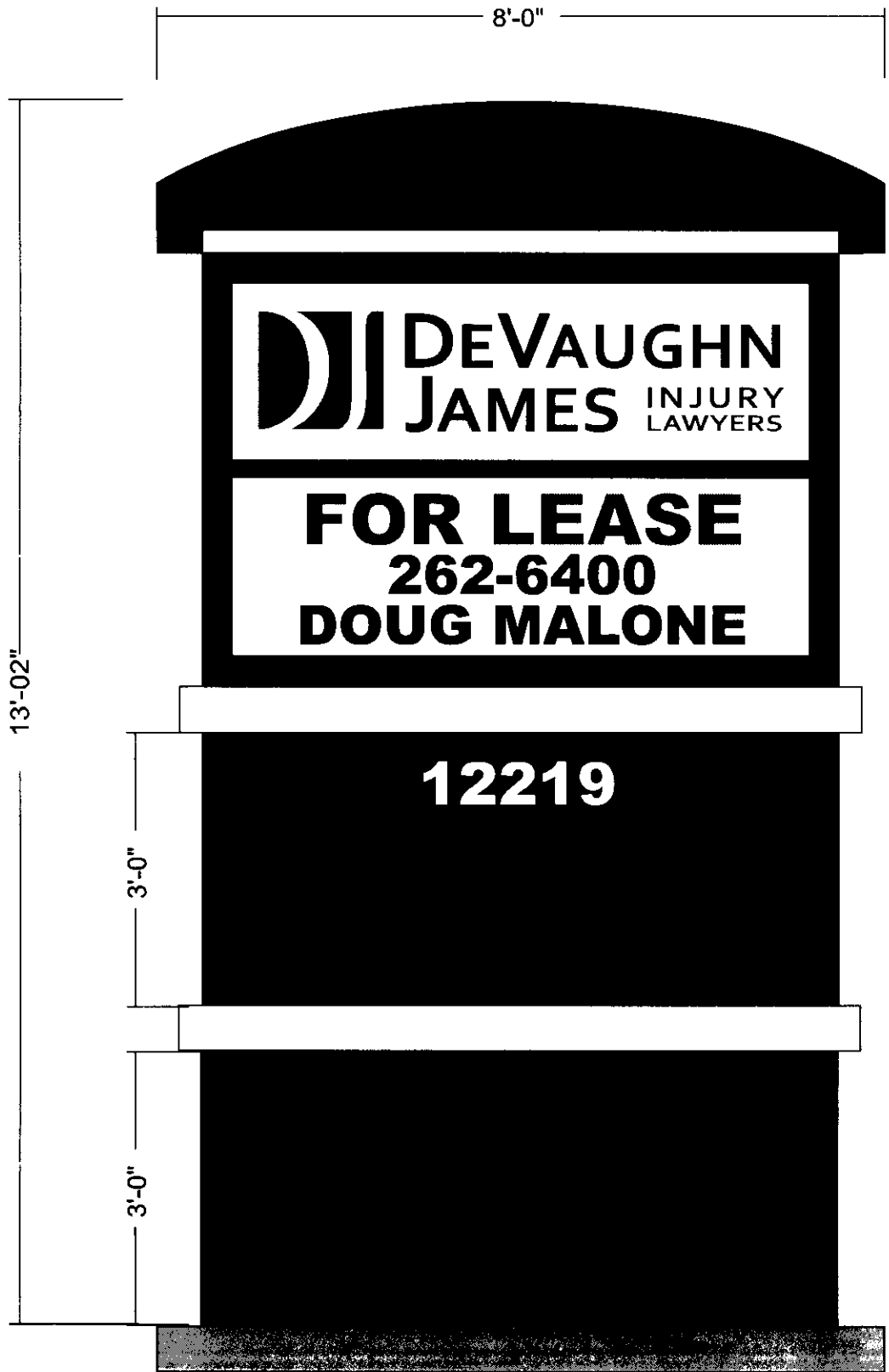
108

150

Janet Yenne [E]

Janet Yenne [E]





-MC

Company:

Description:

Specs/Price:



Ron's Sign Co.
 1329 S Handley
 Wichita, KS 67213
 Phone: 1.800.326.8914
 Fax: 1.316.267.0811

By signing this you agree that all sizes, graphics and specifications are correct and satisfactory.
 This layout is the property of Ron's Sign Co. and may not be used or duplicated without permission.

Approved by:

Date:



Wichita-Sedgwick County Metropolitan Area Planning Department

August 14, 2012

MARC LLC
914 N. Cypress Ct.
Wichita, KS 67206

Ron's Sign Co. c/o John Saindon
1329 S. Handley
Wichita, KS 67213

RE: BZA2012-46 City Sign Code administrative adjustment to reduce the separation between ground signs from 150 to 108 feet in GO General Office zoning, generally located south of East Central and west of 127th Street East (12219 E. Central).

Legal Description: LOT 3 BLOCK 1 Plaza Central Office Park ADD

Dear Applicants:

We reviewed your request for a Sign Code Adjustment to reduce the separation between ground signs from 150 to 108 feet on the aforementioned property. From reviewing your application, we understand that you propose to add a monument sign to the site.

Section 24.04.251.2.a of the Sign Code allows an adjustment to reduce the minimum allowed distance between ground signs 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 reducing the sign spacing from 150 to 108 feet 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 areas include residential and office land uses along a four-lane arterial street. The proposed sign spacing reduction should have no negative impacts on any existing residential uses in the area.

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