



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

June 13, 2014

QuikTrip West  
Attn: Joe Kim  
4705 South 129 East Avenue  
Tulsa, OK 74134

Schwab Eaton  
Attn: Anne Stephens  
8615 W. Frazier, Suite 2  
Wichita, KS 67212

**RE: BZA2014-00044: City Sign Code Adjustment to increase the height of a new on-site pole sign 20 feet above an elevated freeway in "LI" - Limited Industrial zoning.**

**Legal Description: LOT 1, BLOCK 3, GREAT PLAINS BUSINESS PARK 2ND ADDITION to Wichita, Sedgwick County, Kansas. The property is generally located at the southeast corner of 35<sup>th</sup> Street North and Oliver (3520 N. Oliver.)**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to increase the height of a new on-site pole sign to 40 feet in "LI"-Limited Industrial zoning on a parcel containing approximately 2.75 acres.

Section 24.04.251.h of the Sign Code allows increasing the maximum allowed height of on-site pole signs located within seventy-five feet of a zoning lot line that directly abuts the right-of way of an elevated portion of a highway structure to a height at the top of the sign that does not exceed twenty feet above the height of the top of the highest railing or barrier along the traffic deck.

We find that allowing the height adjustment of the new on-site pole 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 use in the surrounding area is LI to the north; LI to the east; LC and SF-5 to the south; and SF-5 to the west of the site.


- 2) Compatibility with existing or permitted uses on abutting sites: The height adjustment will be compatible with existing signage in the vicinity.
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way or utility easements; 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 increase the height of a new on-site pole sign up to 20 feet above the traffic deck or railing, allowing a total height of 40 feet in LI-Limited Industrial zoning on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The Sign Code Adjustment is for an increase in total height to 40 feet only; 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 substantial conformance with the approved elevation and site plan. The sign 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 Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Sign Code Adjustment is null and void.

The development application sign should now be removed from the property.

  
\_\_\_\_\_  
John L. Schlegel, Director  
Metropolitan Area Planning Department

  
\_\_\_\_\_  
Thomas J. Stolz, Director  
Metropolitan Area Building and Construction  
Department

cc: JR Cox, MABCD  
Lavonta Williams, CM District I  
Alana Haynes, NA District I

# SITE PLAN

APPROVED 6-13-2014 *[Signature]*



## QUIKTRIP #322

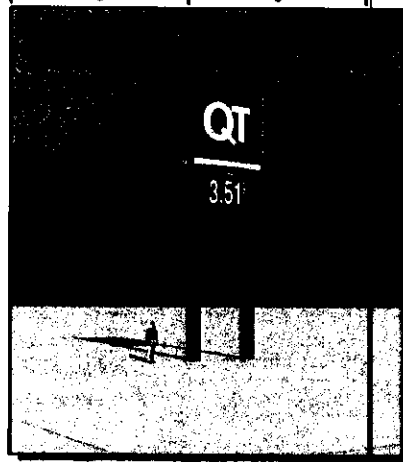
Sign Location  
Tuesday, September 24, 2013

The information presented hereon is best available data gathered by MKEC from various outside sources. MKEC does not guarantee the positional accuracy the data shown.  
In no event shall MKEC become liable to users of the data presented hereon, for any loss or damages, consequential or otherwise, including but not limited to time, money, or goodwill, arising from the use of the presented data.  
In using the data presented hereon, users further agree to indemnify, defend, and hold harmless MKEC for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data.



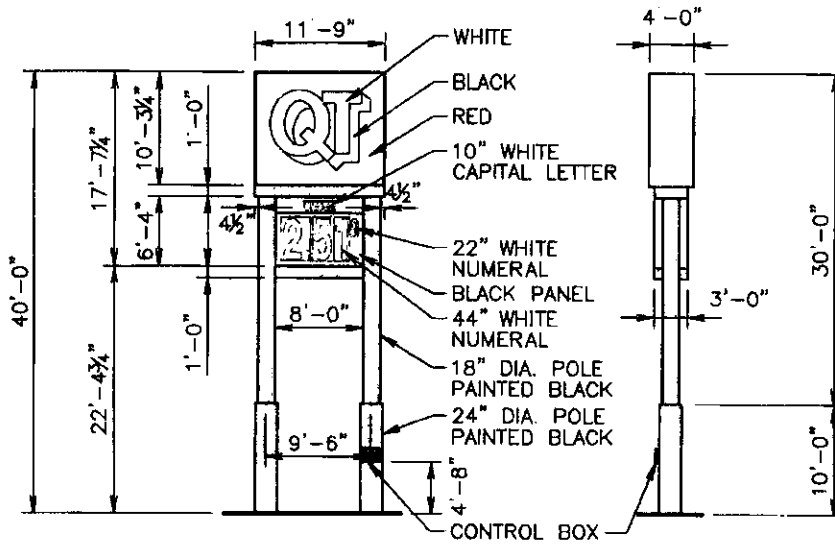
for 6/4/14

• HR12  
C REDUCED  
HEIGHT.



# SITE PLAN

APPROVED 6-13-2014 BY *[Signature]*



Custom High Rise  
Pole Sign  
HR-12LP-40 FEET TALL

NOTES	
DRAWN BY	JAW
ISSUE DATE	6/4/14

SQUARE FOOTAGE	
TYPEFACE	95
INSIDE CAN	104
ENTIRE SIGN	172

### SPECIFICATIONS:

- Logo:** Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.
- Unlead Panel:** 177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Opaque Black Background with Translucent White Text
- Logo Cabinet/Pricer Cabinet/Base:** Aluminum Construction, Internally Illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss. Column supports painted Akzo Noble Black Low Gloss.

SCALE	
1/16" = 1'-0"	
SERIAL NUMBER:	
HR-12LP-40	
STORE NUMBER:	
0322	