



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

February 20, 2004

Johnny Stevens
Waterfront Commercial Properties
Building E, Suite 200
1223 N. Rock Road
Wichita, KS 67206

Re: BZA2004-00007: Zoning Adjustment to reduce the setback along 13th Street North for an off-site sign from 20 feet to 16 feet.

Legal Description: Lots 6, 7, & 8, Block 1, The Waterfront Addition, Wichita, Sedgwick County, Kansas. Generally located north of 13th Street North and east of Webb Road (1401 Waterfront Parkway).

Dear Mr. Stevens:

We have reviewed your request for a Zoning Adjustment to reduce the setback along 13th Street North for an off-site sign on the aforementioned property. From reviewing your application, we understand that you propose to construct an off-site sign to advertise businesses located within The Waterfront development but not located on the same zoning lot as the sign. The Sign Code requires that off-site signs conform to all building setbacks, and the "LI" Limited Industrial zoning district requires a 20-foot setback along 13th Street North. Since the parking lot island in which the sign is to be located has already been constructed in a manner that does not allow conformance with the required 20-foot setback, you are requesting to reduce the setback along 13th Street North for the off-site sign by 20 percent from 20 feet to 16 feet.

Section V-I.2.a. of the Unified Zoning Code allows an adjustment to reduce setbacks by up to 20 percent when the four conditions required by Section V-I.6. of the Unified Zoning Code are met. We find that the reduction of the setback as proposed meets the four conditions required by Section V-I.6. of the Unified Zoning Code as set out below:

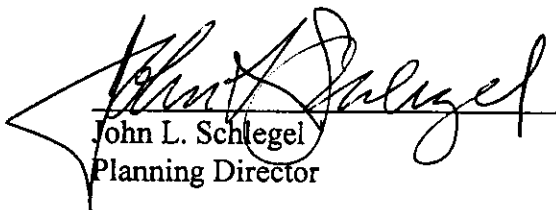
- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed encroachment should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity because the proposed sign will be located within a parking lot island and the proposed sign does not encroach into to any circulation paths.

- 2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the reduction of the setback, as the proposed encroachment into the setback is minor nature and should not be noticeable.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed sign will comply with all development standards except for the minor setback encroachment; therefore, the minor setback encroachment should not reduce the compatibility of the proposed sign with existing and permitted uses on abutting sites.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or 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.

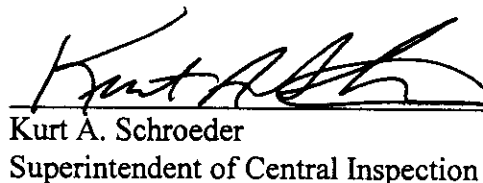
Our signatures below indicate that a Zoning Adjustment to reduce the setback along 13th Street North for an off-site sign on the aforementioned property from 20 feet to 16 feet is hereby granted, subject to the following conditions:

- 1) The off-site sign shall be developed in general conformance with the approved site plan and elevation drawing and shall advertise only businesses within The Waterfront development.
- 2) The setback reduction shall apply only to the "Tenant Sign - Relocated" as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.
- 3) 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 zoning adjustment sign may now be removed from the property.



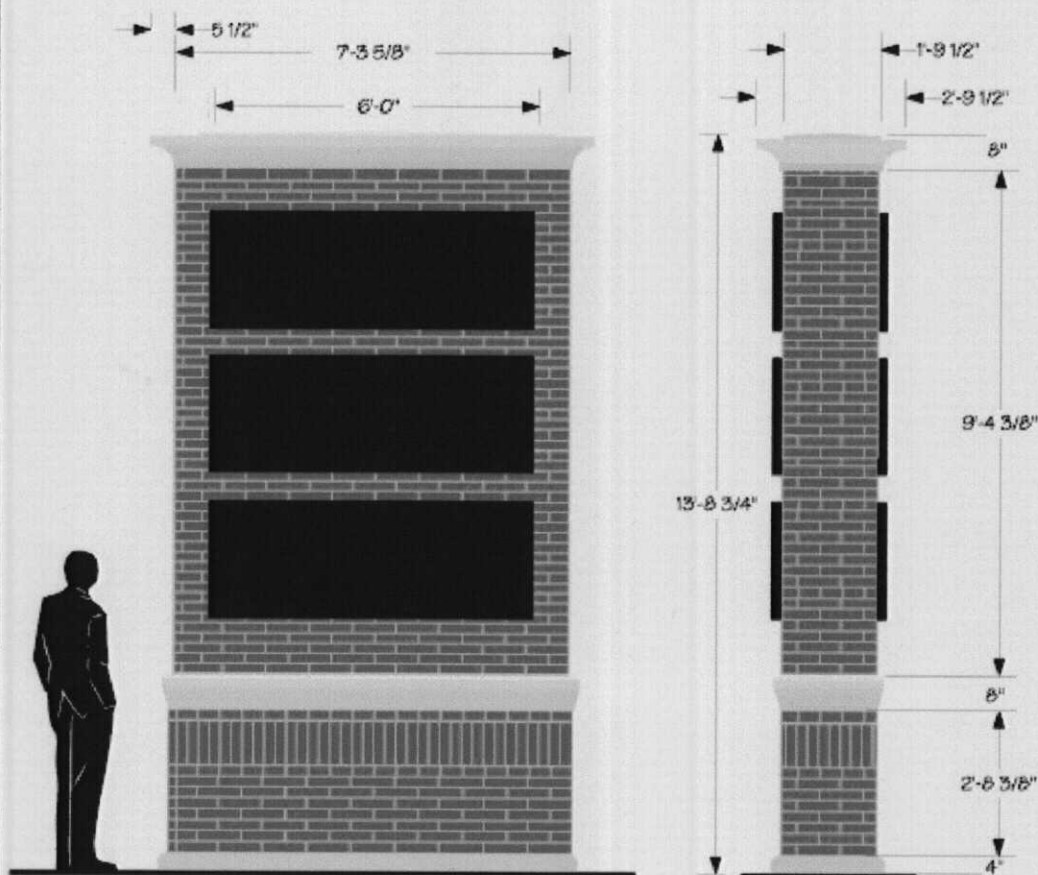
John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

Enclosure

cc: Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection



Colors:
Brick & Stone to match
Black / White

Typesyles:
Individual logotypes

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		APPROVED _____	DATE _____
DESIGN NO. JW-1408	DATE 11/2/03		
SCALE 3/8" = 1"	ARTIST JDS		
CUSTOMER Clark Investment Wichita, KS			

BZA2004-00007
SITE PLAN

APPROVED 7-20-04 BY SK