



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

August 25, 2006

Wichita Inn Suites Inc.  
c/o Doug Maryott  
5211 E Kellogg  
Wichita, KS 67218

Judy Manka  
Luminous Neon, Inc.  
PO Box 916  
Hutchinson, KS 67504

**RE: BZA2006-60: Sign Code Adjustment to alter a legal non-conforming sign, reducing the size, in "LC" Limited Commercial zoning.**

**Legal Description: Lot 1 Cain & Smith's Addition Replat, and Lot 2 New Western Addition, Wichita, Sedgwick County, Kansas. Generally located south of Kellogg and east of Oliver (5211 E Kellogg).**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to alter a legal non-conforming sign, making it smaller, on property zoned "LC" Limited Commercial. From reviewing your application, we understand that you propose to reduce the sign face size from 349 square feet to 310 square feet, including an LED sign.

Section 24.04.251.f. of the Sign Code allows changes to the structure of a legal non-conforming sign if the extent of the legal non-conforming sign size is reduced. We find that allowing the proposed changes meets the three conditions required by Section 24.04.251.6. of the Sign Code as set out below:

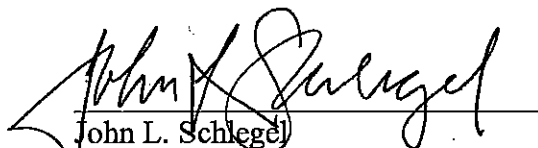
- 1) Impact on existing uses in surrounding areas: The immediate area is predominately developed commercial uses along the Kellogg frontage. Decreasing the size of the legal non-conforming sign should not adversely impact the existing uses in the area, as the sign area will be smaller.

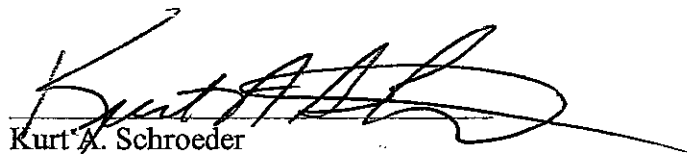
- 2) Compatibility with existing or permitted uses on abutting sites: Decreasing the size of the legal non-conforming sign will not make the sign any less compatible with existing or permitted uses on abutting sites.
- 3) Effect on public health, safety or welfare: There will be no further encroachment into public utility easements or right-of-way; therefore, there should be no 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 Sign Code Adjustment to alter a legal non-conforming sign, making it smaller, is granted, subject to the following conditions:

- 1) The legal non-conforming sign shall generally conform to the location, size, and design of the approved elevation drawing 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.

  
John L. Schlegel  
Planning Director

  
Kurt A. Schroeder  
Superintendent of Central Inspection

Enclosures

cc: Randy Sparkman, Office of Central Inspection  
J. R. Cox, Office of Central Inspection

REMOVE EXISTING APPROACHES

KELLOGG DRIVE

SOLAN  
LOCATION

EXISTING APPROACH

20' Building Setback  
13 CARS

8 CARS

LIMITS OF NEW  
CONSTRUCTION

NEW APPROACH PER  
CITY STANDARDS  
1'-6" W/ 12"

B/ 5A1

EXISTING GRASS  
LOT  
EXISTING ASPHALT

13 CARS

RETAIL BUILDING  
6,400 S.F.

6 CARS

9 CARS

9 CARS

PINECREST

EXISTING ENTRY DRIVE  
AND PARKING

20' Dral  
Easemen

15' Maint  
Access  
Construc  
Easemen

EXISTING APPROACH

SERVICE

WATER METER

EXISTING APPROACH

LIMITS OF NEW  
CONSTRUCTION

EXISTING ENTRY DRIVE

DELETE EXISTING OVERHEAD  
ELEC. PRIMARY LINE, POLE  
AND POLE MID TRANSPORT

ASSUMED PROPERTY LINE

**APPROVED**

SITE PLAN #2A-2006-60

EXISTING DRIVE

EXISTING HOTEL

Date: 8-30-06

EXISTING DRIVE

3'-10 1/4"

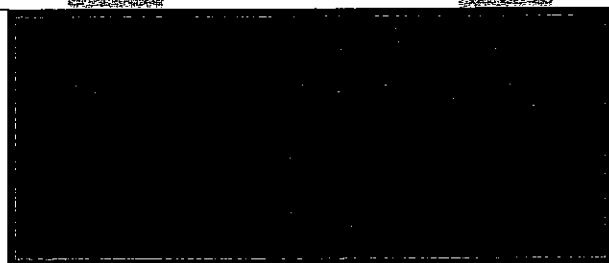
22'-0"

243 #



11'-1/2"

4'-3 3/4"



5'-4"

67 #

9'-11"

**APPROVED**  
ELEVATION #24 2006-60

Total Sq. Footage

243

67

310 #

Date: 8-2-06

12'-7"

**CUSTOMER:** WICHITA SUITES  
**NAME:** WICHITA SUITES  
**LOCATION:** WICHITA, KS

**DATE:** 4/26/06  
**DESIGN NO.:** JM-12991 R2  
**ARTIST:** MH

**SCALE:** 1/4" = 1'

**SPECIFICATIONS**

- (1) DOUBLE-FACE, INTERNALLY-ILLUMINATED, FLEX FACE SIGN.
- 5' 4" X 12' 7" RED LED MESSAGE CENTER WITH FOUR LINES OF 12" COPY. 32 X 80 MATRIX.
- COLORS: CABINET PMS 313E DK. BRONZE, POLE COVER COLORS TO MATCH PMS 468 LT. BEIGE. VINYL COLORS FOR THE ID SIGN WILL BE 3630-76 HOLLY GREEN, 3630-84 TANGERINE, 3630-149 LT. BEIGE.
- FONT: CUSTOMER LOGO (UNIVERSITY ROMAN BOLD)

**APPROVED:**

**DATE:**

© 2005 LUMINOUS NEON, INC.  
This design is the property of LUMINOUS NEON, INC. Rights are transferred to the customer upon completion of order. This design is not to be used in whole or in part without the written permission of the company. The PANTONE (PMS) and/or vinyl colors shown on printed document are a four-color process simulation and may not match PANTONE and vinyl identified spot color standards. Use a PANTONE Color Reference Manual or vinyl swatch book for accurate display of colors.



**LUMINOUS Neon Inc**  
ART & SIGN SYSTEMS