



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

April 24, 2018

NFC Land and Cattle LLC  
1081 S Glendale  
Wichita, KS 67218

Luminous Neon, Inc.  
Attn: Andrea Edwards  
1429 W. 4th  
Hutchinson, KS 67501

**RE: BZA2018-00013: City Sign Code Adjustment to reduce distance between ground signs by up to one-third the distance.**

**Legal Description: BEG 121.67 FT W SE COR LOT 1 TH W 156.33FT N 200FT E 155FT N 27.67FT E 48.45FT S 81FT W 47.40FT S 146.67FT TO BEG BLOCK 1 CIVIC CENTER NORTH ADDITION; AND BEG 278 FT W SE COR LOT 1 W 30 FT N 603.07 FT E 30 FT S 253.07 FT E 5FT S 150 FT W 5 FT S 200 FT TO BEG BLOCK 1 CIVIC CENTER NORTH ADDITION; AND BEG 308 FT W SE COR LOT 1 W 144.18 FT N 242.8 FT E 144.18 FT S 242.8 FT TO BEG BLOCK 1 CIVIC CENTER NORTH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. Generally located on the north side of W. Douglas Avenue and east of N. Civic Center Place (220 – 300 W. Douglas)**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to reduce required distance between ground and/or pole signs from 150 feet to 100 feet.

Section 24.04.251.2.a of the Sign Code allows a reduction of the minimum distance 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 allowing the sign as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

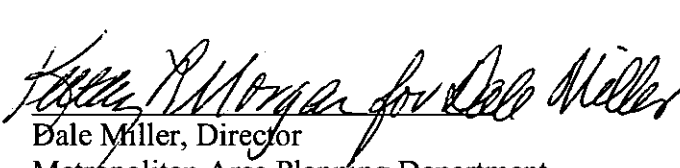
- 1) Impact on existing uses in surrounding areas: Existing uses in the surrounding area are commercial uses allowed in CBD Central Business District zoning district.
- 2) Compatibility with existing or permitted uses on abutting sites: Reduction of the distance between signs to 100 feet on a zoning lot will not impact abutting sites.

- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; 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 reduce distance between signs to 100 feet is **GRANTED**, subject to the following conditions:

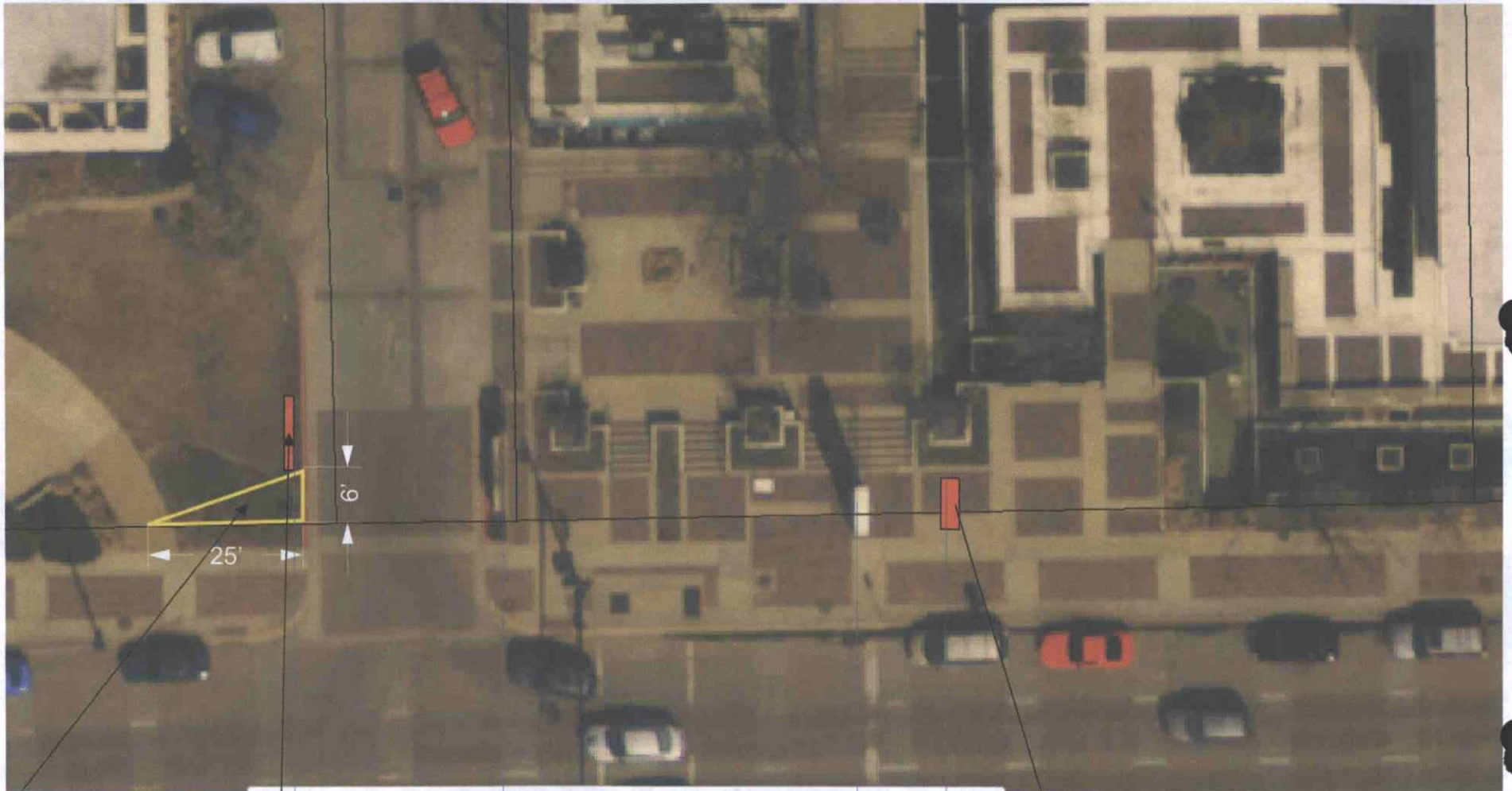
- 1) The Administrative Adjustment is to allow a reduction of required separation from 150 feet to 100 feet; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) The sign shall be in general conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval.
- 3) The sign shall not be located within any easement unless the appropriate permission has been obtained.
- 4) The sign shall not be located within any driveway site triangle.
- 5) The sign shall not make copy or graphics changes faster than once per second.
- 6) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Sign Adjustment is null and void.

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

  
Dale Miller, Director  
Metropolitan Area Planning Department

  
Scott Knebel, Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Cindy Claycomb, CM District VI  
Brandon Findley, Community Services Representative District VI



Drive site triangle  
required to stay clear of

Existing Papa John's  
Sign Placement

Existing Garvey Center  
Sign placement

Garvey Sign  
New placement on 3/9/18

Papa John's Sign New placement  
\*With administrative adjustment approval

**SITE PLAN**

APPROVED 4/24/18 BY *R. Morgan*



**LUMINOUS Neon Inc**  
ART & SIGN SYSTEMS

Site plan prepared by:  
Andrea Edwards