



Wichita-Sedgwick County Metropolitan Area Planning Department

December 17, 2020

JCH Investment LLC
Attn: Josh
4125 N. Parkdale Circle
Maize, KS 67101

TriMark Signworks, Inc.
Attn: Colin Heagler
318 S. Osage
Wichita, KS 67213

RE: CUP2020-62 – City CUP Administrative Adjustment to Lake Ridge Commercial Community Unit Plan DP-205 to modify General Provision #6.C to allow a reduction of horizontal sign separation of 10% from 100 feet to 90-feet on Parcel 7 between the sign on Parcel 2 to the south and Parcel 5 to the north.

LEGAL: North 100 feet of Lot 2, Block1, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, KS

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-205, Parcel 7 to allow a 10% reduction from 100-feet to 75-feet between the sign on Parcel 2 to the south and Parcel 5 to the north, along North Ridge Road (2240 N. Ridge Road). General Provision #6.C shall be modified as noted in bold, red italics:

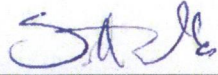
...and (2) except that for Parcel 7 on ridge Road the sign shall be placed with a minimum of ***90-feet*** of horizontal spacing between it and the sign on Parcel 2 to the south and Parcel 5 to the north,.....

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

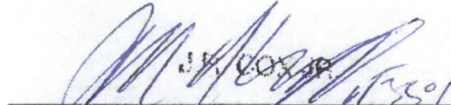
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit

one electronic copy to kmorgan@wichita.gov and four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Interim Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Cindy Claycomb, CM District VI
Cory Buchta, Community Liaison District VI

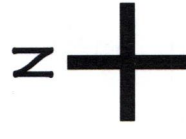
Z

CONTRACTOR: TRIMARK, INC.

318 S. OSAGE

WICHITA, KS 67213

CONTACT: COLIN HEAGLER ch@tmisign.com



SITE PLAN

APPROVED

1272

klmxyz

RIDGE ROAD (2250-7120)

631.76' TOTAL FRONTAGE

505.48' ALLOWED (80%)

-417.0' USED

88.48' REMAINING

-72.0' PROPOSED

16.48' TOTAL UNUSED

LOT 7 OF CUP DP-205 ALLOWED
UP TO 75 SQ. FT. SIGN

MEXICAN VIEJO
(EXISTING)
84 sq. ft. 20' TALL

HURTS DONUT
(EXISTING)
48 sq. ft. 8' TALL

QUIKTRIP (7030)
(EXISTING)
108 sq. ft. 18' TALL

QUIKTRIP (7120)
(EXISTING)
108 sq. ft. 18' TALL

SCALE 1" = 20'