

# SITE PLAN

Part of Block 1,  
Orme & Phillip's Addition  
700 S. Broadway Wichita, Kansas  
Kansas Blue Print  
Elevation Exhibit

APPROVED 12-8-04 BY SK

East Bound  
U.S. Highway 54  
Overpass Bridge

Top of Guard Rail  
Elevation = 133.3

Kellogg Drive  
One Way East

Existing  
Monument  
Sign

Proposed  
Sign Location  
2"X2" Wooden Hub  
Elevation = 107.6

Building #700  
Kansas Blue Print

Topeka Avenue  
One Way South

Broadway Avenue



October 29, 2004

NOTE: Baughman Company, P.A. has not researched any title examination of subject property. An abstract or title insurance company would need to be contacted to research and provide to us any easements, rights-of-ways or dedications.

**BENCHMARK**  
"□" Squar Cut Top Curb  
Elev. = 107.05 City Datum  
1294.45 M.S.L.

14'-9"

3'-10"

13'-2"

# Kansas Blue Print

2'-0"

## Color copies 16¢



5'-10"

## Reprographics Since 1922

1'-6"

25.7' TO GROUND

BZA2004-00087

# SITE PLAN

APPROVED 12-8-04 BY SK

### George Lay Signs Inc.

1016 NORTH WACO • WICHITA KS. 67203-3999  
(316) 262-0433 • (800) 888-0433 • FAX (316) 262-3306  
laysigns@laysigns.com

APPROVED BY:

CUSTOMER NAME:  
KANSAS BLUE PRINT

SCALE:  
3/8" = 1'

**SPECIFICATIONS:**  
NEW D/F POLE SIGN CONSISTING OF 18" X 149"  
AND 2' X 14' 9" SIGN CABINETS WITH FORMED  
PLASTIC FACES, PAINTED 2ND SURFACE PMS 282 BLUE  
DAKTRONICS RGB COLOR LED MESSAGE CENTER  
5' 10" X 14' 9" 48 X 128 34MM MATRIX.  
KBP LOGO IS ILLUMINATED ROUTED CABINET WITH  
BACKUP PLASTIC . ACCENT CAB PAINTED SILVER  
AND PMS 4715.

LOCATION:  
700 S BROADWAY

SALESPERSON: BRIAN RADER DATE: MAR 04 W.O. #


FILE NAME: KBP.CDR VRSN: A PAGES: 1 OF 4 SKETCH # S 4413

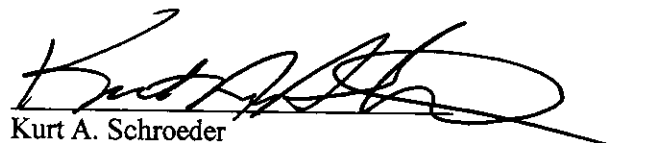
- 1) Impact on existing uses in surrounding areas: The immediate area is predominately developed freeway frontage that is zoned for high-intensity commercial uses. Increasing the permitted height of the sign to where the bottom of the sign is even with the height of the highway railing is consistent with existing signs on adjacent properties and, therefore, should not adversely impact the existing uses.
- 2) Compatibility with existing or permitted uses on abutting sites: The increased height of the sign should not make the sign incompatible with existing or permitted uses on adjacent properties, as they also have developed with signs at height where the bottom of the sign is even with the height of the highway railing or lower.
- 3) 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 Sign Code Adjustment to increase the maximum allowed height of a pole sign adjacent to an elevated highway on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The sign shall be limited to a maximum height of 38.9 feet and shall generally conform to the location and design of the approved site plan and elevation drawing.
- 2) The sign shall conform with all other regulations of the Sign Code and shall be installed in accordance with the requirements of a sign permit.
- 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 "Development Application" sign should now be removed from the property. If you are dissatisfied with the conditions of approval, a Variance application may be submitted to the Board of Zoning Appeals for the originally requested sign height, in which case the filing fee for this adjustment will be applied towards the filing fee for a Variance.

  
John L. Schlegel  
Planning Director

  
Kurt A. Schroeder  
Superintendent of Central Inspection

Enclosures

cc: Jerry Sims, Kansas Blue Print, PO Box 793, Wichita, KS 67201  
Brian Rader, George Lay Signs, 1016 N. Waco, Wichita, KS 67203  
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



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

December 8, 2004

Allen Bell  
City of Wichita  
455 N. Main St.  
Wichita, KS 67202

**RE: BZA2004-00087: Sign Code Adjustment to increase the maximum allowed height of a pole sign adjacent to an elevated highway.**

**Legal Description**: Even Lots 8-24, Block 1, Orme and Phillips Addition, excluding beginning at the northeast corner of Lot 8, thence south 13.07 feet, thence west 120.12 feet, thence southwesterly 117.22 feet to the south line of Lot 16, thence west 4 feet to the southwest corner of Lot 16, then north 125 feet to the northwest corner of Lot 8, thence east 140 feet to the point of beginning; together with Odd Lots 7-23, Block 1, Orme and Phillips Addition, excluding beginning at the northeast corner of Lot 7, thence south 18.5 feet, thence northwesterly 140 feet to a point on the west line of Lot 7, thence north 11.25 feet to the northwest corner of Lot 7, thence east 140 feet to the point of beginning. Located at the southeast corner of Kellogg and Broadway (700 S. Broadway).

Dear Mr. Bell:

We have reviewed your request for a Sign Code Adjustment to increase the maximum allowed height a pole sign adjacent to an elevated highway on the aforementioned property. From reviewing your application, we understand that you propose to construct a sign for a printing business along Kellogg adjacent to the downtown flyover.

You submitted an exhibit that illustrates that the highest point of the highway railing at a point perpendicular to the sign is 25.7 feet above the ground elevation of the proposed sign. In your application, you propose that the sign be 52'2" in height rather than the 25 feet in height permitted without an adjustment; however, a sign code adjustment limits signs to 20 feet above the highway railing, which is only 45.7 feet in this instance. Additionally, the Board of Zoning Appeals has recently considered two requests to increase the permitted height of signs adjacent to the downtown flyover. The BZA denied one request and permitted the second request at height where the bottom of the sign is even with the height of the highway railing, thereby establishing a precedent for consideration of requests to increase sign height adjacent to the downtown flyover. Therefore this adjustment will permit the sign at a height where the bottom of the sign is even with the height of the highway railing, or 38.9 feet in overall sign height.

Section 24.04.251.2.h. of the Sign Code allows an adjustment to increase the maximum height of signs located within 75 feet of an elevated highway up to 20 feet above the highest railing perpendicular to the sign when the three conditions required by Section 24.04.251.6. of the Sign Code are met. We find that increasing the height of the sign to 38.9 feet meets the three conditions required by Section 24.04.251.6. of the Sign Code as set out below: