



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

November 8, 2006

Insite Medical Partners LLC  
8100 E 22<sup>nd</sup> Street N Bldg 2100-4  
Wichita KS 67226

**RE: BZA2006-00073 – County variance to increase the size of a ground sign from 96 to 140 square feet and building signs from 32 to 189 square feet on property zoned GO General Office, generally located south of 21st Street North approximately 1/4 mile east of 135th Street West (13213 W 21st Street Court North).**

Dear Ladies and Gentlemen:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the County Board of Zoning Appeals on **November 7, 2006**. This resolution reflects the official action of the Board. It is forwarded to you for your information and files.

If you have any questions concerning this matter, please call our office at 268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jess McNeely'.

Jess McNeely, Senior Planner  
Current Plans Division

JMC/yja

Cc: Judy Manka, Luminous Neon Inc. PO Box 916, Hutchinson KS 67504  
Tom Winters, BOCC, District III, Mail Stop County Suite 320  
Bob Parnacott, County Law Dept., Mail Stop, County Suite 359  
Glen Wiltse, County Code Enforcement, 1144 S. Seneca, Wichita, KS 67213

**BZA RESOLUTION NO. 2006-00073**

WHEREAS, Insite Medical Partners LLC (Owners/Applicants); pursuant to Kansas Statutes Annotated 12-759 *et. seq.*, requests a variance to Section 6-346(d)(3)b. of the County Sign Code to increase the permitted area of a monument sign from 96 square feet to 140 square feet; and a variance to Section 6-346(d)(3)b. of the County Sign Code to increase the permitted area of building signs for one major use in one building from 32 square feet to 189 square feet in "GO" General Office zoning on the following property:

Lots 1-5, Block A, Eberly Farm Office Park Addition. Generally located south of 21st Street North and east of 135th Street West.

**WHEREAS**, proper notice as required by ordinance and by the rules of the Sedgwick County Board of Zoning Appeals has been given; and

**WHEREAS**, the Sedgwick County Board of Zoning Appeals did, at the meeting of November 7, 2006, consider said application; and

**WHEREAS**, the Sedgwick County Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq.*; and

**WHEREAS**, the Sedgwick County Board of Zoning Appeals has found that the variance is unique in that the site is a large medical office complex including large medical clinic buildings, similar in size to large retail commercial developments, and not anticipated by the Sign Code limitations within "GO" General Office zoning. The site has 920 linear feet of frontage along 21<sup>st</sup> Street North; this frontage could have been developed with many businesses, each with their own signage, but the medical complex will instead limit signage on 21<sup>st</sup> to one multi-tenant sign. The size of the medical clinic building could house numerous businesses, each with their own separate building signage. The depth of the site places the building, and therefore the building signs, over 200 feet from 21<sup>st</sup> street north. The site is also unique given its location along 21<sup>st</sup> Street North, a heavily traveled arterial street with significant development pressures, and nearby commercial zoning with larger sign area allocations. The topography of the site is unique, as the site is visually screened to the northwest by a hill.

**WHEREAS**, the Sedgwick County Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners, as no adjacent properties have residences that will view the proposed signs. Adjacent property to the west will most likely be developed with commercial uses at the 21<sup>st</sup>/135<sup>th</sup> intersection over time.

**WHEREAS**, the Sedgwick County Board of Zoning Appeals has found that the strict application of the provisions of the Sign Code of which variance is requested will constitute an unnecessary hardship upon the property owners represented in the application as a smaller multi-tenant sign along 21<sup>st</sup> Street North (and therefore smaller individual tenant signs) would not be legible to drivers along 21<sup>st</sup> Street North looking for a specific tenant. Also, a 32 square-foot building sign for a clinic would not be adequately visible to be identified by passing drivers, looking for the site, given its location over 200 feet from 21<sup>st</sup> Street, and given the size of the clinic building.

**WHEREAS**, the Sedgwick County Board of Zoning Appeals has found that the variance desired would not adversely affect the public interest, as nearby commercial zoning and development has larger signs than those requested by this variance. And, it is in the public interest to have one multi-tenant ground sign along the 21<sup>st</sup> Street frontage instead of multiple signs. And, it is in the public interest to have the medical clinic adequately

identifiable to those looking for it along 21<sup>st</sup> Street. And, the submitted drawings of the multi-tenant ground sign, and the building signs on the clinic building elevations, demonstrate that the requested signs are not out of scale with the site or buildings.

**WHEREAS**, the Sedgwick County Board of Zoning Appeals has found that the granting of the variance desired would not be opposed to the general spirit and intent of the Sign Code, as the requested variance is consistent with the Sign Code purpose of ensuring identification the medical site, and reducing excessive signage by consolidating to fewer signs.

**WHEREAS**, each of the five conditions required by Kansas Statutes Annotated 12-759 *et. seq.*, to be present before a variance can be granted has been found to exist.

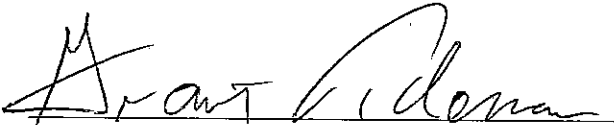
**NOW, THEREFORE, BE IT RESOLVED** by the Sedgwick County Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759 *et. seq.*, a variance to Section 6-346(d)(3)b. of the County Sign Code to increase the permitted area of a monument sign from 96 square feet to 140 square feet; and a variance to Section 6-346(d)(3)b. of the County Sign Code to increase the permitted area of building signs for one major use in one building from 32 square feet to 189 square feet in "GO" General Office zoning on the following property:

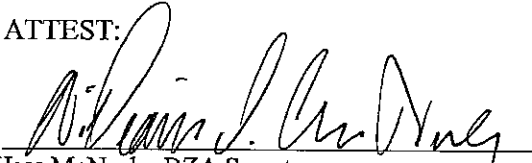
Lots 1-5, Block A, Eberly Farm Office Park Addition. Generally located south of 21st Street North and east of 135th Street West.

**The variance is hereby GRANTED, subject to the following conditions:**

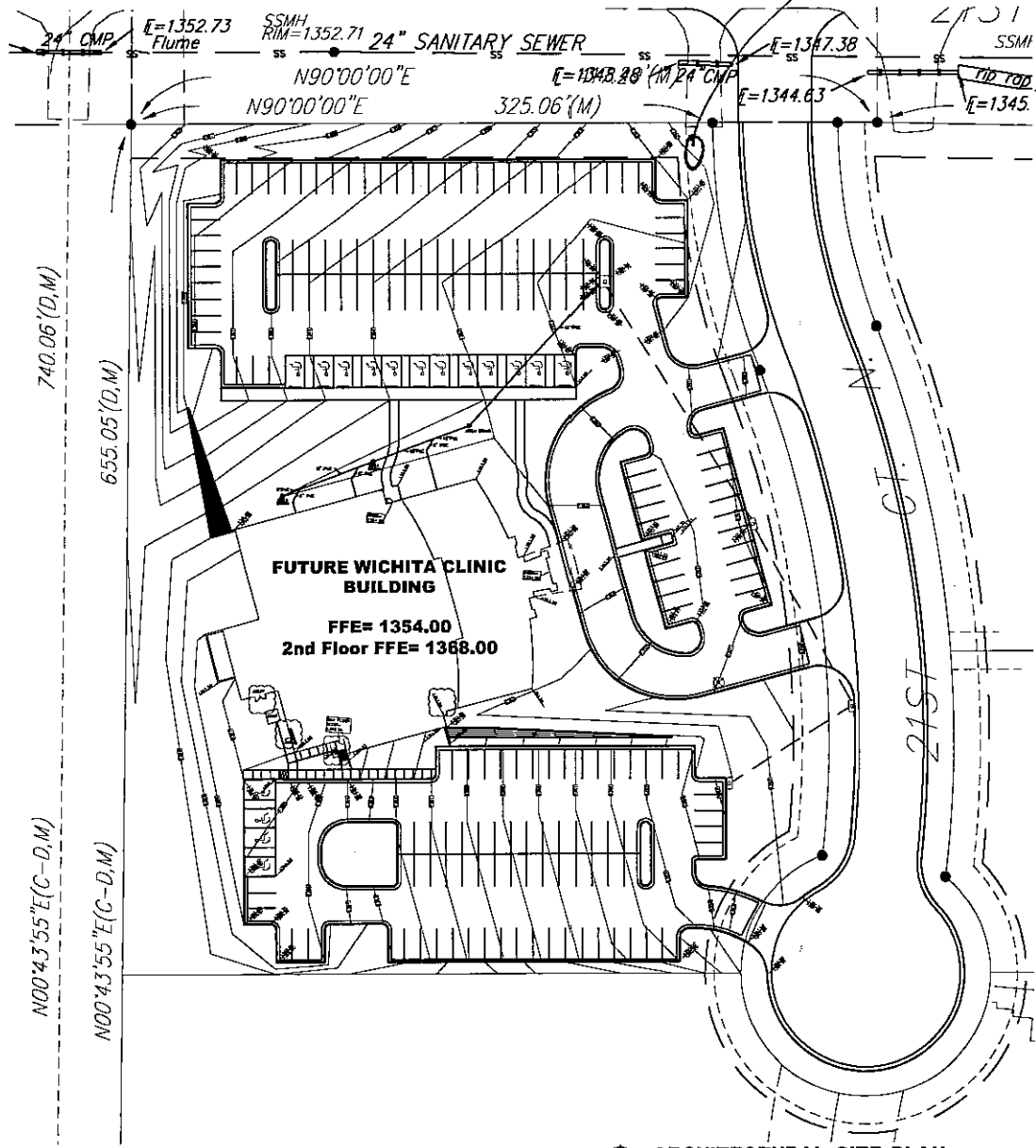
1. The site shall be developed in substantial conformance with the approved site plan and elevation drawings. No additional signs shall be permitted along the 21st Street frontage unless another variance is approved for such signs.
2. The applicant shall obtain all permits necessary to construct the signage and the signage shall be erected within one year of the issuance of the sign permit, unless such time period is extended by the BZA.
3. The resolution authorizing this variance may be reviewed for compliance with conditions by the BZA; the board may then make recommendations to staff regarding enforcement of conditions.

**ADOPTED AT WICHITA, KANSAS, this 7th DAY of November, 2006.**

  
Grant Tideman, COBZA Board Chairman

ATTEST:  
  
Jess McNeely, BZA Secretary

GROUND SIGN LOCATION



PARKING TABULATION	
<b>TOTAL PARKING</b>	
MEDICAL OFFICE BUILDING STALLS REQUIRED	33,773 SF / 250 = 1351
STALLS PROVIDED	1366
<b>ACCESSIBLE PARKING</b>	
OUTPATIENT FACILITIES REQUIRE 10% ACCESSIBLE PATIENT PARKING	
117 PATIENT STALLS x 10% =	11.7
ACCESSIBLE STALLS REQUIRED	12
ACCESSIBLE STALLS PROVIDED	12
OUTPATIENT FACILITIES REQUIRE 1 ACCESSIBLE STALL PER EVERY 25 STAFF STALLS	
80 STAFF STALLS / 25 =	3.2
ACCESSIBLE STALLS REQUIRED	4
ACCESSIBLE STALLS PROVIDED	4

SITE PLAN NOTES BY NUMBER	
(R1)	RETAINING WALL
(R2)	SCREEN WALL
(T1)	TRANSFORMER & PAD, REF. ELEC.
(T4)	TRASH COMPACTOR (D/D) REF. ELEC. FOR CONNECTIONS
(F1)	FIRE HYDRANT, REF. CIVIL

**FUTURE WICHITA CLINIC BUILDING**  
 FFE= 1354.00  
 2nd Floor FFE= 1368.00

**APPROVED**

DATE: 11-15-06  
 SITE PLAN R204 2006-73

*Signature*

Date: 11-15-06

ARCHITECTURAL SITE PLAN  
 1:30



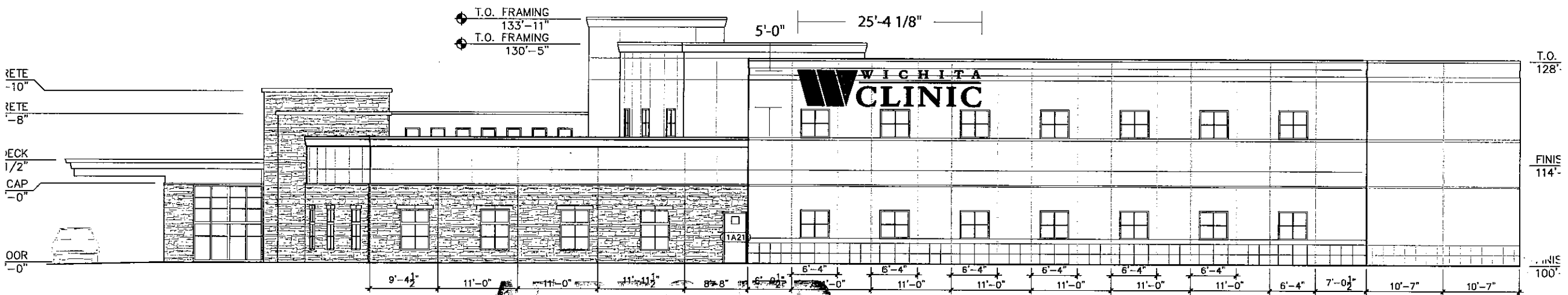
Wilson Dammel Hove P.A.  
 135 N. Washington, Wichita, Kansas 67202  
 ph 316.262.4799 fx 316.262.0002  
 www.wdmh.com



PLANS ISSUED  
 DATE: 30 NOV 2005 - EMP BUDGET DRAWING

WHA: 0508  
 ARCHITECTURAL SITE PLAN  
 KETPLA

SAI.00  
 copyright 2005 Wilson Dammel Hove P.A.



**APPROVED**  
 ELEVATION BSA 2006-73

- SPECIFICATIONS:**
- 42" LOGO WITH FLAT CUT OUT LETTERS TO MOUNT ABOVE MAIN ENTRANCE.
  - 5' LOGO, LETTERS AND UNDERSCORE. INTERNALLY ILLUMINATED.
  - COLORS: MATTHEWS SATIN BLACK
  - FONTS: CUSTOMER LOGO

*William J. ...*

Date: 11-15-06

**CUSTOMER:** WICHITA CLINIC  
**NAME:** GARY BUE  
**LOCATION:** WICHITA, KS

**DATE:** 9/7/06  
**DESIGN NO.:** JM-13704 R2  
**ARTIST:** MH

**SCALE:** 1/16" = 1'

**APPROVED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_



**LUMINOUSNeonInc**  
 ART & SIGN SYSTEMS



**SPECIFICATIONS**

- (1) 16' 7" OAH DOUBLE-FACE, INTERNALLY-ILLUMINATED, MONUMENT SIGN WITH SEVEN TENANT PANELS.
- COLORS: PMS 7504 @ 56% COPPER LOGO, WHITE, BLACK 3630-22 BLACK
- FONT: TRAJAN PRO BOLD, FUTURA MEDIUM

**APPROVED:**

**DATE:**

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**APPROVED**

ELEVATION B2A 2006-73

*Richard J. ...*

Date:

11-15-06



**LUMINOUSNeonInc**  
ART & SIGN SYSTEMS