



Wichita-Sedgwick County Metropolitan Area Planning Department

1/27/2009

Sedgwick County c/o Steve Claassen

525 N Main
Wichita, KS 67202

Shelly Rosdahl – Star Signs
801 E Ninth Street
Lawrence, KS 66044

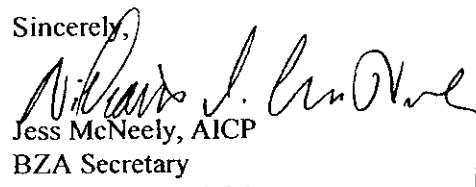
RE: BZA2008-69 City variance request to exceed the Sign Code limitation of 400 square feet for a building sign in CBD Central Business District zoning with a 1,157 square foot building sign for the Intrust Bank Downtown Arena, generally located northeast of the Waterman Street and Emporia Avenue intersection (500 E. Waterman).

Dear Applicants:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on **January 27, 2009**. 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,


Jess McNeely, AICP
BZA Secretary
Current Plans Division

JM/ya

Cc Sharon Dickgrafe, Law Dept, 1-132
Herb Shaner, OCI, 1-72
Lavonta Williams, WCC District I, 1-13
Kurt Schroeder, OCI, 1-72
JR Cox, OCI, 1-72
Wes Darnell, WDM Architects, 105 N Washington St, Wichita KS 67202

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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www.wichita.gov

BZA RESOLUTION NO. 2008-69

WHEREAS, Sedgwick County c/o Steve Claassen (Owner/Applicant); pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to exceed the Sign Code limitation of 400 square feet for a building sign in CBD Central Business District zoning with a 1,157 square foot building sign for the Intrust Bank Downtown Arena, generally located northeast of the Waterman Street and Emporia Avenue intersection (500 E. Waterman).

Lot 1, Block 1, Sedgwick County Arena Addition, Sedgwick County, Kansas.

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

WHEREAS, the Board of Zoning Appeals did, at the meeting of January 27, 2009, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such conditions that are unique. The Arena will be the largest public gathering space in downtown and the largest building on the eastern edge of downtown. The Arena will attract visitors from the surrounding region, and will be the largest performance venue in the Wichita area. The site is unique in needing identification from the Kellogg expressway for out-of-town visitors.

WHEREAS, the Board of Zoning Appeals has found that granting the requested variance would not adversely affect the rights of adjacent property owners. All properties facing the proposed sign are zoned CBD and used for commercial and industrial uses, not residences. The height and design of the proposed sign will mitigate the internal lighting from negatively affecting the adjacent properties.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the code would constitute a hardship upon the applicant. The 400-square foot building sign size limit would not be visible from Kellogg; out-of-town visitors would not be able to positively identify a 400 square-foot sign from Kellogg.

WHEREAS, the Board of Zoning Appeals has found that the requested variance would not adversely affect the public interest at this location. Adequate visibility of this sign from Kellogg will aid visitors in finding the site. Adequate identification of this public, landmark facility is in the public interest. The proposed sign size is visually proportional to the larger building. The Historic Preservation Board found the Arena building and signage in the public interest, given the location within historic environs.

WHEREAS, the Board of Zoning Appeals has found that granting the requested variance would not be opposed to the general spirit and intent of the Sign Code regulations. The Sign Code restriction for building sign size does not take into consideration the scale and purpose of buildings such as the Downtown Arena. The spirit and intent of the sign code is for adequate identification of buildings, this variance request is consistent with that spirit and intent.

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita,

are found to be present for a variance to be granted.


NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Section 2.12.590.B, Code of the City of Wichita, a variance to exceed the Sign Code limitation of 400 square feet for a building sign in CBD Central Business District zoning with a 1,157 square foot building sign for the Intrust Bank Downtown Arena, generally located northeast of the Waterman Street and Emporia Avenue intersection (500 E. Waterman).

Lot 1, Block 1, Sedgwick County Arena Addition, Sedgwick County, Kansas.

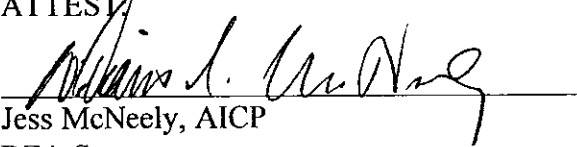
The variance is hereby GRANTED, subject to the following conditions:

1. The site shall be developed in conformance with the approved site plan and elevation drawings.
2. The applicant shall obtain all permits necessary to construct the signage and the signage shall be erected within one year of the variance granting, unless such time period is extended by the BZA.
3. The above conditions are subject to enforcement by any legal means available to the City of Wichita.

ADOPTED AT WICHITA, KANSAS, this 27th Day of January 2009.


BZA Board Chair, Dwight Greenlee

ATTEST


Jess McNeely, AICP
BZA Secretary

SECRETARY'S REPORT

CASE NUMBER: BZA2008-69

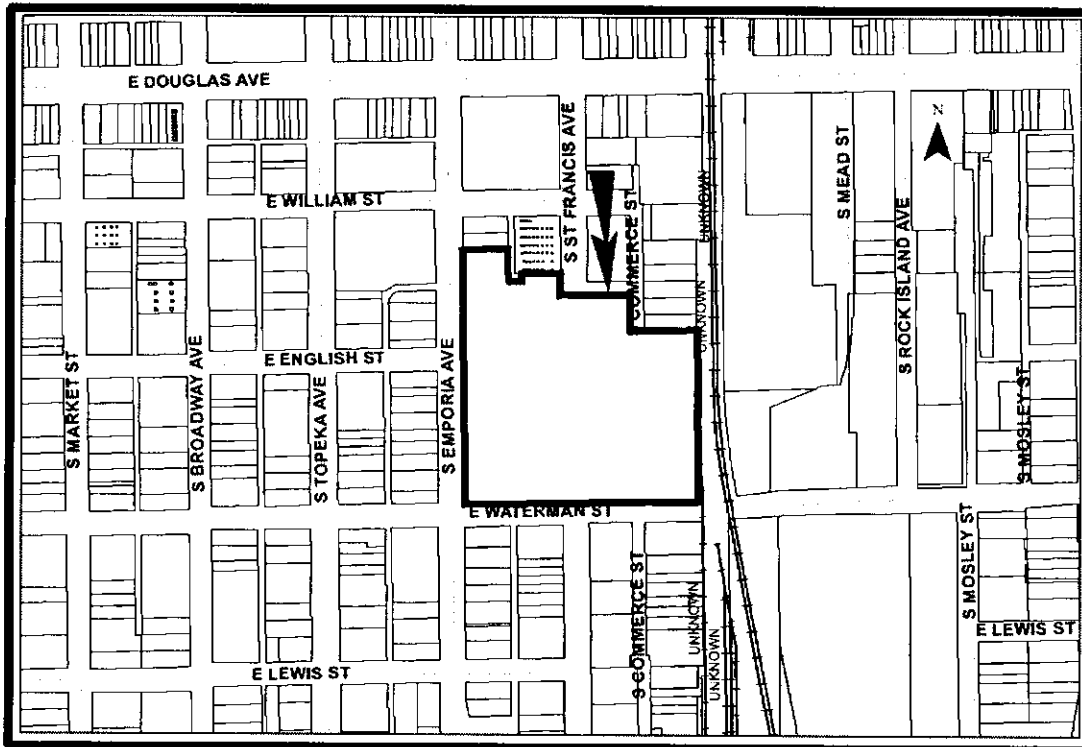
APPLICANT/AGENT: Sedgwick County c/o Steve Claassen (owner); Star Sign c/o Shelly Rosdahl (agent)

REQUEST: City variance request to exceed the Sign Code limitation of 400 square feet for a building sign in CBD Central Business District zoning with a 1,157 square foot building sign for the Intrust Bank Downtown Arena.

CURRENT ZONING: CBD Central Business District

SITE SIZE: 10.4 acres

LOCATION: Generally located northeast of the Waterman Street and Emporia Avenue intersection (500 E. Waterman).



JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions, as required by State Statutes, are found to exist.

BACKGROUND: The Sign Code limits building signs in CBD Central Business District ("CBD") zoning to a maximum of 400 square feet in size. The applicant wishes to have a 1,157 square-foot building sign on the south façade of the Downtown Arena and therefore requests a variance of the sign code (see the attached drawings). The Downtown Arena is a large regional facility; the building is 94 feet tall and 464 feet long. The building is clearly visible from Kellogg/US-54, the primary freeway access route to the Arena. The proposed internally lit sign will be 75 feet above the ground; the applicants desire the sign to be clearly legible from the elevated Kellogg freeway approximately 1,300 feet south of the site. The Arena's south façade will have another 358 square-foot sign at the entry level.

All properties surrounding this site are also zoned CBD. The application area is within the environs of the East Douglas Avenue Historic District and the historic registered Rock Island Depot. North of the site are multi-family residential, office, and various commercial land uses. South of the site are warehousing, office, and other commercial land uses. East of the site is the elevated rail corridor and the historic Union Station, currently used for office and broadcasting purposes. West of the site is the City Transit Station, offices, and various commercial uses. No residences exist south of the Arena, facing the proposed sign. The height of the sign and its placement above a building ledge should mitigate light from the sign affecting the facing properties.

ADJACENT ZONING AND LAND USE:

NORTH	CBD	Multi-family residential, office, commercial
SOUTH	CBD	Warehousing, office, commercial
EAST	CBD	Rail corridor, office, broadcasting
WEST	CBD	Transit station, office, commercial

The five criteria necessary for approval as they apply to variances requested.

UNIQUENESS: It is staff's opinion that this property is unique. The Arena will be the largest public gathering space in downtown and the largest building on the eastern edge of downtown. The Arena will attract visitors from the surrounding region, and will be the largest performance venue in the Wichita area. The site is unique in needing identification from the Kellogg expressway for out-of-town visitors.

ADJACENT PROPERTY: It is staff's opinion that granting the requested variance for building sign size would not adversely affect the rights of adjacent property owners. All properties facing the proposed sign are zoned CBD and used for commercial and industrial uses, not residences. The height and design of the proposed sign will mitigate the internal lighting from negatively affecting the adjacent properties.

HARDSHIP: It is staff's opinion that the strict application of the provisions of the sign code would constitute a hardship upon the applicant. The 400-square foot building sign size limit would not be visible from Kellogg; out-of-town visitors would not be able to positively identify a 400 square-foot sign from Kellogg.

PUBLIC INTEREST: It is staff's opinion that the requested variance for a 757 square-foot building sign size increase would not adversely affect the public interest, as adequate

visibility of this sign from Kellogg will aid visitors in finding the site. Adequate identification of this public, landmark facility is in the public interest. The proposed sign size is visually proportional to the larger building. The Historic Preservation Board found the Arena building and signage in the public interest, given the location within historic environs.

SPIRIT AND INTENT: It is staff's opinion that granting the requested variance for increased building sign size does not oppose the general spirit and intent of the Sign Code. The Sign Code restriction for building sign size does not take into consideration the scale and purpose of buildings such as the Downtown Arena. The spirit and intent of the sign code is for adequate identification of buildings, this variance request is consistent with that spirit and intent.

RECOMMENDATION: It is staff's opinion that the requested sign size for the Downtown Arena is appropriate, given the scale and purpose of the building. Should the Board determine that the conditions necessary for the granting of a variance exist, then the Secretary recommends that the variance to permit an increase in the maximum size of a building sign in CBD zoning from 400 to 1,157 square feet be GRANTED, subject to the following conditions:

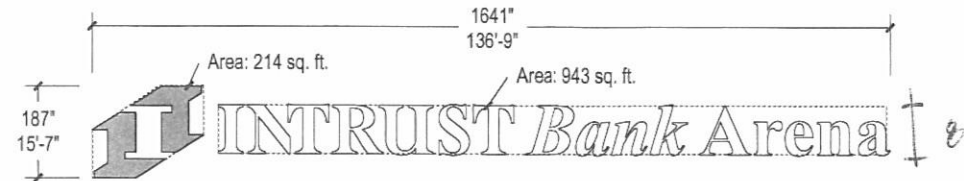
1. The site shall be developed in conformance with the approved site plan and elevation drawings.
2. The applicant shall obtain all permits necessary to construct the signage and the signage shall be erected within one year of the variance granting, unless such time period is extended by the BZA.
3. The above conditions are subject to enforcement by any legal means available to the City of Wichita.



STAR SIGNS, LLC
 801 EAST NINTH STREET
 LAWRENCE, KANSAS 66044
 P 785.842.4892 F 785.842.2947
 WWW.STARSIGNSLLC.COM

Intrust Bank Arena

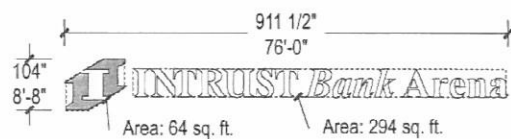
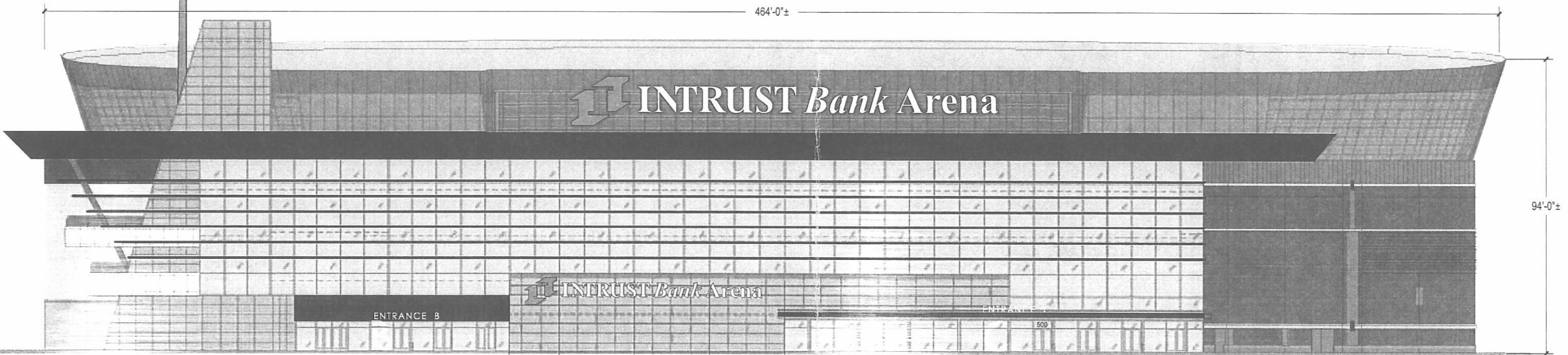
SOUTH WALL LETTERS
 QTY (1) SET



Roof Sign 4200 ft visibility, based on 500 ft per 1 ft letter height.

■ PMS Process Cyan
 closest match:
 3M Process Blue (3630-337)

■ PMS 354c
 Avery Clover Green
 (A9626-T)



Wall Sign, this document, 6385 C

Elevation Area: Approx 45,496 sq. ft.

2290 ft visibility, based on 500 ft per 1 ft letter height.

A South Elevation
 SCALE: 1/32" = 1'-0"

Channel letters, aluminum construction with lighted faces. White LED illumination. Translucent white polycarbonate faces with trim cap retainers. Vinyl applied first surface to logo faces. Letters are mounted to tilted limestone wall panels. Final primary hookup by others.

APPROVED

ELEVATION - B2A 2008-69

Shelley Rosdahl

Date: 1-27-09

SALESPERSON: Shelley Rosdahl
 DRAWN BY: JH
 FIRST EDITION: 6/27/2008
 REVISED: 10/6/2008

Printed: 11 / 12 / 2008

CRM #: 1580
 SO #: 1402 ART#: 6385 C



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THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, LLC, AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

PROJECT:
Intrust Bank Arena

DESIGN:
Full Assembly

CRM: **1580** SO: **1402**

SALESPERSON: **Shelley Rosdahl**

DRAWN BY: **JH**

Approx. letter and logo face area is 447 sq. ft.
 Approx. weight of fabricated 8" deep aluminum and plastic channel letters with LED lighting is approx. 4 lb./s.f.

Aluminum letter framing is approx. 600 lbs, distributed accross entire length of both stringer rows.

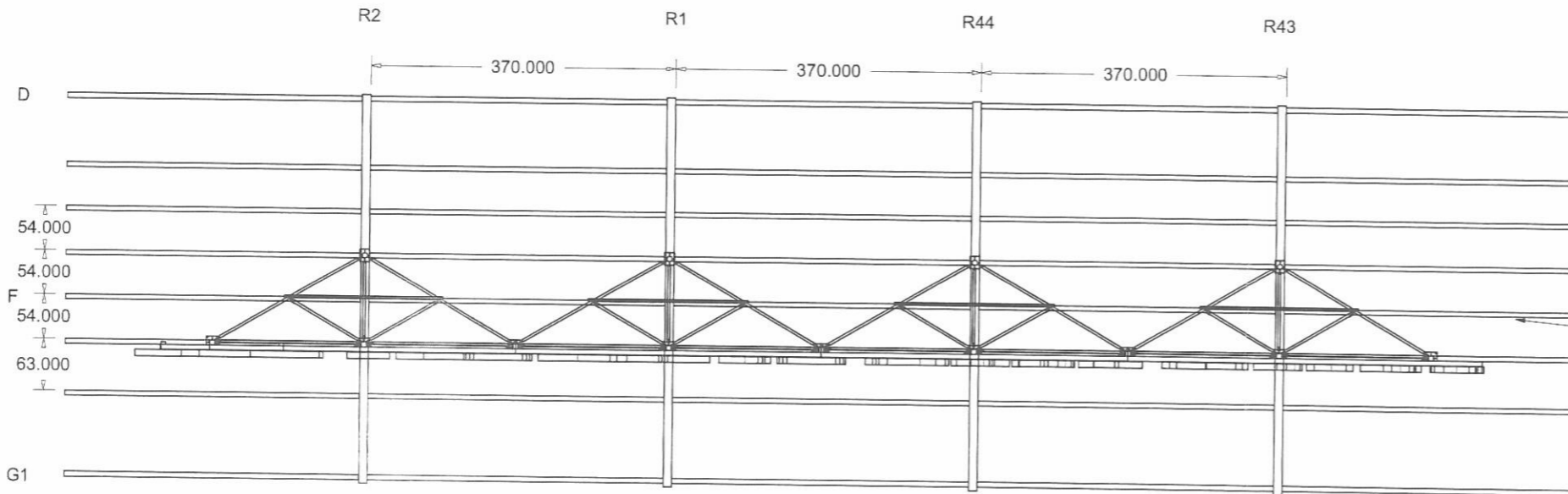
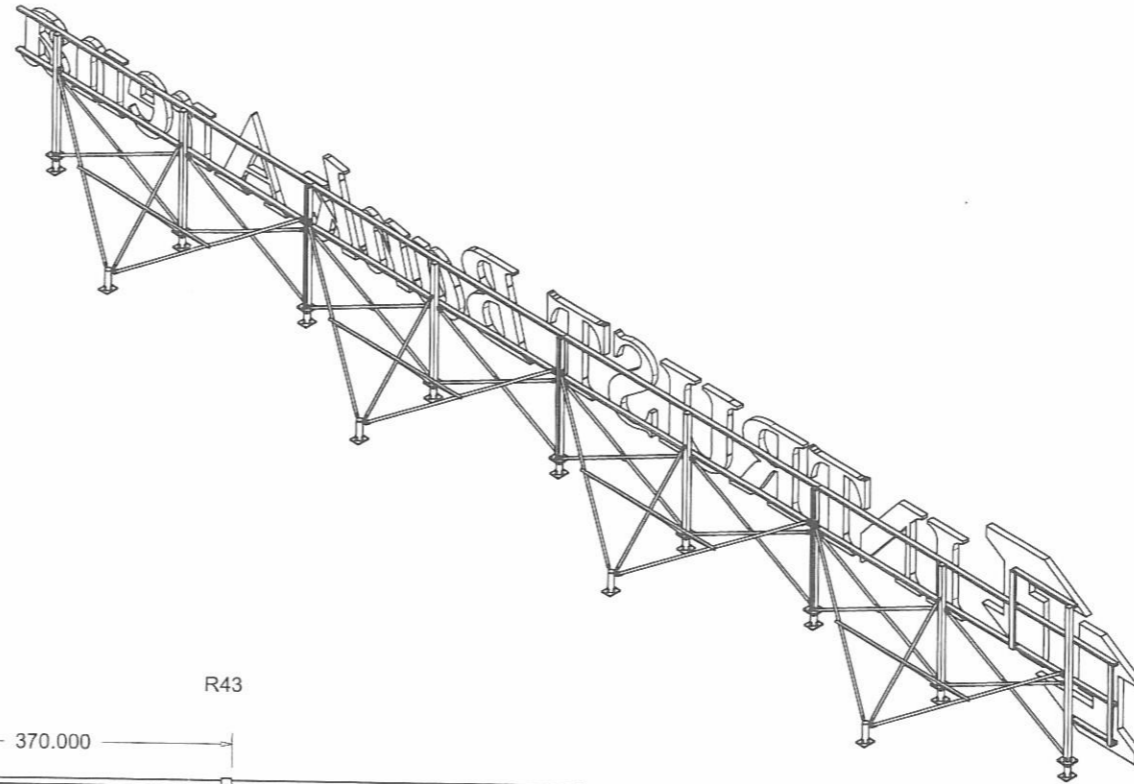
All welded steel assemblies are galvanized.
 Left structural assembly is approx. 3400 lbs.
 Middle assemblies (2x) are approx. 2880 lbs. ea.
 Right assembly is approx. 2640 lbs.
 Front lower posts (9x) are approx. 110 lbs. ea.

Total sign weight is estimated at 15,200 lbs.

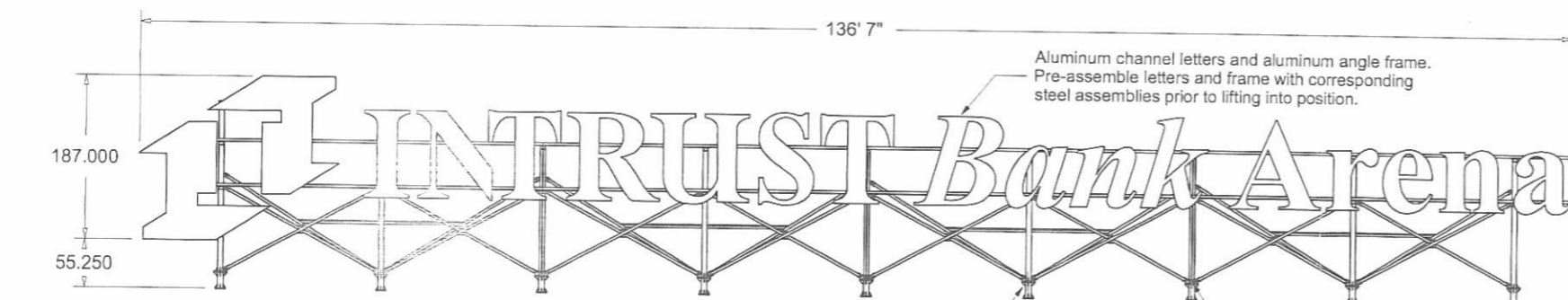
Wiring on sign is done by Star. GC will bring power to sign location - advise Star on which end power will be supplied.

Roof top penetrations are sealed by others.

Stub assemblies are provided and welded to roof beams by others.



Plan



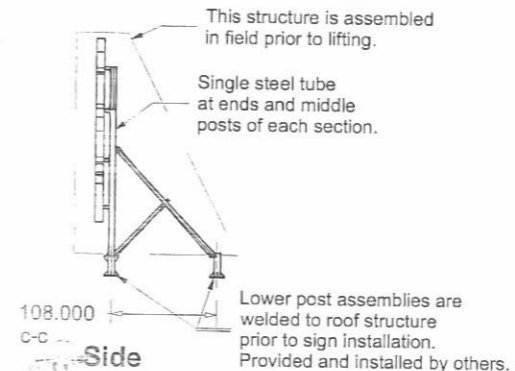
Elevation

Steel roof structure by others.

APPROVED
 ELEVATION B2A 2008-69

William J. ...

Date: 1-27-09



Side

REVISIONS:
1. add notes for steel, seals, power, weight and finish.

