

FREE STATE HOLDINGS, INC.

Mr. David Corliss, City Manager  
6 East 6<sup>th</sup> Street  
PO Box 708  
Lawrence, Kansas 66044

Re: Revisions to Sign Ordinance

On behalf of developers of Bauer Farm, we would like the City of Lawrence to consider an amendment to its current sign ordinance to permit monument signs in areas that are designated as sign easement areas but that may not be contiguous to land owned by the company that is being advertised.

Background: Bauer Farm is a 24 acre commercial and retail development located at 6<sup>th</sup> & Wakarusa in Lawrence, Kansas. The entire tract was developed as a Planned Commercial Development, and as such is part of an integrated development. Bauer Farm Drive was installed to provide east-west access to the parcels, and buildings were located closest to 6<sup>th</sup> Street to improve screening for parking, and to improve the appearance of the project. Because of the nature of the development, buildings located towards the interior of the development also need monument signage to support their businesses.

In discussions with the City, we have been informed that we cannot locate monument signs in areas that we have designated as signage easement areas because the monument sign is considered an "off-premises" sign and not permitted. Also, because there are individual monument signs located at Bauer Farm, the City has taken the position that we cannot have an additional monument sign that serves the entire development. Please see attached copy of e-mail from Mr. Walthall that explains the current City ordinances in question. I have also attached a drawing of Bauer Farm to identify the location of the existing Discount Tire sign.

Our request is to be able to reconfigure the existing Discount Tire sign to become a multi-tenant sign that would also identify Sprouts Grocery Store as part of the sign. This request would not increase the number of signs on the property, just simply repurpose an existing sign. If we do not otherwise qualify for a variance, then we need to prepare a revision to the existing sign ordinance to allow a multi-tenant sign in this location. We should also not have individual tenant monument signs counted against our right to place a monument sign that serves the entire development and the ordinance should be clarified on that issue.

Thank you for your consideration of this matter.

Very Truly Yours,

  
William N. Fleming, Esq.