Wichita-Sedgwick County Metropolitan Area Planning Department

August 6, 2021

Rivercrest Free Methodist Community Church
Attn: Linda Green
1701 E. 11th Street North
Wichita, KS 67214

Freestyle Sign Co., Inc.
Attn: Dung Nguyen
1925 N. Broadway
Wichita, KS 67214

RE: BZA2021-00040: City Sign Code Administrative Adjustment to allow a new monument sign with an LED component for an institutional use on B Multi-Family Residential zoned property. Generally located on the east side of North Hydraulic Avenue, one-quarter mile south of East 13th Street North (1701 East 11th Street North)

Legal Description: Even Lots 2 – 12 including Hydraulic Avenue, Kaufman's Subdivision in Tarlton's 2nd Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a new LED sign (6 feet by 23 inches [approximately 12 square feet]) on a new monument sign (approximately 13 feet tall and 6 feet wide) at the southeast corner of East 11th Street and N. Hydraulic Avenue.

Section 24.04.251.i of the Sign Code allows an adjustment for an electronic message sign in B Multi-Family Residential zoning district. We find that allowing a new electronic message board (6 feet by 23 inches [approximately 12 square feet]) as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

1) Impact on existing uses in surrounding areas: Rivercrest Free Methodist Community Church site is approximately 0.46 acres. North, south and east of the subject site are properties zoned B Multi-Family with undeveloped lots and lots developed with a church, single-family residences, and courtyard apartments. West of the subject property is zoned SF-5 Single-Family Residential and is developed with single family residences.

2) Compatibility with existing or permitted uses on abutting sites: Allowing the new electronic display on an existing sign will not negatively affect surrounding uses. The copy and graphics changes will be restricted to one change per second or slower.

3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way or easements; there should be no 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 permit an electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

1) The administrative adjustment is for a new LED sign (6 feet by 23 inches [approximately 12 square feet]) on a new monument sign (approximately 13 feet tall and 6 feet wide) at the southeast corner of East 11th Street and N. Hydraulic Avenue. All other signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.

2) The sign shall be in conformance with the approved elevation and conceptual site plan. The sign shall be permitted and installed within one year from the date of approval.

3) The sign shall not make copy or graphics changes faster than once per five (5) seconds. The sign shall not be operational between 8 p.m. and 7 a.m.

4) No signage will be allowed in the driveway site triangle or the corner site triangle. Portable signage shall not be permitted on the subject property.

5) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Sign Adjustment is null and void.

The development application sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

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

cc: MABCD
Brandon Johnson, CM District I
Maddy Campbell, Interim Supervisor



Geographic Information Services
Sedgwick County... working for you

Date: 6/26/2021

It is understood that the Sedgwick County GIS Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

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My Map

Sedgwick County, Kansas

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1701 E 11th St. N - Single Sided - Ground Sign - Mock Up



SITE PLAN

APPROVED 8-6-2020 BY Rlmorgan