Wichita-Sedgwick County Metropolitan Area Planning Department

REVISED

February 14, 2022

St. Andrews Lutheran Church
2555 N. Hyacinth
Wichita, KS 67204

Dennis Pagenkopf
6511 West School Circle
Wichita, KS 67212

LB Signs
Attn: Tim Casey
5410 N. Maize Road
Maize, KS 67101

RE: BZA2021-00042: City Administrative Adjustment to allow an EMC sign for a church on SF-5 Single-Family Residential zoned lot; generally located 730 feet east of I-235 on the southwest corner of W 25th St N and N Hyacinth (2555 N Hyacinth Lane)

Legal Description: Lots 1 – 6, and Lot 20, Block B, Benjamin Hills Estates, Wichita, Sedgwick County, Kansas

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a pylon sign with an LED component (3 feet by 8 feet)[24 square feet]) in a pylon sign (72 square feet for each side – 144 square feet total). The new sign will be located along the West 25th Street North frontage.

Section 24.04.251.i of the Sign Code allows an adjustment for a pylon sign with an LED component in SF-5 Single-Family Residential zoning district for institutional uses. We find that allowing a new pylon sign with an LED component ((3 feet by 8 feet)[24 square feet]) in a pylon sign (72 square feet for each side – 144 square feet total) 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: Property to the south, east, and west of the subject property is zoned SF-5-Family Residential and are developed with single-family residences on one-half acre (+) lots in the Benjamin Hills Estates Addition. Northeast of the subject site is SF-5 and is developed with single-family residences in the Northridge Addition. Directly north of the subject site is the right-of-way for the West 25th Street North and I-235 exchange.

2) Compatibility with existing or permitted uses on abutting sites: Allowing the new pylon sign with an electronic display will not negatively affect surrounding uses. The sign will be oriented to West 25th Street North. The copy and graphics changes will be restricted to one change per five seconds 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 pylon sign with an LED component ((3 feet by 8 feet[24 square feet]) in a pylon sign (72 square feet for each side – 144 square feet total) as proposed. 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 general conformance with the approved elevation and 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 seconds. The sign shall not be illuminated between the hours of 11 p.m. to 7 a.m.

4) From dusk until 11 p.m., the sign brightness shall be reduced to 1700 nits, or 20% of the maximum sign brightness, whichever is less.

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

6) 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.

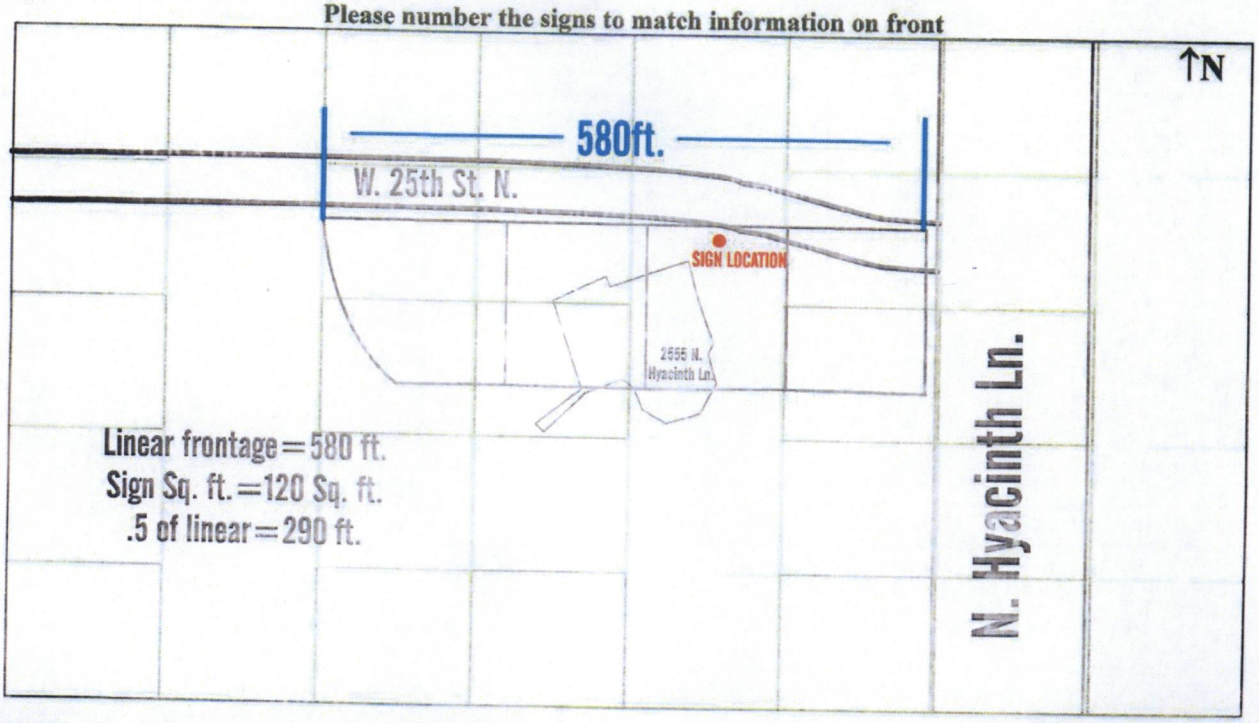
John R. Cox, Jr, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Cindy Claycomb, CM District VI
Ana Lopez, CSR District VI

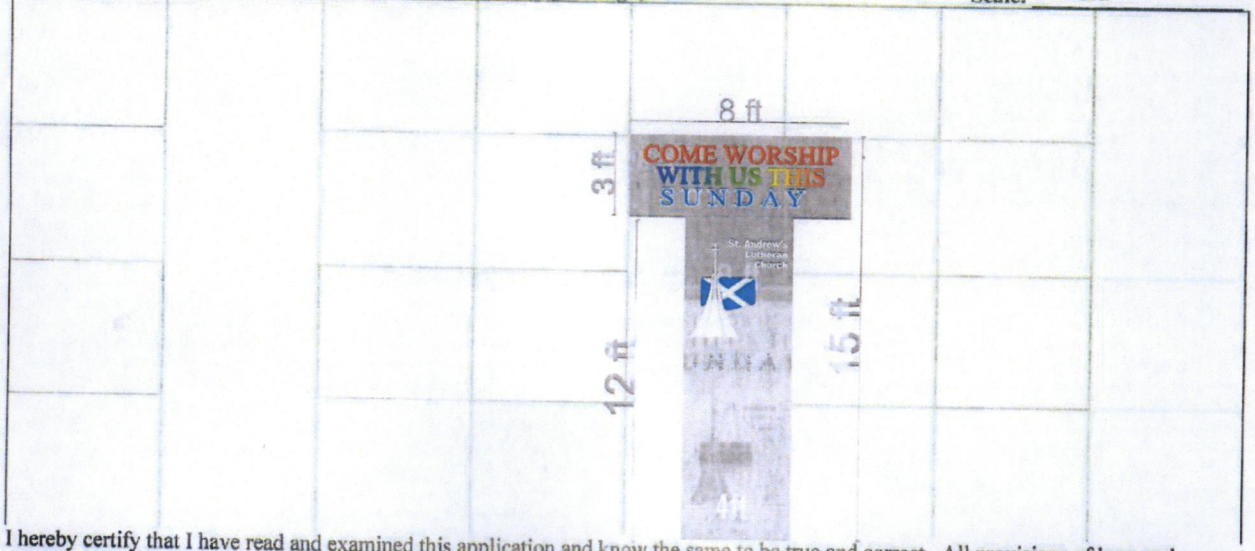
Site Plan: Locate signs and street name (In City of Wichita, Refer to Ordinances 24.04.200 - [driveways] & 24.04.220 [T] [intersections]). Include all existing sign locations, distances, separations, square footages, etc.)

FAILURE TO SHOW ALL REQUIRED MEASUREMENTS AND INFORMATION SHALL BE CAUSE TO REJECT THIS PERMIT APPLICATION

Please number the signs to match information on front



Sign Design (dimensions, height from ground to lower edge of sign) Scale: 1"=5ft.



I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work **will be complied with whether specified herein or not.** The granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction.

Signature _____ Date 7-23-21

OFFICE USE ONLY

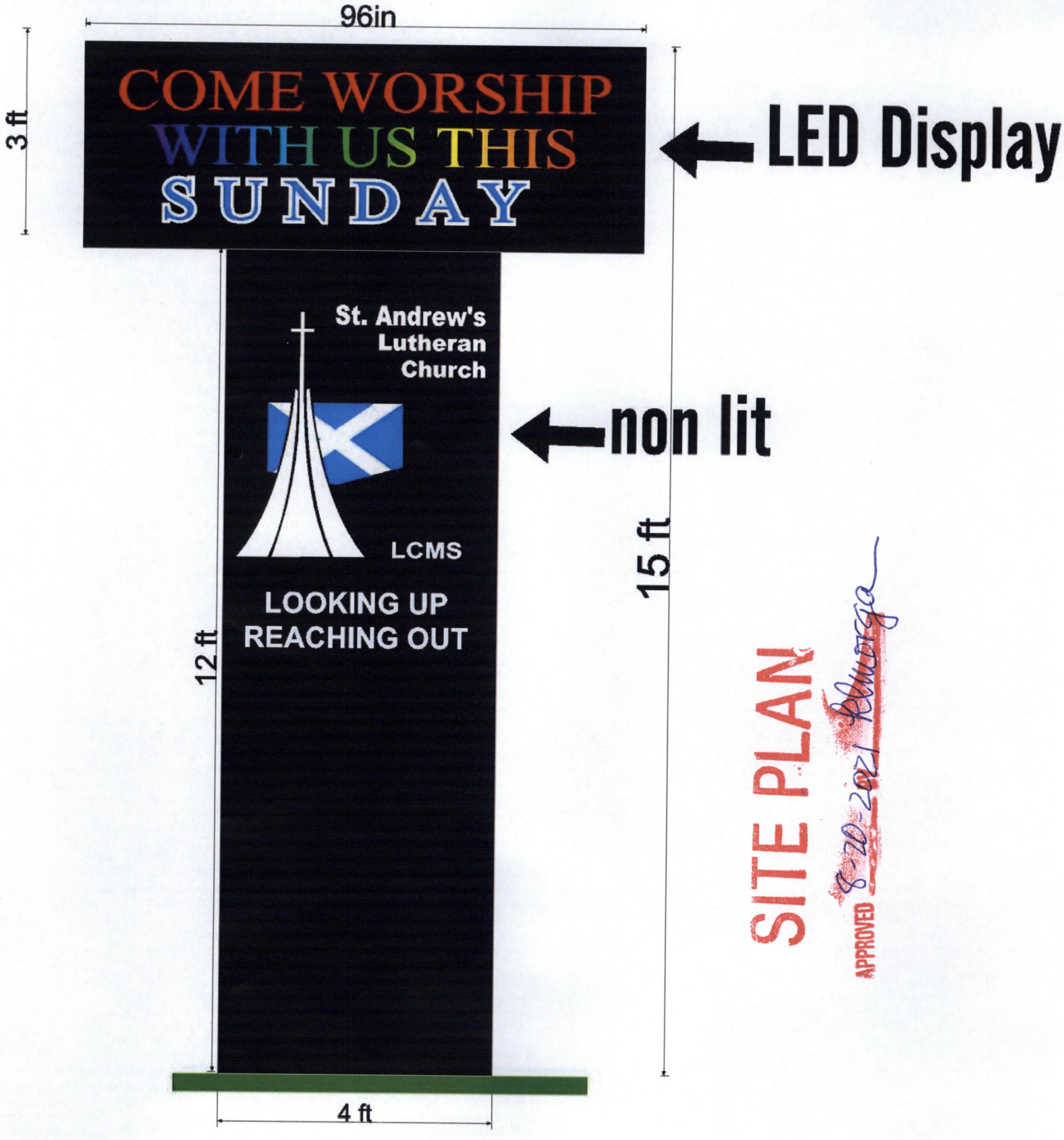
Final Inspection by _____ Date _____

MABCD Form #96B

SITE PLAN

APPROVED 6-20-2021 Klmorga

MABCD 7/17


96in
3 ft
COME WORSHIP
WITH US THIS
SUNDAY
LED Display
St. Andrew's
Lutheran
Church
LCMS
non lit
LOOKING UP
REACHING OUT
12 ft
15 ft
4 ft
SITE PLAN
APPROVED
8-20-2021