Wichita-Sedgwick County Metropolitan Area Planning Department

July 13, 2022

Progressive Missionary Baptist Church
2727 E. 25th Street North
Wichita, KS 67219

Ferris Consulting
Attn: Greg Ferris
PO Box 573
Wichita, KS 67201

RE: **BZA2022-00028: City Sign Code Adjustment to allow a variable message sign on a property zoned SF-5 Single-Family Residential; generally located on the southeast corner of East 25th Street North and North Estelle Avenue (2727 East 25th Street North).**

Legal Description: Lots 1 to 13, Block 1, Audrey Matlock Heights 1st Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to replace a 4-foot by 8-foot static reader board on an existing monument sign with a 4-foot by 8-foot digital face (for a total of 32 square feet). The existing monument sign is located at the southeast corner of East 25th Street North and North Estelle Avenue, approximately 8 feet from the north property line and 280 feet from the east property line.

Section 24.04.251.i of the Sign Code allows an adjustment to allow variable/electronic message signs in the SF-5 Single-Family Residential zoning district. We find that allowing adding the new variable/electronic message component (4 feet by 8 feet [approximately 32 square feet]) to an existing monument sign (total area approximately 32 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: Properties to the north, south, and west are zoned SF-5 Single-Family Residential and developed with single-family homes. The presence of the sign may have impacts on the nearby residential dwellings. However, these impacts will be mitigated with provisions regarding brightness and requiring static images change no quicker than every five seconds.

2) Compatibility with existing or permitted uses on abutting sites: Allowing the new monument sign with an electronic display will not negatively affect surrounding uses. The copy and graphics changes will be restricted to one change per every five seconds or slower. The provision for electronic message signs is typically allowed only in commercial areas and not residential.

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 a variable/electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

1) The administrative adjustment is for adding a new variable/electronic message component (4 feet by 8 feet) to an existing monument sign (total area approximately 32 square feet) as proposed. All other signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved. Only one monument sign is allowed along the frontage of this property.

2) From dusk until 9 p.m., the sign brightness shall be reduced to 2000 nits, or 20% of the maximum sign brightness, whichever is less.

3) 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.

4) Copy or graphics shall be limited to static images only and shall not change more than once every five seconds. The sign shall not be illuminated between the hours of 9 p.m. and 7:00 a.m. The sign shall conform to all other requirements of the City of Wichita Sign Code.

5) 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
Brandon Johnson, CM District I
Tasha Hayes, CSR District I

SIGN PLAN
ADM. ADJ.
2727 E. 25th St. N



SITE PLAN

APPROVED 7/15/22 BY