**Wichita-Sedgwick County Metropolitan Area Planning Department**

August 4, 2022

Jody Parker
1930 North Maize Road
Wichita, KS 67212

LB Signs
5010 North Maize Road
Maize, KS 67101

**RE:** **BZA2022-00017: City Administrative Adjustment to the Sign Code and Protective Overlay #110 to increase the monument sign height from 6 to 7 feet and to include a electronic message sign component on property zoned NO Neighborhood Office; generally located on the east side of North Maize Road, within one-quarter mile south of West 21st Street North (1930 N. Maize Road).**

**Legal Description: Lot 1, Block 2, Graf-Goldston 2nd Addition, Wichita, Sedgwick County Kansas.**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to allow an 8-foot by 4-foot (32 square feet), double-sided variable/electronic message component on a multi-tenant monument sign (total area of approximately 48 square feet). We understand that the intended use of the sign is to advertise for two tenants on-site. The monument sign will be located at the southeast corner of North Maize Road and West Bella Vista Street, approximately 30 feet from the north property line and 2 feet from the west property line.

Section 24.04.251.i of the Sign Code allows an adjustment to allow variable/electronic message signs in the NO Neighborhood Office zoning district. We find that adding the 32 square foot, double-sided variable/electronic message component on a multi-tenant monument sign (total area of approximately 48 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, east, and west are zoned SF-5 Single-Family Residential. Properties to the north and west are developed with churches. Properties to the south and east are developed with single-family homes. A property to the southwest is zoned NO Neighborhood office and developed with an office. This property was granted an Administrative Adjustment to allow a 60 square foot monument sign with a 21 square foot, double-sided variable/electronic component.

2) Compatibility with existing or permitted uses on abutting sites: Allowing a variable/electronic component in the monument sign along 125 linear feet of street frontage of North Maize Road, an arterial roadway, will not negatively affect surrounding uses, as the copy and graphics changes will be restricted to one change per second.

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.

We have also reviewed your request for a Zoning Adjustment to adjust Condition #2 of Protective Overlay #110 to allow a seven-foot tall sign.

Section V-C.14 of the Unified Zoning Code (UZC) allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved Protective Overlay. We find that modifying Condition #2 meets the conditions required by Sec. V-I.6 of the Code as set out below:

Protective Overlay #110, Condition #2 shall read as follows (modifications to the text are identified by red, bold, and italicized text.

2. One freestanding monument-style sign with materials matching the materials of the building not exceeding ***seven ~~six~~ feet*** in height. ***The sign shall be allowed to have a variable/electronic message component.***

Our signatures below indicate that a Sign Code Adjustment to permit a variable/electronic message sign for the aforementioned property and a Zoning Adjustment to Protective Overlay #110 to permit a seven-foot sign is hereby **GRANTED**, subject to the following conditions:

1) The Sign Code Adjustment is for allowing a new, 8-foot by 4-foot (32 square feet) electronic/variable message component on a monument sign (total area of approximately 48 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) The Zoning Adjustment applies only to Condition #2 of Protective Overlay #110.

3) The applicant shall provide an updated site plan and elevation illustrating a 48 square foot sign as discussed herein. 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 second. Copy and graphics shall include information for all tenants on the site. The sign shall not be illuminated between the hours of 11:00 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

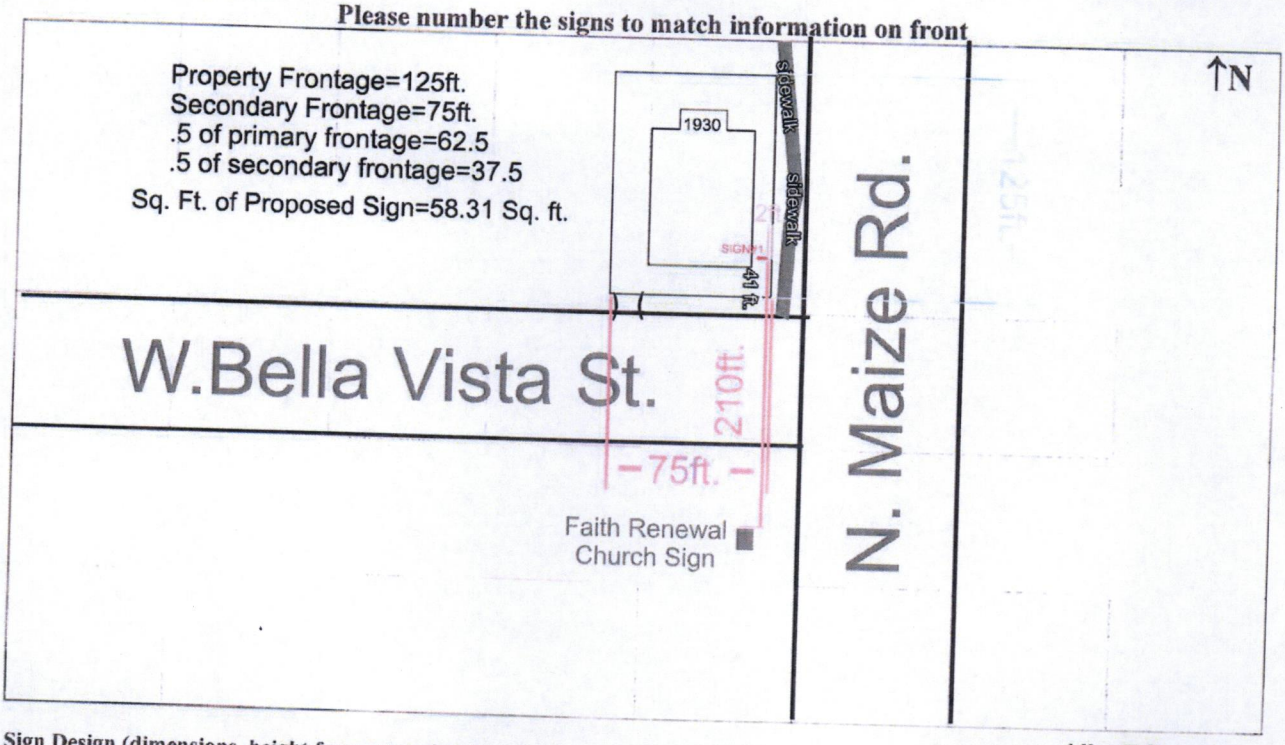
John R. Cox, Jr, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Bryan Frye, CM District V
Cory Buchta, CSR District V

**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**

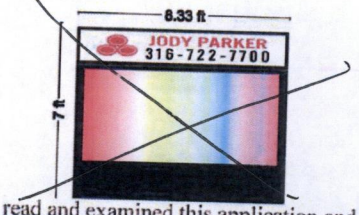



**Sign Design (dimensions, height from ground to lower edge of sign)** **Scale:** 1"=5ft.

SITE PLAN

APPROVED 8/4/22 BY

1 of 2




see pg 2

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 5-31-22

**OFFICE USE ONLY**

Final Inspection by _____ Date _____

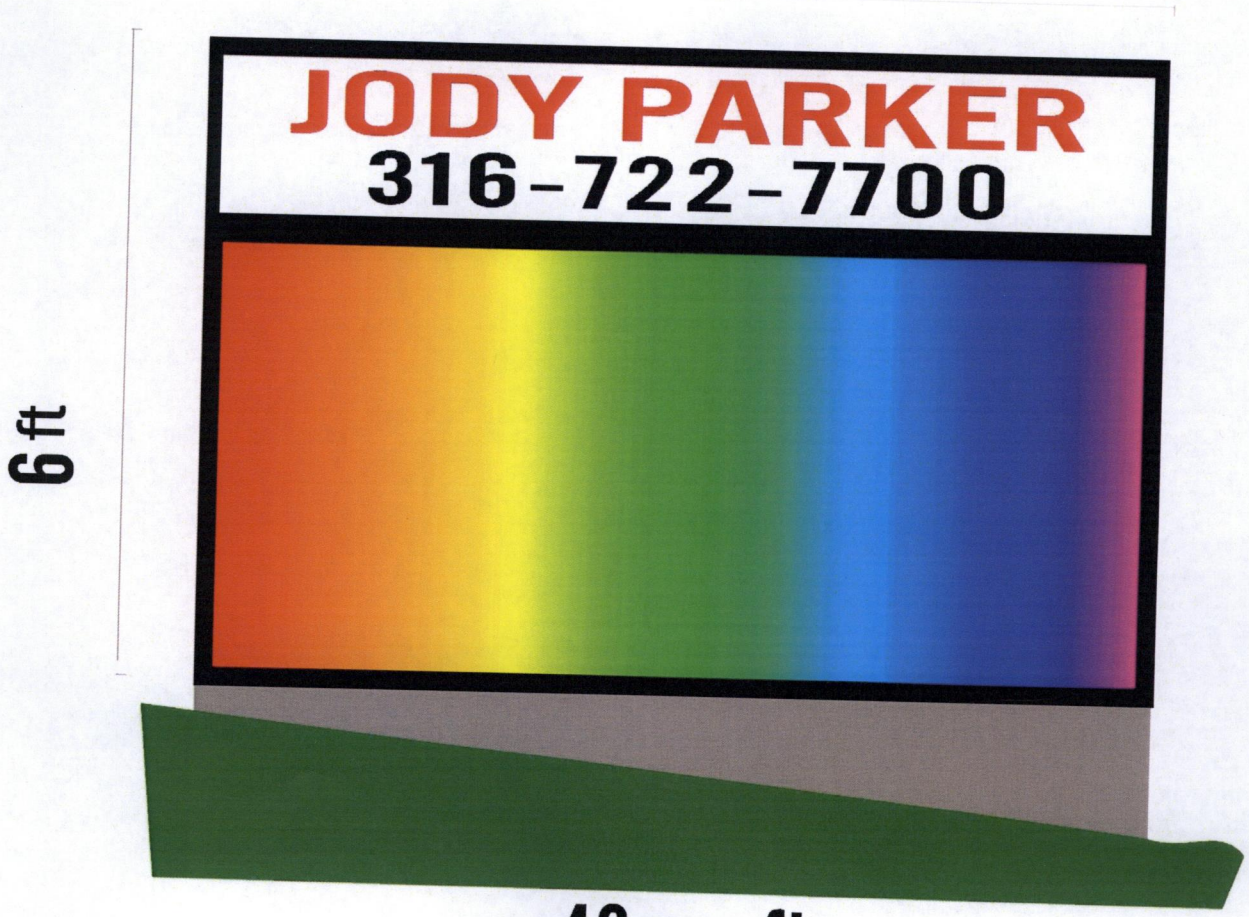
BZA2022-00017 REVISED SIGN GRAPHIC 7/22/2022

SITE PLAN

APPROVED 8/4/22 BY

2 of 2

8 ft




6 ft

48 sq. ft.