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

October 25, 2022

Wichita Public Schools
Attn: James Hunn
3850 North Hydraulic Ave
Wichita, KS 67219

Ron's Sign Company
Attn: Anders Herpolsheimer
1329 South Handley Str.
Wichita, KS 67213

**RE:** **BZA2022-00043: Administrative Adjustment in the City for an Electronic Message Sign for Wichita Northwest High School located approximately one-quarter mile south of the intersection of North Tyler Road and West 13th Street North, on the East side of North Tyler Road (1220 North Tyler Road).**

**Legal Description: Lots 1, except that portion platted as Tyler Pointe Addition, Northwest High School Addition, Wichita, Sedgwick County, Kansas.**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to replace an existing static reader board on an existing pole sign with a new pole sign containing a 4.5-foot by 8-foot (approximately 35 square feet) digital face in addition to a 2-foot by 8-foot (approximately 16 square feet) identification sign. The total sign area on this pole sign is proposed at 51 square feet. The existing pole sign is located at the northeast corner of North Tyler Road and the western entrance into Wichita Northwest High School. It is our understanding that the sign will be placed behind the existing masonry ground sign, with the sign faces perpendicular to the 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 relacing the existing static reader board pole sign with a new variable/electronic message component [4.5 feet by 8 feet (approximately 35 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: Property to the north, east, and south is zoned SF-5 Single-Family Residential District and is undeveloped land part of the larger Wichita Northwest High School grounds. Farther north, properties are zoned LC Limited Commercial with CUP DP-329 and developed with commercial uses. Farther south, properties are zoned GO General Office District (developed with office uses) TF-3 Two-Family Residential District (developed with a duplex facing south), and SF-5 (developed with a single-family dwelling facing east). Properties to the west are zoned SF-5 Single-Family Residential District. Property southwest of the proposed sign location is developed with a church. Properties directly across from the sign location are developed with single-family dwellings. The rear of these lots abuts the North Tyler Road right-of-way. In addition, a dense, evergreen, tree row is plated along the property line, buffering the lots from North Tyler Road and the Northwest High School property. The density of this evergreen tree row is sufficient to block any light emitted by the proposed digital sign.

2) Compatibility with existing or permitted uses on abutting sites: Allowing the new pole 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. However, as stated above, property southwest of the proposed sign location is developed with a church. Properties directly across from the sign location are developed with single-family dwellings. The rear of these lots abuts the North Tyler Road right-of-way. In addition, a dense, evergreen, tree row is plated along the property line, buffering the lots from North Tyler Road and the Northwest High School property. The density of this evergreen tree row is sufficient to block any light emitted by the proposed digital sign.

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 (4.5 feet by 8 feet) to a new pole sign 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 pole sign is allowed along the frontage of this property.

2) From dusk until 7:00 a.m., the sign brightness shall be reduced to 2000 nits, or 20% of the maximum sign brightness, whichever is less. The sign shall conform to all other requirements of the City of Wichita Sign Code including hours of illumination.

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) Written approval of the sign placement from appropriate authorities shall be submitted with the permit application.

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; Bryan Frye, CM District V; Cory Buchta, CSR District V

# Administrative Adjustment (BZA Adjustment)

1220 N. Tyler Rd, Wichita, KS 67212

Adjustment to allow an EMC board for an Institution

**Applicant:** Wichita Public Schools
Attn: James Hunn (Super Intendant)

**Agent:** Ron's Sign Co.
c/o Anders Herpolsheimer

SITE PLAN

APPROVED 10/28/22 BY

1 of 3

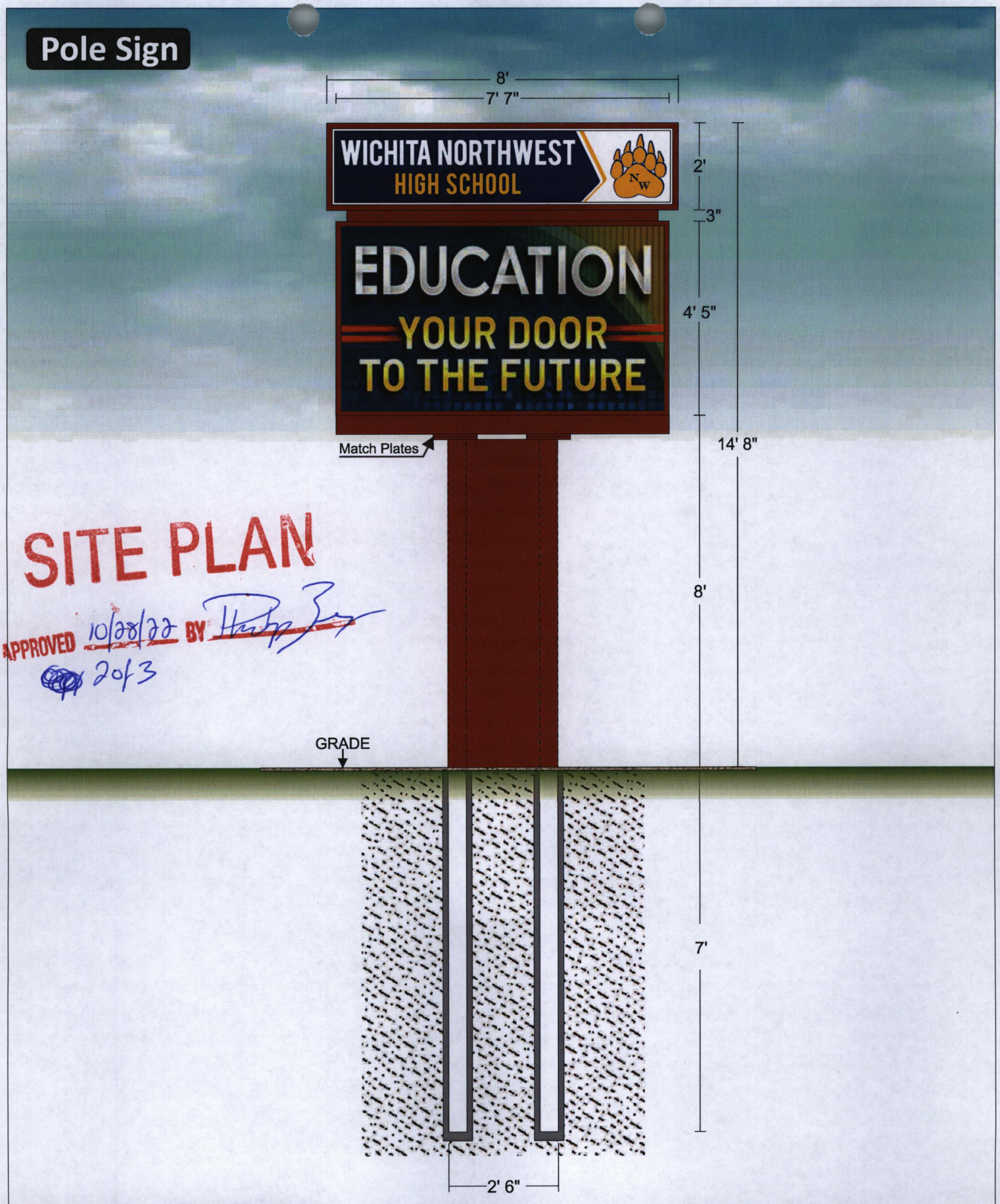
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| RON'S SIGN COMPANY<br>1329 S. Handley St.<br>Wichita, KS 67213<br>Phone: 1.316.267.8914<br>Fax: 1.316.267.0811 | DRAWING DATE: 08.04.22<br>DESIGNER: A. Herpolsheimer<br>SALES REP: B. Loyd | ADDRESS: 1220 N. Tyler Rd, Wichita, KS 67213<br>(SIGNATURE) CLIENT APPROVAL: DATE: | CUSTOMER: Wichita Public Schools<br>DESIGN PHASE: FINAL | SHEET NUMBER: 2.0 |

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# Pole Sign




SITE PLAN

APPROVED 10/28/22 BY

2 of 3

| | | | |
|---|---|---|---|
| RON'S SIGN COMPANY<br>1329 S. Handley St.<br>Wichita, KS 67213<br>Phone: 1.316.267.8914<br>Fax: 1.316.267.0811 | DRAWING DATE: 08.04.22<br>DESIGNER: A. Herpolsheimer<br>SALES REP: B. Loyd | ADDRESS: 1220 N. Tyler Rd, Wichita, KS 67213<br>(SIGNATURE) CLIENT APPROVAL: DATE: | CUSTOMER: Wichita Public Schools<br>DESIGN PHASE: FINAL | SHEET NUMBER: 3.0 |

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# Pole Sign




SITE PLAN

APPROVED
10/28/21
BY

3 of 3

RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 08.04.22

DESIGNER: A. Herpolsheimer

SALES REP: B. Loyd

ADDRESS: 1220 N. Tyler Rd, Wichita, KS 67212

(SIGNATURE)
CLIENT APPROVAL: DATE:

CUSTOMER:
Wichita Public Schools

SHEET NUMBER:
4.0

DESIGN PHASE: FINAL

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