CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

February 5, 2024

Bethany Lutheran Church
Mark Welty
1000 W. 26th Street South
Wichita, KS 67217

Luminous Neon, LLC
Attn: Kevin Himes
1429 W. 4th Avenue
Hutchinson, KS 67501

RE: **BZA2024-00003:** Administrative Adjustments in the City to allow an increase in the allowable sign area and permit a variable message sign for an institutional use and on property zoned SF-5 Single-Family Residential; generally located on the north side of West 26th Street South and within one-block east of South Seneca Street (1000 W. 26th Street South).

Legal Description: Lot A, Except West 238.2 Feet, Kuechenmeister Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for adjustments to the Sign Code to:

1) Permit an increase in sign area from 25 square feet to 32 square feet in size; and
2) Permit a 3-foot, 5-inch by 6-foot, 3-inch digital display as part of the overall monument sign.

The total sign area equals 32 square feet of which the proposed digital display will have an area of approximately 21 square feet. The proposed sign is to be located on the south side of the property along West 26th Street South, approximately 16 feet north of the south property line and 195 feet from the west property line.

Section 24.04.251.c of the Sign Code only permits an increase in sign area for building or wall signs by 25 percent. There is no provision in the Sign Code that permits an increase in sign area for pole or monument signs by Administrative Adjustment.

1. The proposed sign will either have to decrease in size to the maximum area of 25 square feet as permitted by Section 24.04.190.11 of the Sign Code; or
2. The applicant will need to submit a variance application for review by the Board of Zoning Appeals to request an increase in sign area.

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 (SF-5) zoning district. We find that allowing the variable/electronic message component on a sign that meets the standard sign area as permitted by 24.04.190.11 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 are zoned SF-5 and are developed with single-family residences. However, these properties are on the opposite side of

the subject site from the proposed location of the sign and are shielded from the digital sign by the church building. Property to the west is zoned LC Limited Commercial District (LC) and developed with commercial retail uses fronting South Seneca Street. Property to the south is zoned B Mult-Family Residential District (B) and is developed with an apartment building. The sign is proposed to be constructed perpendicular to the nearest apartment building and does not face any residences on this B-zone property. It is not anticipated that the digital sign will have significant detrimental impacts on these apartment residences. Properties to the east are zoned SF-5 and are developed with single-family residences. Though the sign is proposed to face toward these residences, the nearest residence is located approximately 675 feet away from the proposed sign location. It is not anticipated that light emitted by the proposed sign will have significant detrimental effects on these residences.

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 static images with changes not more than every five seconds or slower. Based on the placement and orientation of the sign, and conditions of approval, significant detrimental impacts are not anticipated.

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. The Sign Code Adjustment to increase the sign area to 32 square feet is hereby **DENIED.**

1) The Administrative Adjustment is for adding a new variable/electronic message sign as proposed. The total sign area of any ground or pole sign shall not exceed 25 square feet. All other signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved. Only one freestanding, monument-style sign is allowed along the frontage of this property.

2) From dusk until 9:00 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 9:00 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

J.R. COX JR

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

cc: MABCD
Dalton Glasscock, CM District IV
Brooke Kauchak, CSR District IV

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

SPECIFICATIONS

- DOUBLE-FACED, INTERNALLY-ILLUMINATED, ALUMINUM SIGN PAINTED TO MATCH DURANODIC BRONZE.
- WHITE ACRYLIC FACE WITH DIGITALLY PRINTED VINYL GRAPHICS.
- LED ILLUMINATION.
- 10MM. 90 X 180 MATRIX FULL COLOR LED MESSAGE CENTERS.
- INSTALLED ON CONCRETE MOWPAD.

FOR PERMIT

CUSTOMER:	BETHANY LUTHERAN
NAME:	**NICK CORDT**
LOCATION:	1000 W. 26TH ST. S. WICHITA, KS 67217
DATE:	11/16/23
DESIGN NO:	DW-11095
ARTIST:	AW
SCALE:	3/8" = 1'•1/8"=1'
APPROVED:	
DATE:	

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