CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 31, 2024

Sedgwick County Health Department
Attn: J. Ashley Sublett
271 W. 3rd Street North
Wichita, KS 67202

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

RE: **BZA2024-00031:** Administrative Adjustment in the City to permit a variable/electronic message sign for an institutional use on property zoned B Multi-Family Residential District; generally located on the north side of East 9th Street North and within one-block east of I-135 Highway (1900 E. 9th Street North).

Legal Description: All Lots 13 to 32 incorporated, Steel & Snively's Subdivision, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for an adjustment to the Sign Code to permit an electronic message sign as a new ground/monument sign along East 9th Street North.

The proposed sign would have a total height of 7 feet, with the total sign area being 8 feet by 6 feet (48 square feet). The electronic message board would be placed below a static sign for the Sedgwick County Health Department. The static sign would measure approximately 8 feet by 1.63 feet (13 square feet), and therefore the electronic message board would be approximately 35 square feet.

The proposed sign would be located in the southeast corner of the site, near the intersection of East 9th Street North and North Minnesota Avenue. The sign is also near the interchange of an arterial street and an expressway.

Section 24.04.251.i of the Sign Code allows an adjustment to allow variable/electronic message signs in the B Multi-Family Residential District (B). We find that allowing the variable/electronic message component on a sign that complies with 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 and west is zoned B and developed with the Sedgwick County Health Department and the KU Medical Campus. The immediate properties to the south, southeast, and east are apparent right-of-way and are landscaped with a mixture of deciduous and conifer trees. Property farther south is zoned B and developed as Murdock Park. Properties farther southeast are zoned B and developed with single-family dwellings. The nearest dwelling is approximately 295 feet away from the proposed sign. Given the orientation of the sign along East 9th Street and the trees between the sign and the dwelling, it is not anticipated that light from the sign will have any significant detrimental impacts on this dwelling. Property farther east (on the east side of North Piatt Avenue) is zoned B and developed with a single-family dwelling approximately 428 feet away from the proposed sign. The east face of the sign would face directly toward this dwelling. However, trees in the right-of-way between the sign and the dwelling and the conditions of approval below should help to mitigate possible substantial negative visual impacts of the sign.

2) Compatibility with existing or permitted uses on abutting sites: Allowing the new electronic display should 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: According to our records the proposed location of the sign may either be in public right-of-way or possibly an easement for the nearby storm sewer line. Placement of the sign and the proposed location will be contingent upon review and approval by Wichita Public Works and Utilities.

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 sign as proposed. The total sign area of any ground or pole sign shall not exceed 100 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 sign is allowed along the frontage of this property, and it shall be a monument-style sign.

2) From dusk until 9:00 p.m., the sign brightness shall be reduced to no more than 3000 nits (per the Wichita Sign Code).

3) 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.

4) The sign shall be in general conformance with the approved site plan. The sign shall be permitted and installed within one year from the date of approval.

5) The applicant shall obtain all applicable permits or approvals from Wichita Public Works and Utilities for construction of the sign at the location shown on the site plan. If the location of the sign changes, a revised site plan shall be submitting the Planning Department for review.

6) Portable signage shall not be permitted on the subject property.

7) 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
Cameron Jackson, CSR District I

Administrative Adjustment (BZA Adjustment)

1900 E. 9th St N, Wichita, KS 67202

Adjustment to allow an EMC board for an Institution

Applicant: Sedgwick County Health Department
Attn: J Ashley Sublett

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



SITE PLAN

APPROVED 5/31/24 BZA 24-31 Subject to Public approval

1 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: 05.07.22 DESIGNER: A. Herpolsheimer SALES REP: B. Loyd	ADDRESS: 1900 E. 9th St N, Wichita, KS 67203 (SIGNATURE) CLIENT APPROVAL: DATE:	CUSTOMER: Sedgwick County Health Department DESIGN PHASE: FINAL	SHEET NUMBER: 2.0

By signing this, you agree that all of the following is correct and satisfactory. This layout is the property of Ron's Sign Co. and may not be shown to anyone outside of your organization, nor is to be used, reproduced, copied, or exhibited in any fashion. Ron's Sign Co. will aim

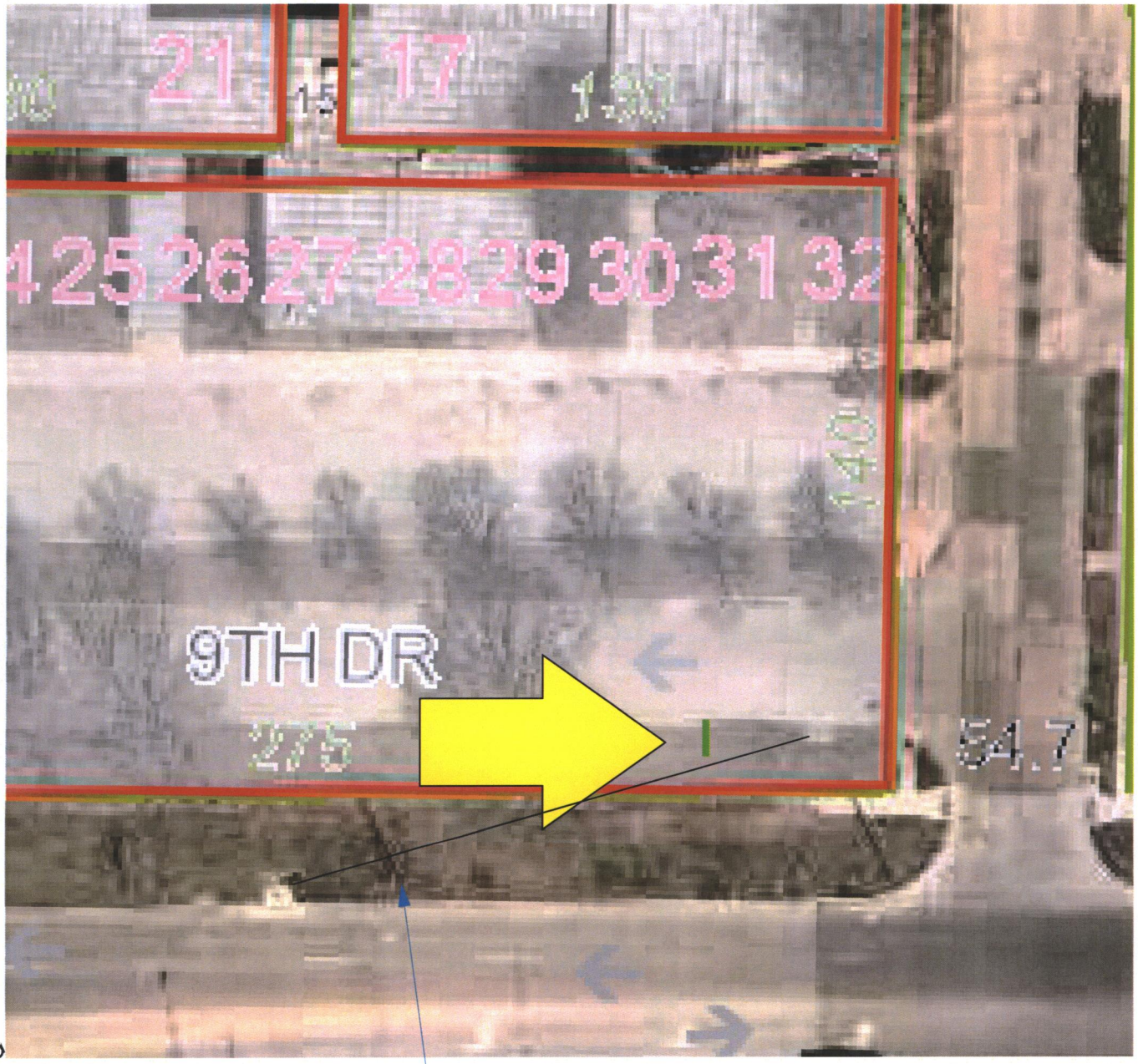
Administrative Adjustment (BZA2024-00031)

1900 E. 9th St N, Wichita, KS 67202

Adjustment to allow an EMC board for an Institution

Applicant: Sedgwick County Health Department
Attn: J Ashley Sublett

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



Revised

SITE PLAN

Marked drainage line

APPROVED 6/5/24 BY [signature]

1 of 5

BZA2024-31 – supercedes previous site plan

RON'S SIGN COMPANY 1329 S. Handley St. Wichita, KS 67213 Phone: 1.316.267.8914 Fax: 1.316.267.0811	DRAWING DATE: 05.07.22 DESIGNER: A. Herpolsheimer SALES REP: B. Loyd	ADDRESS: 1900 E. 9th St N, Wichita, KS 67203 (SIGNATURE) CLIENT APPROVAL: DATE:	CUSTOMER: Sedgwick County Health Department DESIGN PHASE: FINAL	SHEET NUMBER: 2.0

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Pole Sign



Revised SITE PLAN 2of5

APPROVED by Lyon BEA 20240031

Supersedes previous site plan

RON'S SIGN COMPANY 1329 S. Handley St. Wichita, KS 67213 Phone: 1.316.267.8914 Fax: 1.316.267.0811	DRAWING DATE: 05.07.24 DESIGNER: A. Herpolsheimer SALES REP: B. Loyd	ADDRESS: 1900 E. 9th St N, Wichita, KS 67202 (SIGNATURE) CLIENT APPROVAL: DATE:	CUSTOMER: Sedgwick County Health Department DESIGN PHASE: FINAL	SHEET NUMBER: 5.0

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Pole Sign

Revised SITE PLAN 3 of 5

APPROVED 6/5/24 BY [signature] BZA2024-31 – Supersedes previous site plan



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

DRAWING DATE: 05.07.24

DESIGNER: A. Herpolsheimer

SALES REP: B. Loyd

ADDRESS: 1900 E. 9th St N, Wichita, KS 67202

(SIGNATURE)
CLIENT APPROVAL: DATE:

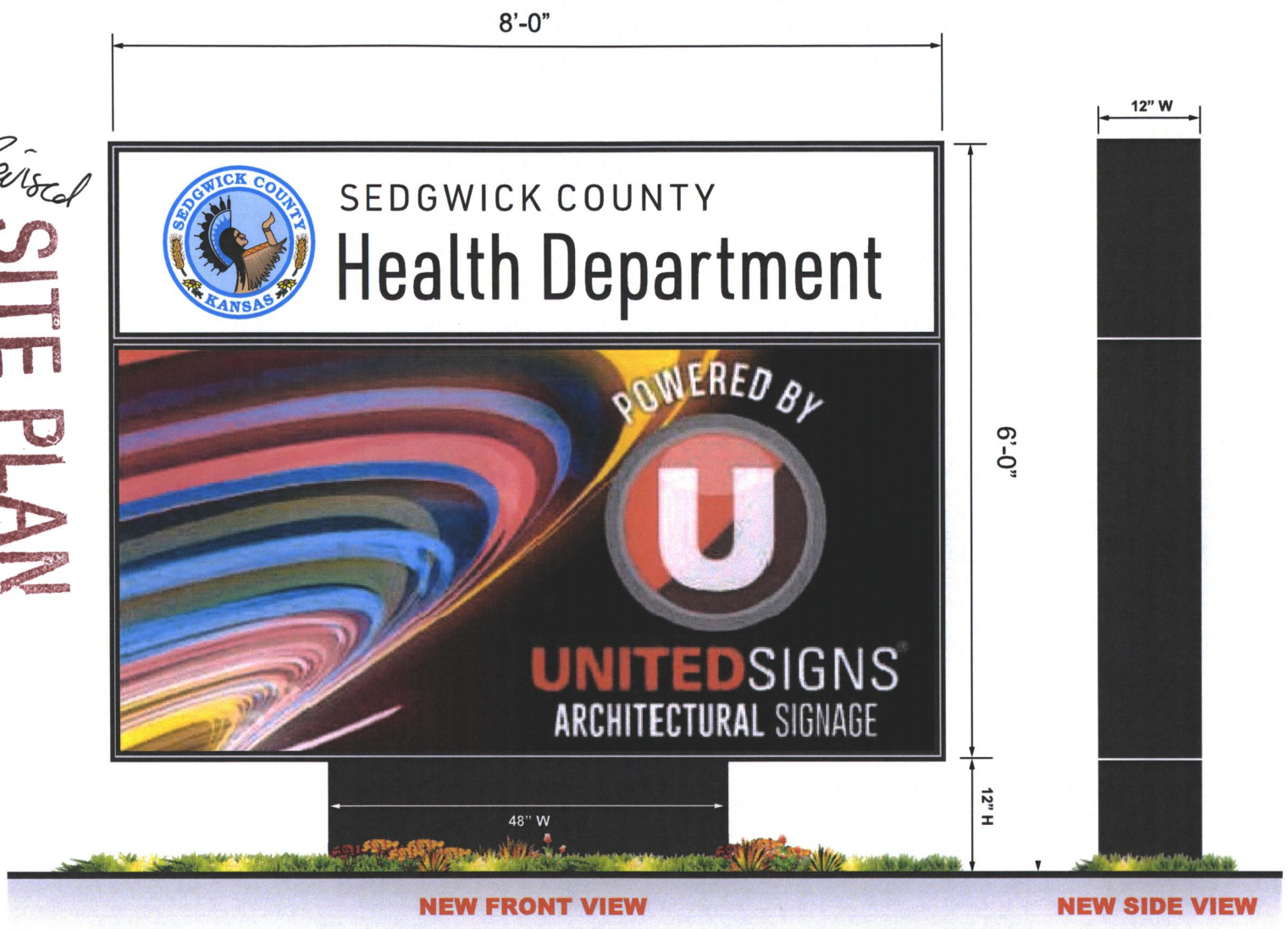
CUSTOMER:
Sedgwick County Health Department

SHEET NUMBER: 4.0

DESIGN PHASE: FINAL

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Pole Sign



Revised SITE PLAN

APPROVED 6/5/24 BY [signature]

BZA 24-31 - Supersedes previous site plan

4 of 5

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

DRAWING DATE: 05.07.24

DESIGNER: A. Herpolsheimer

SALES REP: B. Loyd

ADDRESS: 1900 E. 9th St N, Wichita, KS 67202

(SIGNATURE) CLIENT APPROVAL: DATE:

CUSTOMER: Sedgwick County Health Department

SHEET NUMBER: 3.0

DESIGN PHASE: FINAL

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Pole Sign



Revised SITE PLAN

APPROVED

BZA 04-31-Supercedes

Access site plan

505

RON'S SIGN COMPANY
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Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 05.07.24

DESIGNER: A. Herpolsheimer

SALES REP: B. Loyd

ADDRESS: 1900 E. 9th St N, Wichita, KS 67202

(SIGNATURE)
CLIENT APPROVAL: DATE:

CUSTOMER:
Sedgwick County Health Department

SHEET NUMBER:
6.0

DESIGN PHASE: FINAL

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