



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

July 2, 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: BZA2024-00038: Administrative Adjustment in the City to permit a variable/electronic message sign for an institutional use on property zoned GO General Office District; generally located on the north side of West Central Avenue and within one-quarter mile west of North Meridian Avenue (2716 West Central Avenue).

Legal Description: Lot 1, Osteopathic 2nd Addition, 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 replacement ground/monument sign along West Central Avenue.

The proposed new sign would have the same general dimensions as the existing sign. The total sign is approximately 8 feet by approximately 6 feet (approximately 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 site plan indicates that the new sign is to be erected at the same location of the existing sign, which is along West Central Avenue on the western side of the lot.

Section 24.04.251.i of the Sign Code allows an adjustment to allow variable/electronic message signs for an institution in the GO General Office District (GO). 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 west north, and east are zoned GO. Property to the west is undeveloped. Farther west, property is zoned LC Limited Commercial District (LC) and developed with a gas station/convenience store and liquor store. Property to the north is developed with a parking lot. Property to the east is developed with the former Riverside Hospital and is currently semi-occupied with healthcare uses. Properties to the south, across West Central Avenue are zoned MF-29 Mult-Family Residential District and developed with residential uses. These residences may be negatively impacted by from the light emitted from the sign. However, the conditions of approval are designed to mitigate significant negative impacts.
- 2) Compatibility with existing or permitted uses on abutting sites: Allowing the new electronic display should not negatively affect surrounding uses, with the conditions of approval. The copy and graphics changes will be restricted to static images with changes not more than every five

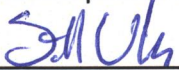
seconds or slower. Based on the placement and orientation of the sign, and conditions of approval, significant detrimental impacts are not anticipated.

- 3) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

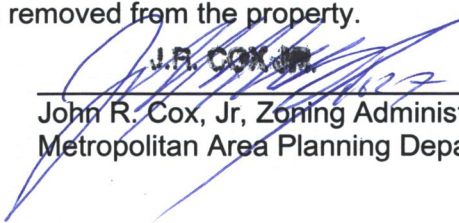
Our signatures below indicate that a Sign Code Adjustment to permit a variable/electronic message sign for an institution for the aforementioned property is hereby **GRANTED**, subject to the following conditions.

- 1) The Administrative Adjustment is for adding a new variable/electronic message sign as proposed to replace the existing static sign. 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) 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
Maggie Ballard, CM District VI
Ana Lopez, CSR District VI

Administrative Adjustment (BZA Adjustment)

2716 W. Central Ave, Wichita, KS 67203

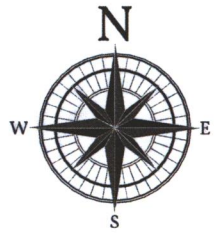
Adjustment to allow an EMC board for an Institution

Applicant: Sedgwick County Health Department

Attn: J Ashley Sublett

Agent: Ron's Sign Co.

c/o Anders Herpolsheimer



SITE PLAN

APPROVED 7/2/24 BY Rep [Signature] BZA 24-38



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

DRAWING DATE: 05.30.24

DESIGNER: A. Herpolsheimer

SALES REP: B. Loyd

ADDRESS: 2716 W. Central Ave, Wichita, KS 67203

(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

Sedgwick County Health Department

DESIGN PHASE: FINAL

SHEET NUMBER:

2.0

Pole Sign



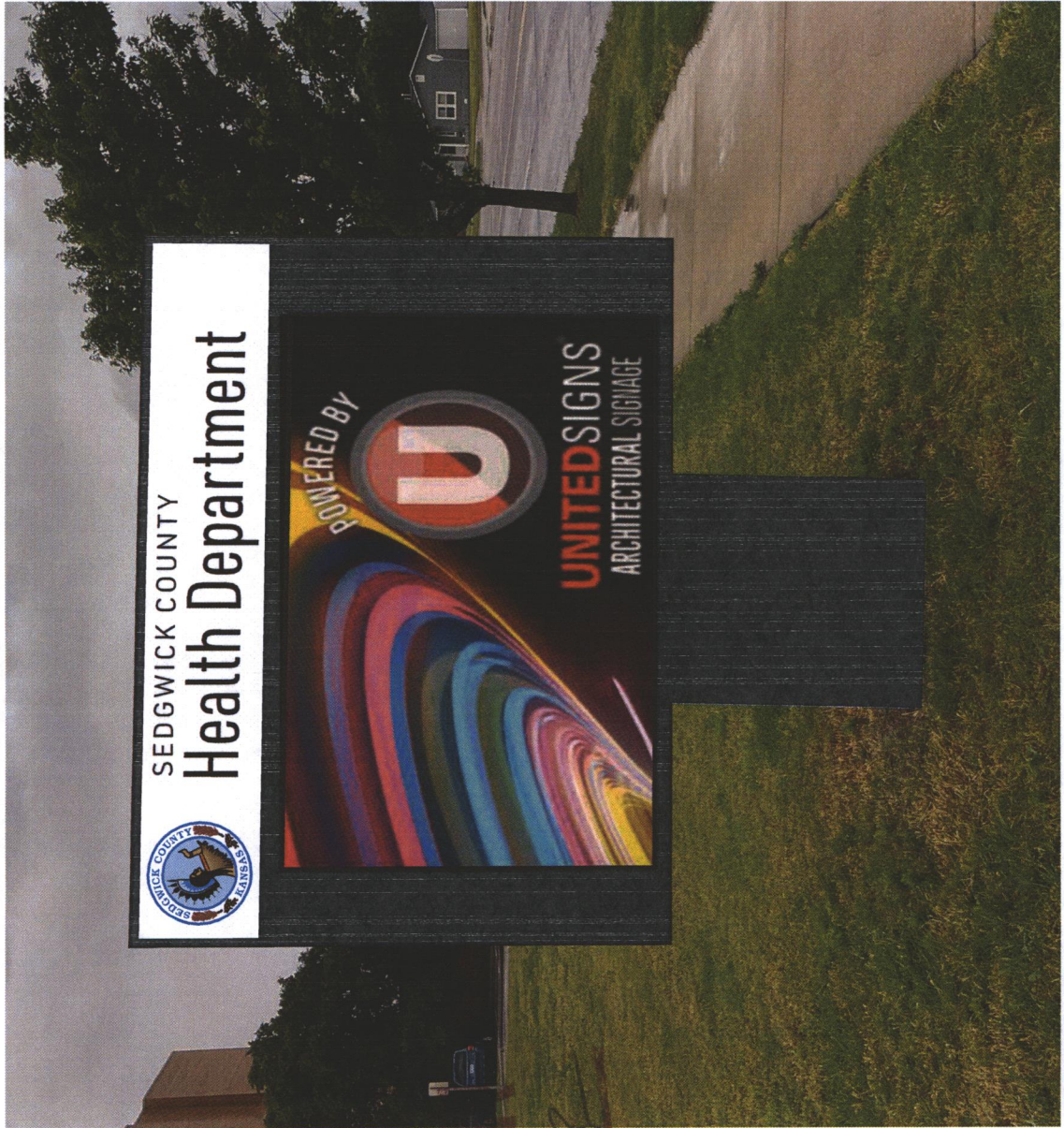
 RON'S SIGN COMPANY 1329 S. Handley St. Wichita, KS 67213 Phone: 1.316.267.8914 Fax: 1.316.267.0811	DRAWING DATE: 05.30.24 DESIGNER: A. Herpolsheimer SALES REP: B. Loyd	ADDRESS: 2716 W. Central Ave, Wichita, KS 67203 CLIENT APPROVAL: _____ (SIGNATURE) DATE: _____	CUSTOMER: Sedgwick County Health Department DESIGN PHASE: FINAL SHEET NUMBER: 4.0
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SITE PLAN

APPROVED 7/12/24 BY Ron's

BEA 24-38



RON'S SIGN COMPANY 1329 S. Handley St. Wichita, KS 67213 Phone: 1.316.267.8914 Fax: 1.316.267.0811	DRAWING DATE: 05.30.24	ADDRESS: 2716 W. Central Ave, Wichita, KS 67203	CUSTOMER: Sedgwick County Health Department	SHEET NUMBER: 5.0
DESIGNER: A. Herpolsheimer SALES REP: B. Loyd	[SIGNATURE] CLIENT APPROVAL:		DESIGN PHASE: FINAL	

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