CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

August 21, 2024

Dellrose Methodist Church
1502 N Dellrose
Wichita, KS 67208

Wichita Sign Co.
Attn: Luke Luttrell
3526 N Comotara St.
Wichita, KS 67226

RE: **BZA2024-00053:** Administrative Adjustment in the City to permit a variable/electronic message sign for an institutional use on property zoned SF-5 Single-Family Residnetial District; generally located on the west side of North Oliver Avenue, within one-quarter mile north of East 13th Street North (1502 North Dellrose).

Legal Description: Lots 9, 10, 11, 12, 13, & 14, Block 8, Ken-Mar 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 pole sign along North Oliver Avenue.

The proposed new sign would have the same general dimensions as the existing static sign. The total sign is approximately 5.5 feet by approximately 8 feet (approximately 44 square feet). The electronic message board would be placed below a static sign for Dellrose United Methodist Church. The static sign would measure approximately 8 feet by 2.5 feet (20 square feet), and therefore the electronic message board would be approximately 24 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 North Oliver Avenue on the eastern side of the property.

Section 24.04.251.i of the Sign Code allows an adjustment to allow variable/electronic message signs for an institution in the SF-5 Single-Family Residential District. 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, west, and east are zoned SF-5 Single-Family Residential District and are developed with single-family dwellings. Property to the south is zoned LC Limited Commercial District with CUP DP-319. The General Provision of CUP DP-319 permit electronic message signs along North Oliver Avenue, an arterial street. The residences on the east side of North Oliver Avenue may be negatively impacted by from the light emitted from the proposed 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.

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
Brandon Johnson, CM District I
Cameron Jackson, CSR District I


Site Plan
Administrative Adjustment
1502 N. Delrose
1514
Dellrose
Existing Church
1502 N. Delrose
SIGN LOCATION
N Oliver St
E 14th St N
E 14th St N
E 14th St N
SITE PLAN
APPROVED 8/21/24 BY
BZA 24-53
1 of 2



SITE PLAN

APPROVED 8/21/24 BY

BZA 24-53

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