Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2026

Branches Academy
Attn: Kimberly Fielding
12725 W. 21st Street North
Wichita, KS 67235

Next LED Sign Company
Attn: Chris Holmgren
8805 E. 34th Street North
Wichita, KS 67226

RE: **BZA2026-00066:** 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 south side of West 21st Street North, one-half mile west of North 119th Street West (12725 W. 21st Street North).

Legal Description: Lot 1, Block A, Greiffenstein Square No. 2 Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for an adjustment to the Sign Code to permit a variable/electronic message sign as a new monument sign on the subject site. The existing static sign is located on the eastern side of the site, perpendicular to West 21st Street North. The existing sign is setback 3 feet from the north property line and 25 feet from the east property line. The proposed new sign is proposed to be constructed at the same location, but turned to be parallel to West 21st Street North.

The application did not include details regarding the sign height or area. The sign shall adhere to Section 24.04.193 of the Wichita Sign Code for the GO District. Ground or pole signs in the GO District shall not exceed 22 feet in height and shall not exceed 32 square feet in area for a single-tenant zoning lot.

Section 24.04.251.i of the Sign Code allows an adjustment to allow variable/electronic message signs in the GO 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: Property to the east and north would be the most affected by the placement of a variable/electronic message sign at the proposed location. Property to the east is zoned SF-5 and developed with a single-family dwelling. Property to the north, across West 21st Street North is zoned SF-20 and is developed with a large-lot single-family dwelling.
    a. The property to the east, addressed as 2127 North Teal Brook Ct., is approximately 62 feet east of the proposed sign. The dwelling on this lot is approximately 145 feet southeast of the proposed sign location with the rear of the house oriented toward the direction of the sign. The proposed sign would change orientation to be parallel to West 21st Street, which means no light trespass should be directed south or east toward the dwelling on this lot.

Furthermore, there is an existing tree row of mature deciduous trees and a six-foot fence and wall which will also mitigate possible light trespass.

b. The property to the north, addressed as 12630 West 21st Street North, is approximately 145 feet north of the proposed sign. The dwelling on this lot is approximately 566 feet northeast of the proposed sign. Between the proposed sign and the dwelling is a dense buffer of deciduous and evergreen vegetation to the point that the dwelling is not visible from the street. Though the proposed sign would be oriented parallel with the light from the sign emitting to the north, the density of the vegetation will likely prevent light emitting from the sign from being seen at the dwelling. Based on the existing vegetation and the conditions of approval, significant detrimental impacts are not anticipated.

2) Compatibility with existing or permitted uses on abutting sites: Allowing the new electronic display may negatively affect surrounding uses during the winter months when the sky is dark during typical hours when information is desired to be advertised. However, conditions of approval are designed to mitigate said negative impacts. The copy and graphics changes will be restricted to static images with changes not more than once 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.

1) The Administrative Adjustment is for adding a new variable/electronic message sign as proposed. The total sign area of ground or pole signs along West 21st Street North shall not exceed 32 square feet. All other signage on the site shall otherwise conform to the Sign Code unless a separate Adjustment or Variance is approved.

2) Only one variable/electronic message sign is allowed on this property.

3) From dusk until 8:00 p.m., the sign brightness shall be reduced to no more than 3000 nits (per the Wichita Sign Code). The sign shall not be illuminated between the hours of 8:00 p.m. and 7:00 a.m. The sign shall conform to all other requirements of the City of Wichita Sign Code.

4) Copy or graphics shall be limited to static images only and shall not change more than once every five seconds.

5) The sign shall be in general conformance with the approved site plan. The sign shall not be installed in any sight triangle or easement unless permission is obtained from all utility providers. The sign shall be permitted and installed within one year from the date of approval.

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

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

cc: MABCD
J.V. Johnston, CM District V
Teresa Veazey, CSR District V

SITE PLAN

APPROVED 7/27/26 BY

BZA26-66

CODE DATA

LEGAL DESCRIPTION

GREIFFENSTEIN SQUARE, NE QUARTER, SECTION 12, TOWNSHIP 27 SOUTH, RANGE 2 WEST, SEDGWICK COUNTY, KANSAS

OCCUPANCY GROUP

E – EDUCATIONAL

CONSTRUCTION TYPE

TYPE VB CONSTRUCTION

FIRE SPRINKLERS

NOT SPRINKLED

ALLOWABLE BUILDING AREA

BASIC ALLOWABLE AREA: 9,000 SF PER STORY
+ 75% OPEN 4 SIDES: 15,750 SF ALLOWED
ACTUAL BUILDING AREA = 15,000 SF

ALLOWABLE HEIGHT

TYPE VB = ONE (1) STORIES ALLOWED

ACTUAL STORIES = (1) ONE STORY

ALLOWABLE BUILDING HT = 35'-0"

ACTUAL BUILDING HT = 33'-0"

OCCUPANT LOAD

6,644 SQ FT / 35 SQ FT / OCC = 189 OCC
6,216 SQ FT / 500 SQ FT / OCC = 12 OCC

SITE INFORMATION

ZONING: SF-20
LOT SIZE: 0.59 ACRE
PARKING LOT AREA: 12,701 SQ FT
APPROACH AREA: 1,018 SQ FT
SIDEWALK AREA: 2,444 SQ FT
PLAYGROUND AREA: 6,220 SQ FT

FIXTURES REQUIRED

I.B.C. TABLE 2902.1

TOTAL OCCUPANTS 30/2 = 15 (15 MEN / 15 WOMEN)

FIXTURES REQUIRED		FIXTURES PROVIDED
MEN	1 WATER CLOSET (1/50)	2
	1 LAVATORY (1/50)	2
WOMEN	1 WATER CLOSET (1/50)	2
	1 LAVATORY (1/50)	2
UNISEX	WATER CLOSET (1/50)	4
	LAVATORY (1/50)	4
DRINKING FOUNTAINS	(1/100)	5
SERVICE SINK	1 REQUIRED	1

APPLICABLE CODES

INTERNATIONAL BUILDING CODE, 2006
INTERNATIONAL EXIST. BUILDING CODE 2006
NATIONAL ELECTRICAL CODE, 2008
INTERNATIONAL MECHANICAL CODE, 2008
UNIFORM PLUMBING CODE, 2000
INTERNATIONAL FIRE CODE, 2006
LIFE SAFETY CODE
KANSAS ACCESSIBILITY ACT
ADAAG, 1991

LEGEND

- DESIGNATED EXIT
- FEC — FIRE EXTINGUISHER CABINET
- FE — FIRE EXTINGUISHER
- FH — PUBLIC FIRE HYDRANT

STRUCTURAL FIRE PROTECTION - TYPE VB

STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	0 hr
BEARING WALLS EXTERIOR	0 hr
BEARING WALLS INTERIOR	0 hr
NON-BEARING WALLS EXTERIOR	0 hr
NON-BEARING WALLS INTERIOR	0 hr
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0 hr
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0 hr

RATED CORRIDORS NOT REQUIRED

TABLE 602 - FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS

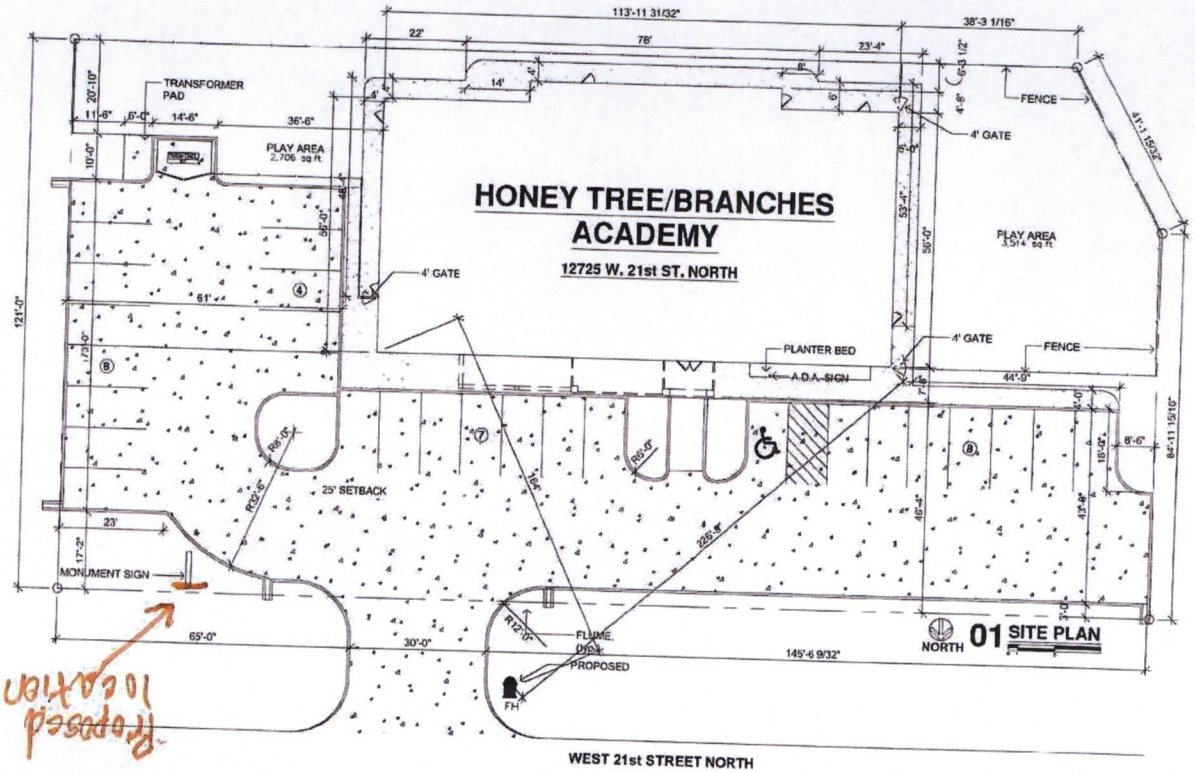
FIRE SEPARATION DISTANCE	TYPE OF CONSTR	GROUP B
10' ≤ x < 30'	V-B	0 HR

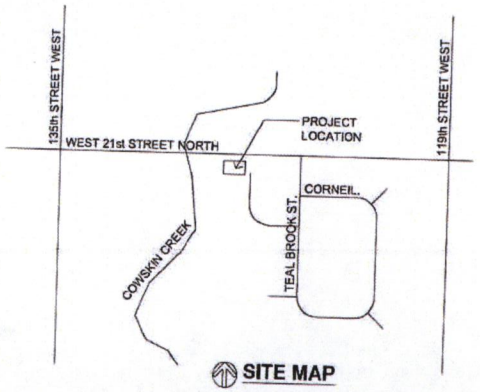
TABLE 1019.2 - BUILDINGS WITH ONE EXIT

OCCUPANCY	MAX HEIGHT OF BUILDING ABOVE GRADE PLANE	MAXIMUM OCCUPANTS PER FLOOR AND TRAVEL DISTANCE
E	1 STORY	35 OCCUPANTS AND 75 FEET TRAVEL DISTANCE

1017.1, EXCEPTION 4: A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP E WHERE EACH ROOM THAT IS USED FOR INSTRUCTION HAS AT LEAST ONE DOOR DIRECTLY TO THE EXTERIOR AND ROOMS FOR ASSEMBLY PURPOSES HAVE AT LEAST ONE-HALF OF THE REQUIRED MEANS OF EGRESS DOORS OPENING DIRECTLY TO THE EXTERIOR. EXTERIOR DOORS SPECIFIED IN THIS EXCEPTION ARE REQUIRED TO BE AT GROUND LEVEL

FIRE DEPT. REQUIREMENTS: THE BUILDING ADDRESS SHALL BE LOCATED ON THE ENTRANCE DOOR OF THE TENANT SPACE. THE REQUIREMENTS ARE:
A THE NUMBER SHALL CONTRAST WITH THE ENTRANCE DOOR
B THE NUMBER SHALL BE ARABIC NUMERALS
C THE NUMBER SHALL BE A MIN. 4" HIGH & A MIN. ½" STROKE WIDTH





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MICHAEL STRELOW
ARCHITECTURE & DEVELOPMENT

HONEY TREE/BRANCHES ACADEMY
12725 WEST 21st STREET NORTH
WICHITA, SEDGWICK COUNTY, KANSAS

TRADE MARK

Date: 9/17/2012
Revisions: 01/20/2012
03/20/2012

SA1.0
SITE PLAN