CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 26, 2008

Central Christian Church
Attn: Mark Posson
2900 N. Rock Road
Wichita, KS 67226

TriMark Signworks
Attn: Michael Bankston
319 Oak
Wichita, KS 67213

RE: **BZA2008-00040: Sign Code Adjustment to alter electronic message sign for an institutional use on property zoned SF-5 Single-family Residential.**

Legal Description: Lot A, Central Christian Addition to Wichita, Sedgwick County, Kansas. Generally located generally located on the southeast corner of Rock Road and 29th Street North.

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to alter an electronic message sign for an institutional use on the aforementioned property. From reviewing your application, we understand that you propose to reduce the frequency of copy change from once every 10 seconds (per BZA2008-00006) to once per second. Subsequent to the granting of this variance, Section 24.04.251.2.i. was added to the Sign Code, allowing an adjustment to permit an electronic message sign for institutional uses located in SF-5 zoning when the three conditions required by Section 24.04.251.6. of the Sign Code are met.

We find that allowing the electronic message sign as proposed 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: Existing uses in the surrounding area include single-family residences 950 feet south and multi-family apartments 700 feet southwest of the sign location, both located on property zoned SF-5 Single-family Residential; the properties to the north and west are zoned LC Limited Commercial and occupied with intensive retail and commercial uses. The rate of copy change would be no more frequent than possible for similarly situated institutional uses in the vicinity.

2) Compatibility with existing or permitted uses on abutting sites: Changing the rate of copy of the sign should not reduce compatibility of the sign with surrounding uses, as the sign will not be permitted to flash or display moving images, and graphics changes will be restricted to one change per second or slower. The adjustment would not affect other provisions of BZA2002-00006 or BZA 37-88 and the combined signage, according to information from these two cases, is that the two bulletin board signs fit the criteria for placement of two signs on a single frontage per Section 24.04.190.11.

3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements located in the vicinity be materially injured.

Our signatures below indicate that a Sign Code Adjustment to permit an electronic message sign for a church on the aforementioned property is hereby granted, subject to the following conditions:

1) The sign shall be in conformance with the approved site plan and elevation.

2) No animated, flashing or moving images or text shall be displayed on the sign; the sign shall not make copy or graphics changes faster than once per second.

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

4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The development application sign should now be removed from the property.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
JR Cox, Office of Central Inspection
Susan Schlapp, WCC V, Mail Stop 1-13

Central Christian Church

