CITY OF WICHITA

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

June 25, 2007

USD 266 c/o James Baker
201 S Park
PO Box 312
Maize, KS 67101

**RE:** **BZA2007-28: Sign Code Adjustment to permit an electronic message sign for an institutional use on property zoned "SF-5" Single-family Residential.**

**Legal Description: The N. 1/2 of section 32, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, except the N.W. 1/4 of the N.W. 1/4 of said Section 32. Generally located east of Maize and south of 37th Street North.**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit an electronic message sign for an institutional use on the aforementioned property. From reviewing your application, we understand that you propose a 50 square foot electronic message board sign. The sign code will permit up to a 48 square foot sign at this location. Therefore, you will need to reduce the size of the proposed sign, or receive an adjustment to the sign size.

Section 24.04.251.2.i. of the Sign Code allows 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 surrounding include single-family residences and undeveloped land. The proposed electronic message sign is over 125 feet from the nearest residence.

2) Compatibility with existing or permitted uses on abutting sites: Adding electronic message capability to 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.

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 in the vicinity be materially injured.

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

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

2) The applicant shall submit a sign elevation, to be approved by planning staff, conforming to sign code sign requirements or approved under a size adjustment to the sign code.

3) No animated, flashing or moving images or text shall be displayed on the sign.

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

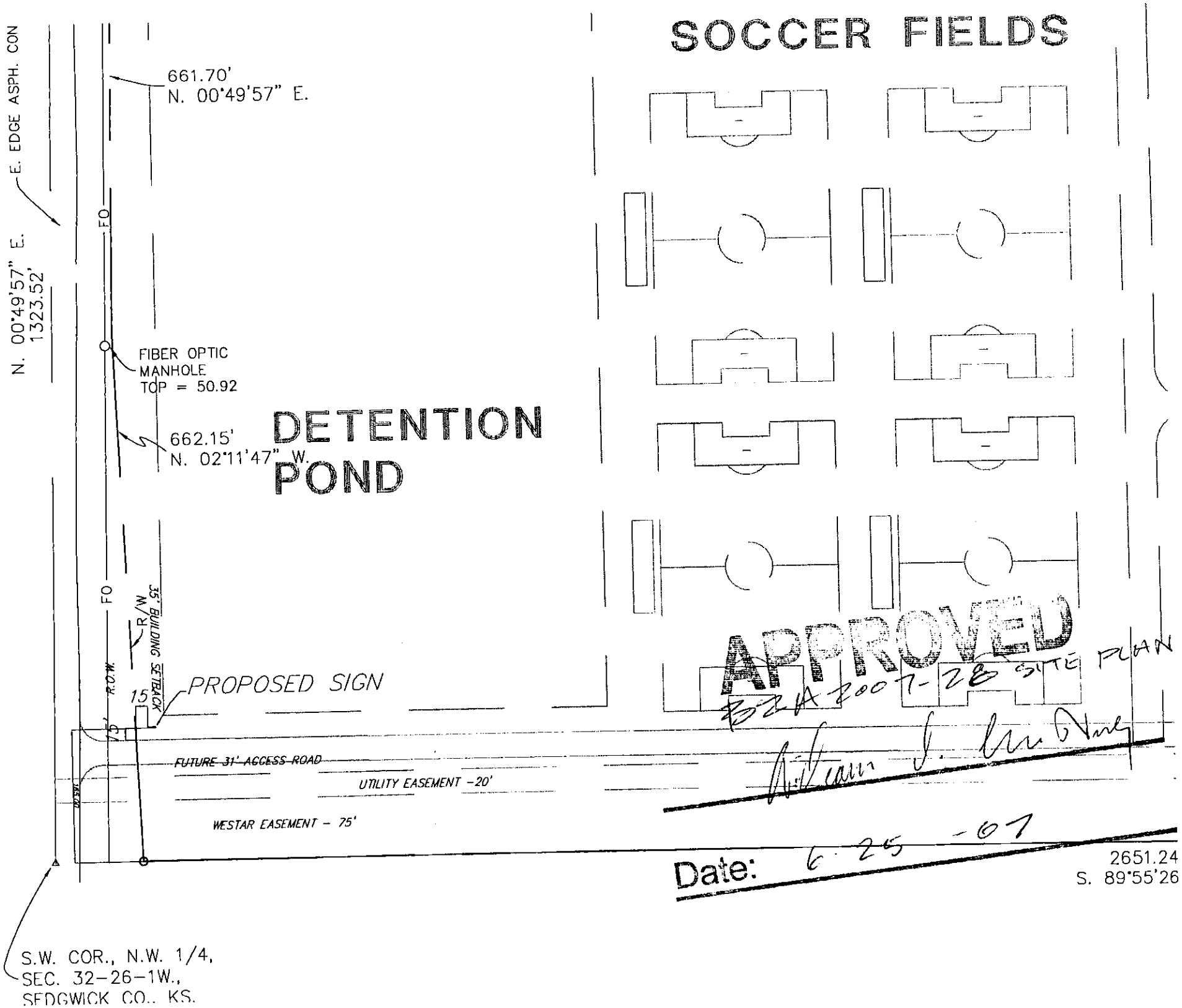
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment 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
Jan Lister, Office of Central Inspection


SOCCER FIELDS
E. EDGE ASPH. CON
N. 00°49'57" E.
1323.52'
661.70'
N. 00°49'57" E.
FO
FIBER OPTIC
MANHOLE
TOP = 50.92
662.15'
N. 02°11'47" W.
DETENTION
POND
FO
R/W
55' BUILDING SETBACK
PROPOSED SIGN
15'
R.O.W.
FUTURE 31' ACCESS ROAD
UTILITY EASEMENT -20'
WESTAR EASEMENT - 75'
APPROVED
BZA 2007-28 SITE PLAN
Date: 6-25-07
2651.24
S. 89°55'26
S.W. COR., N.W. 1/4,
SEC. 32-26-1W.,
SEDGWICK CO., KS.