CITY OF WICHITA

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

March 19, 2010

Broadway Christian Church
Attn: Donald L.Yeley
1855 S Rock Road, Suite 143
Wichita, KS 67207

Miracle Signs
Attn: Brooke Flowers
3611 N. Broadway
Wichita, KS 67219

**RE:** **BZA2010-10: Sign Code Adjustment to permit an electronic message sign for an institutional use on property zoned TF-3 Two-Family Residential.**

**Legal Description: West 1/2 of Lot 23 and All of Lots 24-28 including 1/2 of vacated Boston Street; Block 2, Schweiter's 10th Addition, Wichita, Sedgwick County, Kansas. Generally located east of George Washington Drive and south of Grail Street (1400 S George Washington Drive).**

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 2'6" by 8' LED sign within a larger sign, on a property formerly used as a school (WATC) that is being converted to a church, New Hope Christian Church (formerly known as Broadway Christian Church). The new monument style sign will replace the existing WATC sign.

Section 24.04.251.2.i. of the Sign Code allows an adjustment to permit an electronic message sign for institutional uses located in TF-3 Two-Family Residential ("TF-3") 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 multi-family residential four-plexes west of George Washington Boulevard on property zoned MF-29 Multi-Family Residential ("MF-29"). Most of the area to the north, east and southeast is single-family residential on property zoned TF-3. The sign is situated along George Washington Boulevard to reduce its visibility to these low-density residential areas except for the two homes on Grail Street closest to George Washington Boulevard. As shown on the attached elevation included with this request, the sign will be eight feet in height, which is less than the 20-foot height of the current sign.

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 church on the aforementioned property is hereby granted, subject to the following conditions:

1) The sign shall be in conformance with the approved 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
Lavonta Williams, CM District I

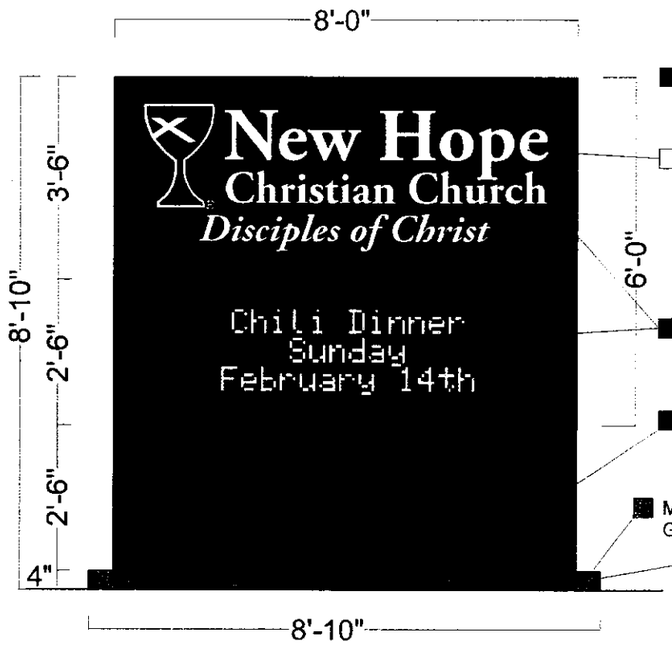
MIRACLE SIGNS
3611 N. Broadway Wichita, KS 67219
316 - 832-1177 fax : 316 - 838-4774

# 10B051 - New Hope Christian Church
# 1400 S. George Washington Dr. - Wichita, Kansas
# LED Monument Sign

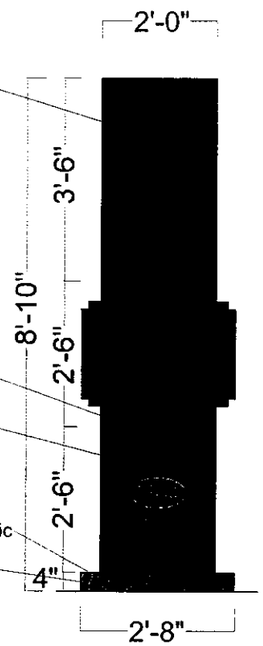
| | | | | |
|---|---|---|---|---|
| CUSTOMER: 10B051 - New Hope Christian Church | | | | QUANTITY: 1 / REV#: / APPR. DATE: |
| DATE: 3-2-10 | DRAWING # 1 | DRAWN BY: JN | SALESPERSONS: Brian Kirkland | APPROVAL SIGNATURES: |
| FILE NAME: 10B051 LED Monument Sign.cdr | | | SIGN ITEM 1 | |
| DISK NAME: C:\on graphics/Jobs/N/new Hope Christian Church/Production | | | | |

**3/8"= 1' Scale**

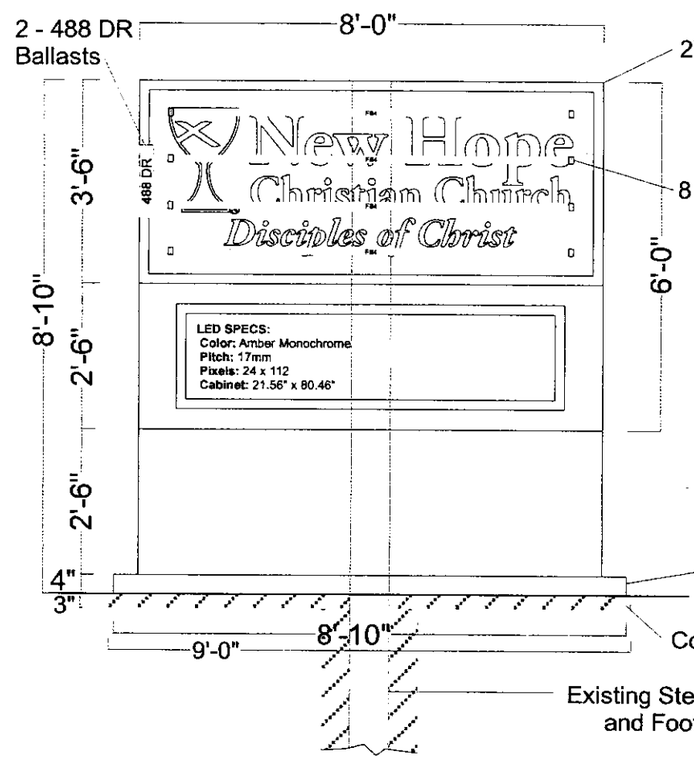
Sign Layout



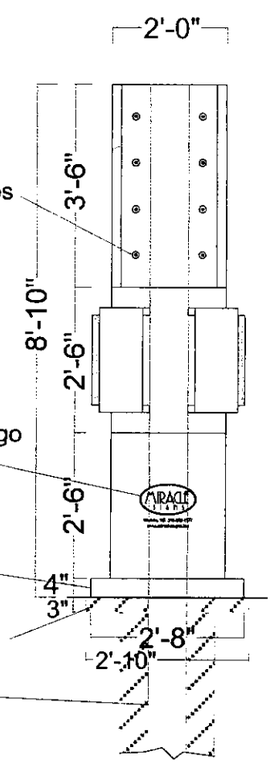

Side View




Setup for Production & Install




Side View

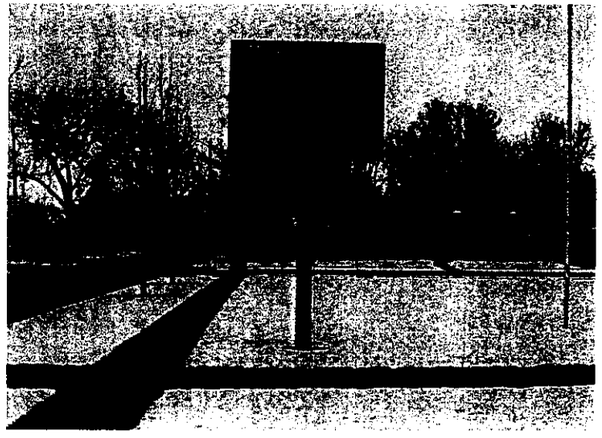



**Top Cabinet (Rework Existing Cabinet):**
- 3/16" Clear SG Acrylic Faces Sprayed with 2nd Surface Gripflex Copy and Logo
- 2" Retainers Painted Black
- Lighted by Internal Fluorescent Lamps

**LED SPECS:**
**Color:** Amber Monochrome
**Pitch:** 17mm
**Pixels:** 24 x 112
**Cabinet:** 21.56" x 80.46"

**Base Cabinet:**
- .125" Alum. Sides and Fronts
- Internal Alum. Frame
- Pole Guides to Fit Existing Pole
- Painted MP 10147 Impulse Deep Blue

**Existing Pole Sign**



**After Installing Refurbished Sign**




**Sign Re-Installs Here** **Site Plan**

