



Wichita-Sedgwick County Metropolitan Area Planning Department

December 19, 2013

Eastside Cathedral of Praise
Donald Smith, Pastor
4640 E. 15th Street North
Wichita, KS 67208

Ron's Sign Company
John Saindon
1329 S. Handley
Wichita, KS 67213

RE: BZA2013-00053: Sign Code Adjustment to permit an LED sign for an institutional use on property zoned SF-5 Single-family Residential.

Legal Description: LOT 1 BLOCK 1 MEADOW OAKS ADDITION to Wichita, Sedgwick County, Kansas. Generally located south of East 29th Street North (5955 E. 29th Street North) west of N. Woodlawn Boulevard approximately 1500 feet.

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 to erect a new monument sign with a 4-ft by 8-ft LED component on the site.

Section 24.04.251.2.i. of the Sign Code allows an adjustment to permit electronic message signs 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 are residential along E. 29th Street North between Woodlawn and Oliver and SF-5 to the north and south. Another church is located immediately east of the site. The proposed electronic message sign is approximately 350 feet from the nearest residence, and no residences face the sign.

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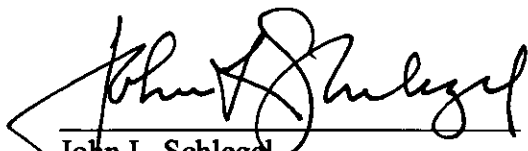
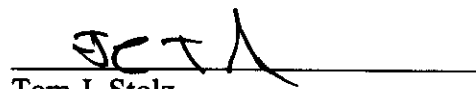
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- 2) Compatibility with existing or permitted uses on abutting sites: Adding electronic message capability to the sign should not reduce compatibility of the sign with surrounding uses, as the sign will not be permitted to flash or display moving images, 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; 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 an electronic message sign for a church on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The administrative adjustment is for an LED sign only; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) The sign shall be in conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval.
- 3) 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.
- 4) Portable signage shall not be permitted on the subject property.
- 5) 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
Tom J. Stolz
MABCD Director

cc: JR Cox, MABCD
Lavonta Williams, CM District I
Megan Buckmaster, NA District I

North
(PER RECORDED PLAT)

Basis of Bearings = N89°11'45"E 1156.54'(M) & 1156.56'(P)

