



Wichita-Sedgwick County Metropolitan Area Planning Department

January 21, 2014

Cross-Road Church
2139 S. Maize Road
Wichita, KS 67209

Nu-Line Signs LLC
Karie Kerr
3310 W. Central
Wichita, KS 67203

RE: BZA2014-00001: City 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 3 LINDSAY'S ORCHARD ADDITION to Wichita, Sedgwick County, Kansas. Generally located north of Pawnee Street approximately 1300 feet and west of Maize Road (2139 S. Maize Road).

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 79" by 96" monument sign with an LED component, to be built on top of an existing brick base.

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 use in the surrounding area is SF-5. The proposed electronic message sign is approximately 160 feet from the nearest residence, and no residences face the sign. The property is located immediately north of another church on an arterial street.

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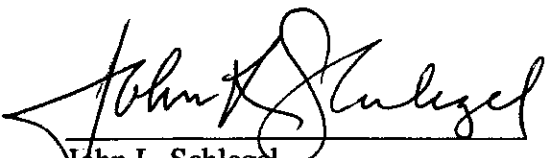
www.wichita.gov

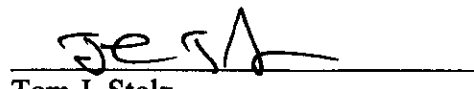
- 2) Compatibility with existing or permitted uses on abutting sites: Adding electronic message capability to the sign should not reduce compatibility of the sign with surrounding uses, as the sign will not be permitted to flash or display moving images, and graphics changes will be restricted to one 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
Jeff Blubaugh, CM District IV
Case Bell, NA District IV

2118 10505 10435 10431 10427 10423

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WLC

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SITE PLAN

APPROVED 1/12/2014 BY *K. Morgan*

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SIMAZE RD