CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 18, 2014

Indian Hills Church of the Nazarene
1555 N McLean Blvd
Wichita, KS 67203

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

RE: BZA2014-00022: Sign Code Adjustment to permit an LED sign on an existing pole sign for an institutional use on property zoned B-Multi-family Residential.

Legal Description: LOT 1 INDIAN HILLS CHURCH ADDITION to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of 15th Street North and North McLean Boulevard (1555 N McLean Blvd.)

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 replacing an existing sign panel with a 2-ft by 9-ft LED component on the existing pole sign located at the southeast corner of the surface parking lot.

Section 24.04.251.2.i. of the Sign Code allows an adjustment to permit electronic message signs for institutional uses located in any residential zoning district, or in any "NO", "GO", "NR", "OW" or "IP" zoning districts 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 SF-5 residential to the west, north and east; and B-Multi-family to the south. No residences face the proposed electronic message 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; 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. The overall height of the existing sign shall remain unchanged.

3) No animated, flashing or moving images 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, Director
Metropolitan Area Planning Department

Tom J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: JR Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, NA District VI

APPROVED
klmorgan
Date: 3-20-2014
NEW

2'x9' LED board
- Red Copy

Indian Hills
CHURCH OF THE NAZARENE

LED
MESSAGE BOARD

2'

9'

Using existing pole

OAH 22ft



REMOVE

EXISTING

NEW

Company: Indian Hills Church	Description:	Specs/Price: Pole Sign

Ron's Sign Co.
1329 S Handley
Wichita, KS 67213
Phone: 1.800.326.8914
Fax: 1.316.267.0811

By signing this you agree that all sizes, graphics and specifications are correct and satisfactory. This layout is the property of Ron's Sign Co. and may not be used or duplicated without permission.

Approved by: Date:


Existing pole sign
Firefox
AOL Mail: Simple, Free, Fun
QuickBooks
Indian Hills Church-Nazarene, North ...
Pandora Internet Radio - Listen to Fre...
Google
AOL Mail
google
google maps
feet to inches
Concrete Calculator
City of Wichita
KS TAX RATES
quickb
Pandora
Indian Hills Church-Nazarene, North McLean Boulevard, Wichita, KS
+LAREINA
Share
N Clarence St
Map
Traffic
N McLean Blvd
W 15th St N
N Charles St
50 ft
20 m
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Report a problem
12:48 PM
2/11/2014