CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 18, 2015

HealthCore Clinic
2707 E. 21st Street North
Wichita, KS 67214

Miracle Signs
Brian Kirkland
3611 N. Broadway
Wichita, KS 67219

RE: **BZA2015-00019: Sign Code Adjustment to permit an LED sign on replacement pole sign for a health clinic use on property zoned General Office (GO).**

Legal Description: LOT 1, Block 1 CENTER FOR HEALTH AND WELLNESS ADDITION to Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of 21st Street North and North Erie (2707 East 21st 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 to replace an existing pole sign with a new 72-square foot pole sign with a 32-square foot LED component in the same location.

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 Two-Family Residential (TF-3) to the east and south; GO to the west and north; and Single-Family Residential (SF-5) to the north. 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. 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 medical clinic 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 flashing 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
Lavonta Williams, CM District I
Janet Johnson, CL District I

New D/F LED Pole Sign

Date: 3-5-15	Drawing by: JN	Salesperson: Brian Kirkland
File Name: 15A012 LED Pole Sign.cdr		
Disk Name: Z:/Jobs/H/HealthCore Clinic/Production/		

APPROVAL SIGNATURES:

3/8" = 1' Scale

Placement

New LED Pole Sign Using Existing Pole

