



Wichita-Sedgwick County Metropolitan Area Planning Department

September 28, 2018

Catholic Diocese of Wichita
Attn: Bryan Coulter
454 N. Broadway
Wichita, KS 67202

Wichita Sign Company
Attn: Luke Luttrell
301 N. St. Francis
Wichita, KS 67202

RE: BZA2018-00058: Sign Code Adjustment to permit an electronic message center on a new ground sign for an institutional use located in SF-5 Single-Family Residential zoning district.

Legal Description: LOT 28, BLOCK 5, VICKRIDGE 2ND ADDITION to Wichita, Sedgwick County, Kansas. Generally located 1,600 feet east of North Rock Road on the north side of East Central Avenue (8506 E. Central Avenue)

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a new ground sign with an LED message center on the aforementioned property. From reviewing your application, we understand that you propose to build an 11'1" tall ground sign that has a 39 square feet LED component.

Section 24.04.251.i of the Sign Code allows an adjustment for an electronic message sign "SF-5" Single-Family Residential zoning district. We find that allowing the existing sign with an electronic message board component 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: The subject site is located on a five-lane arterial street. Existing uses in the surrounding area are single-family residential located in SF-5 Single-Family Residential zoned districts to the north, south, east and west.
- 2) Compatibility with existing or permitted uses on abutting sites: Allowing an LED component in an existing sign along 859 feet lineal street frontage of East Central Avenue will not negatively affect surrounding uses, as the location of the sign does not face residentially zoned property and copy and graphics changes will be restricted to one change per second or slower.

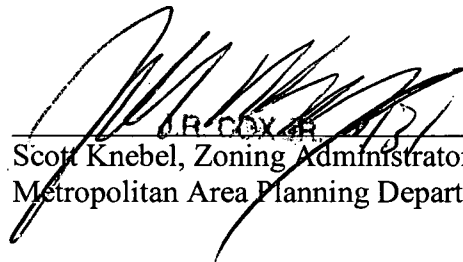
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way or easements; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Sign Code Adjustment to permit an electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The administrative adjustment is for an 11'1" tall ground sign with a 39 square foot LED component in SF-5 residential zoning; 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) The sign shall not be located within any easement unless the appropriate permission has been obtained.
- 4) The sign shall not be located within any driveway site triangle.
- 5) The sign shall not make copy or graphics changes faster than once per second.
- 6) No other freestanding signs shall be allowed on the subject site.
- 7) Portable signage shall not be permitted on the subject property.
- 8) If the Zoning Administrator finds that there is a violation of any of the conditions of the Sign Code Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Sign Code, may, with the concurrence of the Planning Director, declare that the Sign Adjustment is null and void.

The development application sign should now be removed from the property.

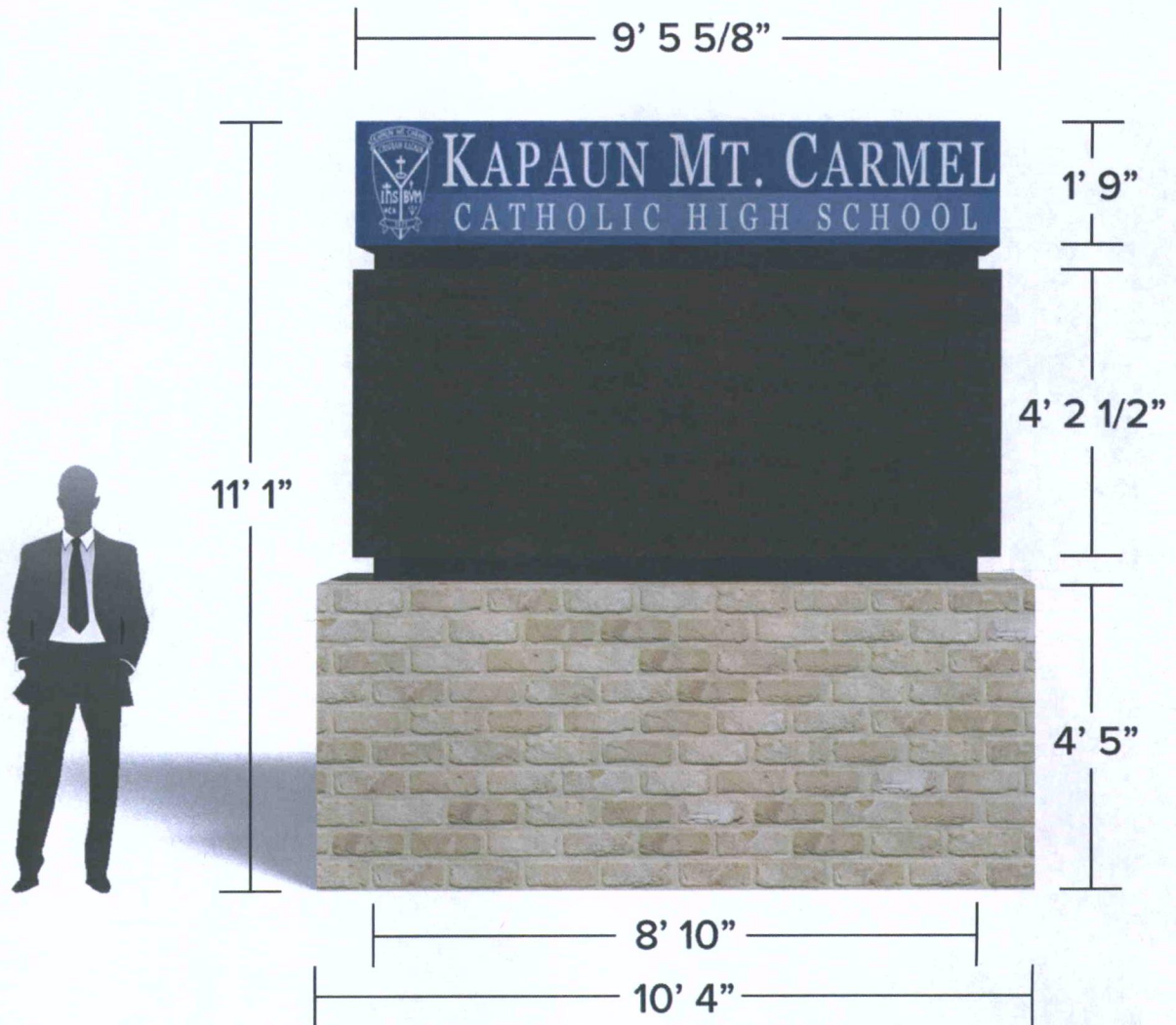

Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV

SITE PLAN

APPROVED 9/28/18 BY elmorgan



OPTION 3

East/West Elevation

Administrative Adjustment to allow an electronic message sign for an institution located in a residential zoning district. 4J

PROPOSED NEW SIGN LOCATION

Sign will be located 6' north of sidewalk and approximately 16' north of the property line.

EXISTING SIGN LOCATION **TO BE REMOVED**

430' ±

859.3'

410' ±

CENTRAL AVENUE

SITE PLAN

APPROVED 9/28/18 BY *[Signature]*



SCALE: 1" = 60'

ADMINISTRATIVE ADJUSTMENT SITE PLAN

KAPAUN MT. CARMEL HIGH SCHOOL - 8506 EAST CENTRAL, WICHITA, KS

