Wichita-Sedgwick County Metropolitan Area Planning Department

August 3, 2020

The Independent School
Attn: Kim Storer
8311 East Douglas Avenue
Wichita, KS 67207

George Lay Signs
Attn: Michael Lay
1016 North Waco Avenue
Wichita, KS 67203

RE: **BZA2020-00031: City Sign Code Administrative Adjustment to allow a new monument sign with an LED component for an institutional use on SF-5 Single-Family Residential zoned property. Generally located 1,700 feet east of South Rock Road on the south side of East Douglas Avenue (8311 E. Douglas Avenue)**

Legal Description: **That Part Lot 1 Beg 375 Ft E NW Core 140 Ft S 220 Ft W 140 Ft N 220 Ft To Beg, Block 1 Bonnie Brae 3rd Addition, Wichita, Sedgwick County, Kansas**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a new monument sign (11'-11" by 9'-11" – 99.89 square feet) with a 4.5-feet by 9.25-feet (36 square feet) LED component at the Independent School on East Douglas. The existing sign located on the west side of the access drive will be removed.

Section 24.04.251.i of the Sign Code allows an adjustment for an electronic message sign in SF-5 Single-Family Residential zoning district. We find that allowing a new monument sign (11'-11" by 9'-11") with an electronic message board 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 Independent School campus is approximately 23 acres. North of the subject site is a church and a single-family residential subdivision. South and west of the subject property are SF-5 zoned lots and are developed with single-family residence. East of the subject property is a single-family residence in SF-5 zoning district

2) Compatibility with existing or permitted uses on abutting sites: Allowing the new monument sign with an electronic display will not negatively affect surrounding uses. The sign does not face any houses and the 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 a new monument sign (11'-11" by 9'-11") with an electronic message board component (4.5-feet by 9.25-feet) as proposed; 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 make copy or graphics changes faster than once per second.

4) No signage will be allowed in the driveway site triangle or the corner site triangle. 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 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.

Katherine L. Morgan for

Scott Wadle, Director
Metropolitan Area Planning Department

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR District II

George Lay Signs Inc.
1016 North Waco | Wichita KS, 67203-3999
316.262.0433 | (800) 888.0433 | laysigns@laysigns.com

DESIGNED FOR | THE INDEPENDENT SCHOOL

CLIENT APPROVAL

X

SPECS **FILE NAME:** S:\Customers\Independent School\2020\IndependentSchoolEMC.pdf

Sketch: Two options for monument sign - Plain sign with 4' 5" x 9' 3" Watchfire EMC.

COLORS (proof only colors may not match final output)

- White
- Black
- PMS 286
- PMS 429 U

DATE: 01/20 **SKETCH:** 17706.1

ADDRESS | 8313 E Douglas Ave

SALESPERSON | Mary Wilson

SCALE | 3/8" = 1'

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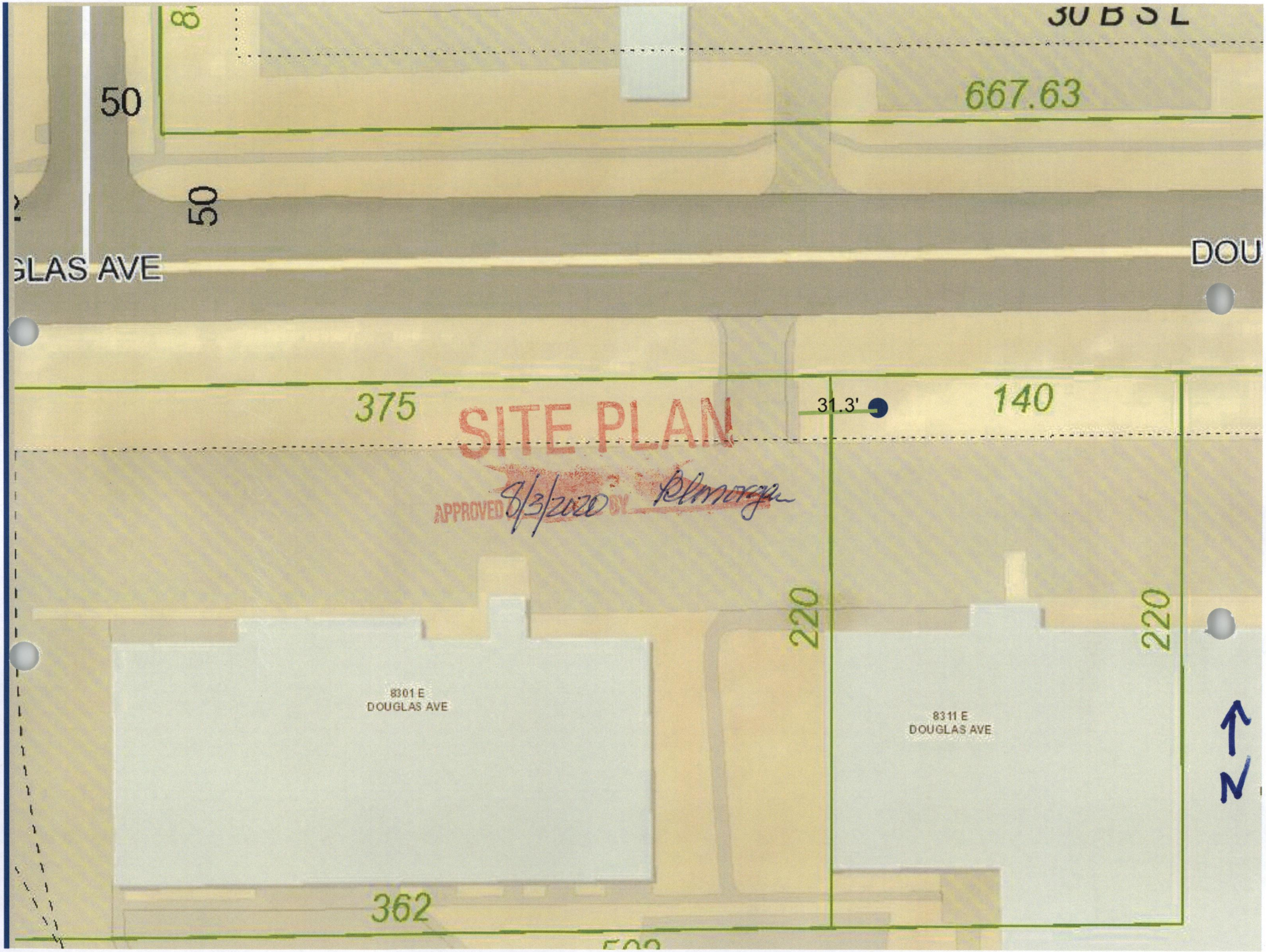
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