



Wichita-Sedgwick County Metropolitan Area Planning Department

June 18, 2021

Wichita United Church of Christ
Attn: Paul Bradley
5200 East 31st Street South
Wichita, KS 67210

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

RE: BZA2021-00027: City Sign Code Administrative Adjustment to allow a new monument sign with an LED component for an institutional use on GO General Office zoned property. Generally northwest of South George Washington Boulevard and north of East 31st South on the north side of East 31st Street South (5200 E. 31st St. South)

Legal Description: Lot 1, Block 2, Washington Heights 5th Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a new monument sign with an LED component (3 feet – 1 inch by 6 feet – 6 inches [approximately 20 square feet]) in a monument sign (total area approximately 53 square feet). The new sign will be located along East 31st Street approximately 10 feet from the front property line.

Section 24.04.251.i of the Sign Code allows an adjustment for a new monument sign with an LED component in General Office (GO) zoning district. We find that allowing a new monument sign with an LED component (3 feet – 1 inch by 6 feet – 6 inches [approximately 20 square feet]) in a monument sign (total area approximately 53 square feet) as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

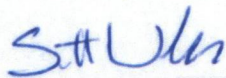
- 1) **Impact on existing uses in surrounding areas:** Property to the west of Wichita United Church of Christ is zoned TF-3 Two-Family Residential and are developed duplexes. North of the subject site is GO and is developed with mini-storage units. East of the subject site is LC Limited Commercial zoned property developed with apartments. South of the subject property is LI Limited Industrial zoned property developed with support buildings for Mid-Western Aircraft Systems.

- 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 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.

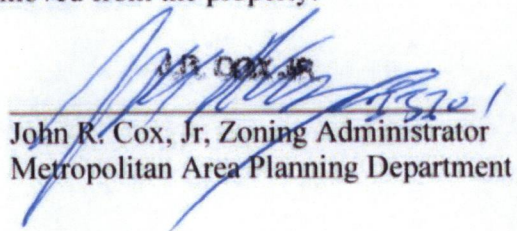
Our signatures below indicate that a Sign Code Adjustment to permit an electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The administrative adjustment is for a new monument sign with an LED component (3 feet – 1 inch by 6 feet – 6 inches [approximately 20 square feet]) in a monument sign (total area approximately 53 square feet) as proposed. All other 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 general 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 sight 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.



Scott Wadle, Director
Metropolitan Area Planning Department



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

cc: MABCD
Jared Cerullo, CM District III
Maddy Campbell, CSR District III



21D015 - Wichita United Church of Christ
5200 East 31st Street South - Wichita, Kansas - 67210

1 D/F
LED Display
Monument Sign

Date: 6/18/24	Drawing by: JM	Subprocessor: Brian Korkland
File Name: 21D015 LED Monument Sign.dwg		
Data Name: 21D015Wichita United Church of Christ		
Productivity		

APPROVAL SIGNATURES
1/64" = 1' Scale
Site Plan



SITE PLAN

APPROVED 6-18-2024 BY *Jimmy*

APPROVAL