



Wichita-Sedgwick County Metropolitan Area Planning Department

April 6, 2022

Two Glens Properties, LLC
250 North Tyler Road
Wichita, KS 67212

Ferris Consulting
Attn: Greg Ferris
PO Box 573
Wichita, KS 67201

RE: BZA2022-00015: City Sign Code Adjustment to allow a variable message sign on property zoned NO Neighborhood Office; generally located on the southeast corner of West 2nd Street North and North Tyler Road (250 North Tyler Road).

Legal Description: Lot 1, Block 1, Landsdowne Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to add a new variable/electronic message component (6 feet by 4 feet [approximately 24 square feet]) to an existing monument sign (total area approximately 32 square feet). The existing monument sign is located at the southeast corner of North Tyler Road and West 2nd Street North, approximately 30 feet from the north property line and on the west property line.

Section 24.04.251.i of the Sign Code allows an adjustment to allow variable/electronic message signs in the NO Neighborhood Office zoning district. We find that allowing adding the new variable/electronic message component (6 feet by 4 feet [approximately 24 square feet]) to an existing monument sign (total area approximately 32 square feet) as proposed meets the three conditions required by Section 24.04.251.6 of the Sign Code as set out below:

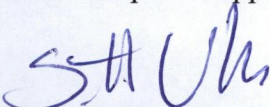
- 1) Impact on existing uses in surrounding areas: Properties to the north, south, and west are zoned SF-5 Single-Family Residential and developed with single-family homes. The property to the north is zoned SF-5 Single-Family Residential and developed with Wilbur Middle School.
- 2) Compatibility with 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 every five seconds 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.

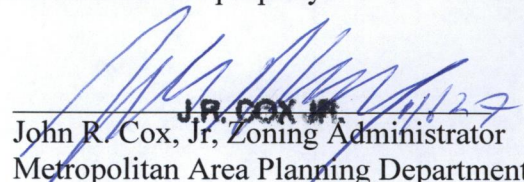
Our signatures below indicate that a Sign Code Adjustment to permit a variable/electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The administrative adjustment is for adding a new variable/electronic message component (6 feet by 4 feet [approximately 24 square feet]) to an existing monument sign (total area approximately 32 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. Only one monument sign is allowed along the frontage of this property.
- 2) From dusk until 9 p.m., the sign brightness shall be reduced to 2000 nits, or 20% of the maximum sign brightness, whichever is less.
- 3) 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.
- 4) Copy or graphics shall be limited to static images only and shall not change more than once every five seconds. The sign shall not be illuminated between the hours of 9 p.m. and 7:00 a.m. The sign shall conform to all other requirements of the City of Wichita Sign Code.
- 5) Portable signage shall not be permitted on the subject property.
- 6) 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
Bryan Frye, CM District V
Cory Buchta, CSR District V



- NOTES:**
- ALUMINUM CABINET
 - INTERNALLY LIT ID SECTION WITH ROUTED FACE + PUSH THRU ACRYLIC
 - INSTALLED IN EXISTING BRICK STRUCTURE

SITE PLAN

APPROVED 4/26/22 BY MW

	N/A
	N/A

PROJECT
SMILE CONNECTIONS

SALESPERSON: BRETT WRIGHT

ARTIST: BRADY HAAG

DATE: 3/20/2022

DESIGN APPROVAL

YES

NO, SPECIFY CHANGES BELOW

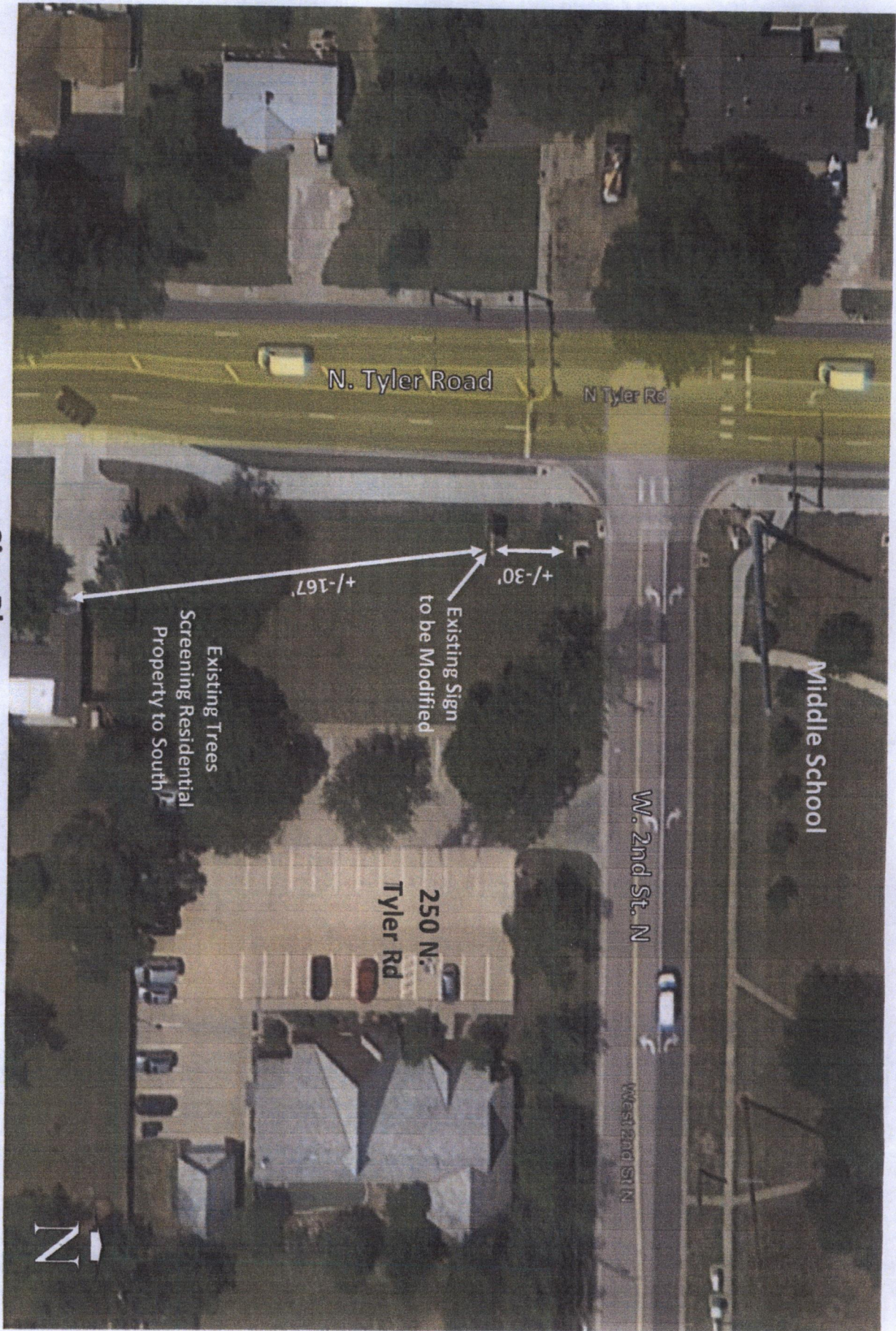
SIGNATURE:

DATE:



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SITE PLAN

Administrative Adjustment
250 N. Tyler Road

Site Plan

APPROVED

4/26/22

BY

MW