



Wichita-Sedgwick County Metropolitan Area Planning Department

March 30, 2012

University Lutheran Center c/o John Tape
3815 E. 17th Street N.
Wichita, KS 67208

RE: BZA2012-15: Sign Code adjustment to allow an LED sign for an institutional use in the B Multi-family Residential ("B") zone district.

Legal Description: Lot 1, Lutheran Student Center Addition, Wichita, Sedgwick County, Kansas; generally located south of 17th Street North and west of Oliver (3815 E 17th N).

Dear Applicants:

We 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 add a 32 square-foot electronic message sign to a monument sign on the site.

Section 24.04.251.2.i of the Sign Code allows an adjustment for electronic message signs for institutional uses located in residential 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 surrounding areas include the commercial, multi-family residential, and University land uses. The proposed electronic message sign should not have negative impacts on any existing residential uses in the area.
- 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 or display moving images or text.

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- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way; therefore, there should not be a negative 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 on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The sign be in substantial conformance with the approved elevation rendering.
- 2) No animated, flashing or moving images or text shall be displayed on the sign.
- 3) Portable signage shall not be permitted on the subject property.
- 4) 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.


for _____
John L. Schlegel
Planning Director



Ricky Stubbs
Co-interim Superintendent of Central Inspection

cc: Rick Stubbs, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Terrell Florence, Office of Central Inspection
LED Sign Co., 1617 S. Greenwich, Wichita, KS 67207
Lavonta Williams, CM District I
LaShonda Games, NA, District I

