



**Wichita-Sedgwick County Metropolitan Area Planning Department**

April 11, 2012

Pawnee Ave. Church of God  
2611 E. Pawnee  
Wichita, KS 67207

RE: **BZA2012-18: Sign Code adjustment to allow an LED sign for an institutional use in the SF-5 Single-family Residential ("SF-5") zone district.**

**Legal Description:** LOT 1 CHURCH OF GOD ADD & REPLAT OF LOTS 1 & 2 BLK 5 PAWNEE RANCH ADD.; generally located south of Pawnee and east of Grove (2611 E. Pawnee).

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 do a copy change to add an electronic message sign the existing 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 residential and commercial land uses along a four-lane arterial street. The proposed electronic message sign should not have negative impacts on any existing residential uses in the area, the only residence facing the sign is over 140 feet away and screened by landscaping.

- 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.
- 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 shall be in substantial conformance with the approved elevation rendering and site plan.
- 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.



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  
Terrill Florence, Office of Central Inspection  
LED Sign Co., 1617 S. Greenwich, Wichita, KS 67207  
James Clendenin, CM District III  
Janet Johnson, NA, District III