



Wichita-Sedgwick County Metropolitan Area Planning Department

September 11, 2007

St. Paul's United Methodist Church
1356 N Broadway
Wichita, KS 67214

Ron's Signs
Attn: John Saindon
1329 S Handley
Wichita, KS 67213



FILE COPY

RE: BZA2007-43: Sign Code Adjustment to permit an electronic message sign for an institutional use on property zoned "TF-3" Two-family Residential.

Legal Description: Lots 1-12, St. Pauls Addition to Wichita, Sedgwick County, Kansas, together with Lot 326, Lawrence Ave., Davidson's Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Broadway and 13th Street North (1356 N Broadway).

Dear Applicants:

We have 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 an approximate 33 square foot electronic message board sign within a bulletin board sign.

Section 24.04.251.2.i. of the Sign Code allows an adjustment to permit an electronic message sign for institutional uses located in TF-3 zoning 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:

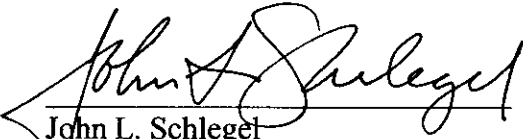
- 1) **Impact on existing uses in surrounding areas:** Existing uses in surrounding area include a mix of residential and commercial uses along Broadway, including vehicle sales, restaurants and offices. The zoning pattern along Broadway includes "LC" Limited Commercial, "GO" General Office and "MF-29" Multi-family Residential. The proposed electronic message sign is replacing an existing sign. Similar signs are located along Broadway, particularly on the property zoned LC, and this sign should have no greater impact on surrounding uses than other signs in the vicinity along Broadway.

- 2) Compatibility with existing or permitted uses on abutting sites: The property is within the environs of the Adeline Apartments and the Topeka-Emporia Historic District, which limits the signs to conformance with Sec. 24.04.223 of the Sign Code, including but not limited to: animated, flashing or moving electronic message signs are not permitted, except for scrolling electronic message signs, that the sign shall not change messages more than once every three seconds, and that the sign must be reviewed and approved by the City of Wichita Historic Preservation Board.
- 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.

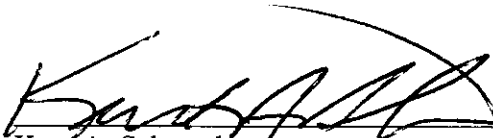
Our signatures below indicate that a Sign Code Adjustment to permit an electronic message sign for a church on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The sign shall be in conformance with the approved elevation rendering and site plan for this approval, with said sign having an aluminum sign face and with a matte finish on the base utilizing colors compatible to the existing exterior building materials of the church, with a maximum height of 18 feet including the base, pole, and cabinet, all as approved for the Certificate of Appropriateness by the City of Wichita Historic Preservation Board.
- 2) Animated, flashing or moving electronic message signs are not permitted, except for scrolling electronic message signs, and the sign shall not change messages more than once every three seconds.
- 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



Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
Herb Shaner, Office of Central Inspection
J. R. Cox, Office of Central Inspection
Kathy Morgan, Historic Preservation Officer



sign location