



Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2017

Luminous Neon
Andrea Edwards
1429 W. 4th Avenue
Hutchinson, KS 67501

RE: BZA2017-00024 – City variance to allow a three sided monument sign with electronic message center at 550 N. Hillside.

Dear Andrea:

Enclosed is a signed copy of the above-referenced BZA Resolution adopted by the Board of Zoning Appeals on June 22, 2017. This resolution reflects the official action of the Board and is forwarded for your information and files.

If you have any questions concerning this matter, please call our office at 268-4421.

Sincerely,

David M. Clements, AICP
BZA Secretary

DMC/al

Attachment – Resolution
cc: MABCD

BZA RESOLUTION NO. BZA2017-00024

WHEREAS, Wesley Medical Center (Applicant); Luminous Neon (Agent) pursuant to Kansas Statutes Annotated 12-759 *et. seq.*, requests a Variance to allow a three sided on-site sign (180 square feet per side) with an electronic message center at 550 N. Hillside and legally described as follows:

Legal Description: Lot 1 and 2 together with the west half of vacated Rutan Avenue adjacent on the east, except part for street, Wesley Medical Center Addition
Wichita, Sedgwick County, Kansas.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of June 22, 2017, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq.*; and

WHEREAS, the conditions of the request are somewhat unique to the subject property. Wesley Medical Center is a major institutional user on a 9.53-acre site at the intersection to two arterial streets. The property is zoned GO General Office (GO), and this zoning district has more restrictive sign requirements than other commercial zoning classifications. As an example, the LC Limited Commercial District would allow an on-site sign of 300-square feet along an arterial street.

WHEREAS, the proposed sign location is at the northeast corner of East Central Avenue and North Hillside Avenue. The sign would not be directly abutting an adjacent property. However, there is commercial development across the intersection from the proposed sign location. The 100-foot right-of-way width of these arterial streets would serve to reduce any impact on surrounding property/

WHEREAS, the applicant explains that the restrictions of the GO zoning district would not allow the type of signage necessary for the medical center. The medical center has a specific need to identify facilities to client and emergency services that cannot be accomplished with a sign meeting the requirements of the GO district.

WHEREAS, it is the opinion of the BZA that the requested variance would not adversely affect the public interest, health, safety or welfare. Permitting the proposed sign would allow signage that would provide essential public information about services of Wesley Medical Center that would benefit the public interest.

WHEREAS, it is the opinion of the BZA that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning regulations. It is reasonable to allow a larger sign display for a medical facility on such a large site.

WHEREAS, each of the five conditions required by Kansas Statutes Annotated 12-759 *et. seq.*, are found to be present for a variance to be granted.


NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759 *et. seq.*, requests a Variance to allow a three sided on-site sign (180 square feet per side) with an electronic message center at 550 N. Hillside and legally described as follows:

Legal Description: Lot 1 and 2 together with the west half of vacated Rutan Avenue adjacent on the east, except part for street, Wesley Medical Center Addition Wichita, Sedgwick County, Kansas.

The variances are hereby GRANTED, subject to the following conditions:

1. The sign shall be as depicted in the drawing as submitted by Luminous Neon, dated 5/12/17, or as approved by the Director of Planning prior to the issuance of a sign permit.
2. The approved variance includes an electronic message center.
3. The three sided sign is approved including waivers of Section 24.04.220 (r), Direction of Travel perpendicular requirement and Section 24.04.220 (l), sign area parallel requirement.
4. The applicant shall obtain all permits necessary sign permits for the on-site sign.
5. The resolution authorizing this variance may be declared null and void upon findings by the Zoning Board of Appeals that the applicant has failed to comply with any of the foregoing conditions.

ADOPTED AT WICHITA, KANSAS, this 22th Day of June 2017.



BZA Board Chair, David W. Foster

ATTEST:



David M. Clements, AICP

SECRETARY'S REPORT

CASE NUMBER: BZA2017-00024

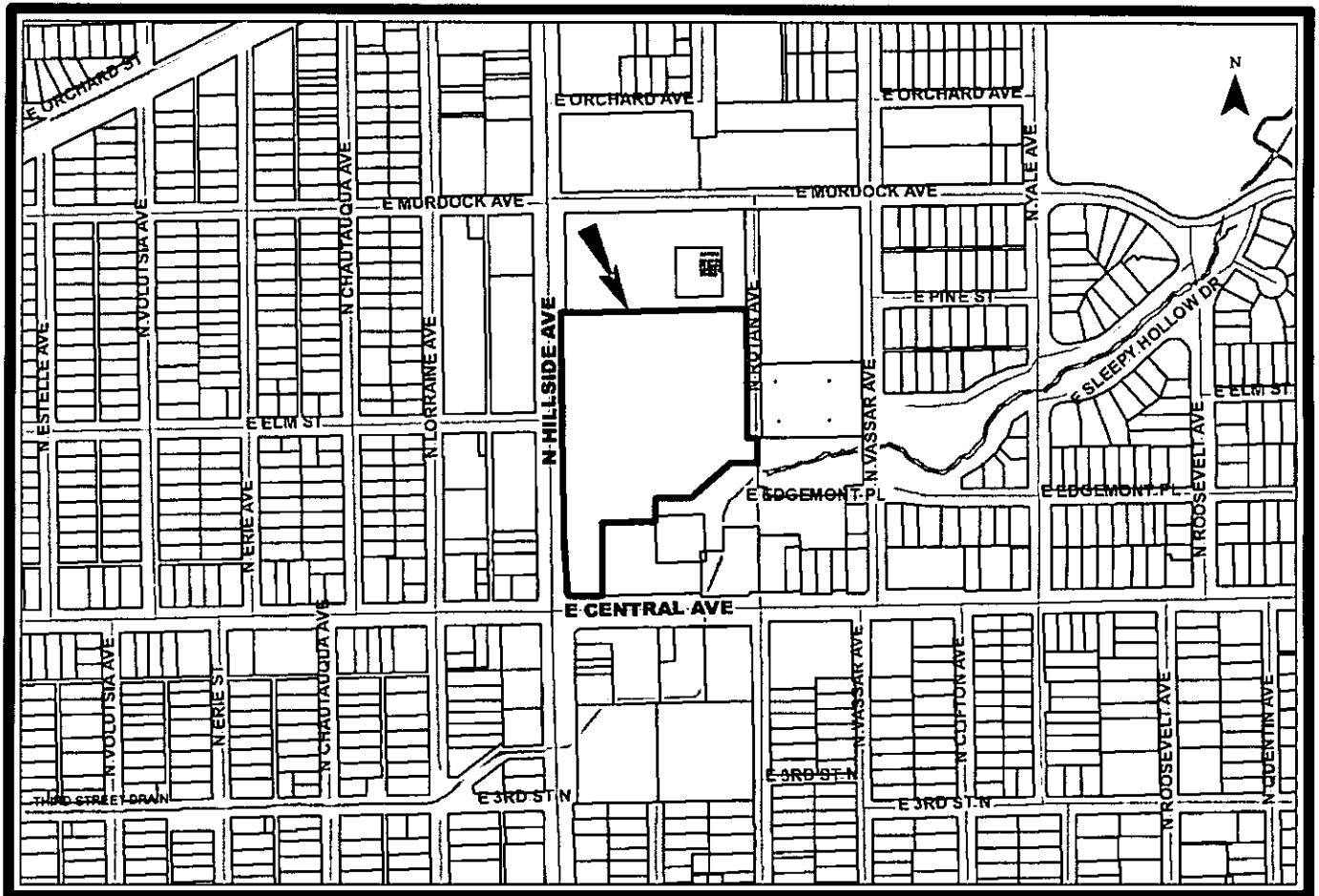
APPLICANT/AGENT: Wesley Medical Center/Luminous Neon

REQUEST: Variance to increase permitted sign area from 64-square feet to 540-square feet on a three sided on-site sign with electronic message center

CURRENT ZONING: GO General Office

SITE SIZE: 9.53 acres

LOCATION: Generally located on the northeast corner of North Hillside Avenue and East Central Avenue (550 North Hillside Avenue)



JURISDICTION: The Board has jurisdiction to consider the variance request under the provisions outlined in Kansas Statutes Annotated 12-759 *et. seq.* The Board may grant the request when all five conditions, as required by the statutes, are found to exist.

BACKGROUND: This application was filed in order to allow an increase in permitted sign area from 64-square feet to 540-square feet for a new three sided on-site sign at Wesley Medical Center. The new sign will include an electronic message center. The proposed sign will be located at the northeast corner of North Hillside Avenue and East Central Avenue, and replace two existing signs at the same location. The property is zoned a General Office District (GO). Wesley Medical Center is a major institutional use on this 9.53-acre property. The sign design and location are shown in attachments to this report.

The requested variances are summarized below:

1. Sign Area: The GO District would allow two on-site signs at the intersection of two arterial streets with a total sign area of 64-square feet. The applicant proposes a three sided with a sign with an area of 180-square feet for each side. The total sign area would be 540-square feet.
2. Sign Configuration: The sign ordinance requires that signs generally be perpendicular to the street, and that sign faces be parallel to each other. The three-sided sign does not meet these requirements so these standards are part of the variance application.
3. Electronic Message Center: A message center in a GO district can be approved with an Administrative Adjustment. Inasmuch as this application includes other types of variances, the approval of the message center is made part of this application..

The applicant explains that the request was made to update and modernize signage at Wesley Medical Center. The existing monument signs provide information on directions to the medical center main entrance, emergency facilities and parking areas. The new signs will provide the same information, and the electronic message center will provide details on emergency room wait times, birth class information and other important programs as a public service. The three sided design is requested so information can be easily seen and understood from the busy intersection with a goal of helping direct traffic to medical center services.

This is a large variance request, and in an attempt to reduce the amount of the variance, staff asked if the sign could be reduced in size, and still meet the needs of Wesley Medical Center. The agent advised staff that the requested sign area cannot be reduced. Attached please find the applicants narrative to support the request.

ADJACENT ZONING AND LAND USE:

NORTH	GO	additional hospital campus facilities
SOUTH	PUD	retail
EAST	B, LC	additional hospital campus facilities
WEST	GC	restaurant

UNIQUENESS: The conditions of the request are somewhat unique to the subject property. Wesley Medical Center is a major institutional user on a 9.53-acre site at the intersection to two arterial streets. The property is zoned GO General Office (GO), and this zoning district has more restrictive sign requirements than other commercial zoning classifications. As an example, the LC Limited Commercial District would allow an on-site sign of 300-square feet along an arterial street.

ADJACENT PROPERTY: The proposed sign location is at the northeast corner of East Central Avenue and North Hillside Avenue. The sign would not be directly abutting an adjacent property. However, there is commercial development across the intersection from the proposed sign location. The 100-foot right-of-way width of these arterial streets would serve to reduce any impact on surrounding property/

HARDSHIP: The applicant explains that the restrictions of the GO zoning district would not allow the type of signage necessary for the medical center. The medical center has a specific need to identify facilities to client and emergency services that cannot be accomplished with a sign meeting the requirements of the GO district.

PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest, health, safety or welfare. Permitting the proposed sign would allow signage that would provide essential public information about services of Wesley Medical Center that would benefit the public interest.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning regulations. It is reasonable to allow a larger sign display for a medical facility on such a large site.

RECOMMENDATION: Should the Board determine that all five conditions necessary to the granting of the variance can be found to exist, then it is the recommendation of the Secretary that the variance to allow a three sided on-site sign of 540 square feet with an electronic message center be GRANTED, subject to the following conditions:

1. The sign shall be as depicted in the drawing as submitted by Luminous Neon, dated 5/12/17, or as approved by the Director of Planning prior to the issuance of a sign permit.
2. The approved variance includes an electronic message center.
3. The three sided sign is approved including waivers of Section 24.04.220 (r), Direction of Travel perpendicular requirement and Section 24.04.220 (l), sign area parallel requirement.
4. The applicant shall obtain all permits necessary sign permits for the on-site sign.
5. The resolution authorizing this variance may be declared null and void upon findings by the Zoning Board of Appeals that the applicant has failed to comply with any of the foregoing conditions.

Report Attachments:

1. Applicants' Narrative
2. Sign elevations/details
3. Sign location

Wesley Medical Center
550 N Hillside
Wichita, KS 67214



Zoomed in Sign Site Plan 05/12/17



New sign to go here