



Wichita-Sedgwick County Metropolitan Area Planning Department

December 1, 2017

Wichita Family Dental
Attn: Chuck Pierson, Brett Begnoche, Amy LeMaster
1445 N. Ridge Rd.
Wichita, KS 67212

Miracle Signs
Attn: Brian Kirkland
3611 N. Broadway
Wichita, KS 67219

RE: BZA2017-00052: Sign Code Adjustment to permit an LED monument sign for dentist office on property zoned GO General Office.

Legal Description: LOT 1 EXC S 1.5 FT W 236 FT THEREOF, BLOCK 1 LINDA WINTER ADDITION to Wichita, Sedgwick County, Kansas. Generally located north of the northwest corner of West 13th Street and North Ridge Road (1445 N. Ridge Rd).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a monument sign with an electronic message board for an institutional use on the aforementioned property. From reviewing your application, we understand that you propose to build a 96 square feet tenant sign with an LED component for up to 4 tenants.

Section 24.04.251.i of the Sign Code allows an adjustment for an electronic message sign "GO" General Office zoning district. We find that allowing the monument sign with an electronic message board 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 the surrounding area are single-family residences on TF-3 Two-Family Residential zoned districts to the north and west; LC Limited Commercial with warehouse/retail use abuts the south property line; and east of the subject property is the Sedgwick County baseball fields.

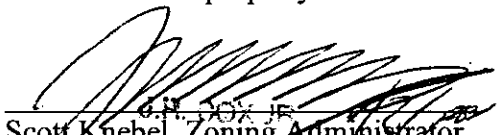
- 2) Compatibility with existing or permitted uses on abutting sites: Allowing an LED component in the monument sign along 335 feet lineal street frontage of N. Ridge Road will not negatively affect surrounding uses, as the copy and graphics changes will be restricted to one change per second or slower.
- 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 an electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The administrative adjustment is for a 96 square foot monument sign with an LED component in GO zoning; all signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved.
- 2) The sign shall be in conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval.
- 3) The sign shall not make copy or graphics changes faster than once per second.
- 4) No other freestanding signs shall be allowed on the subject site.
- 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.


Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Services Representative District V



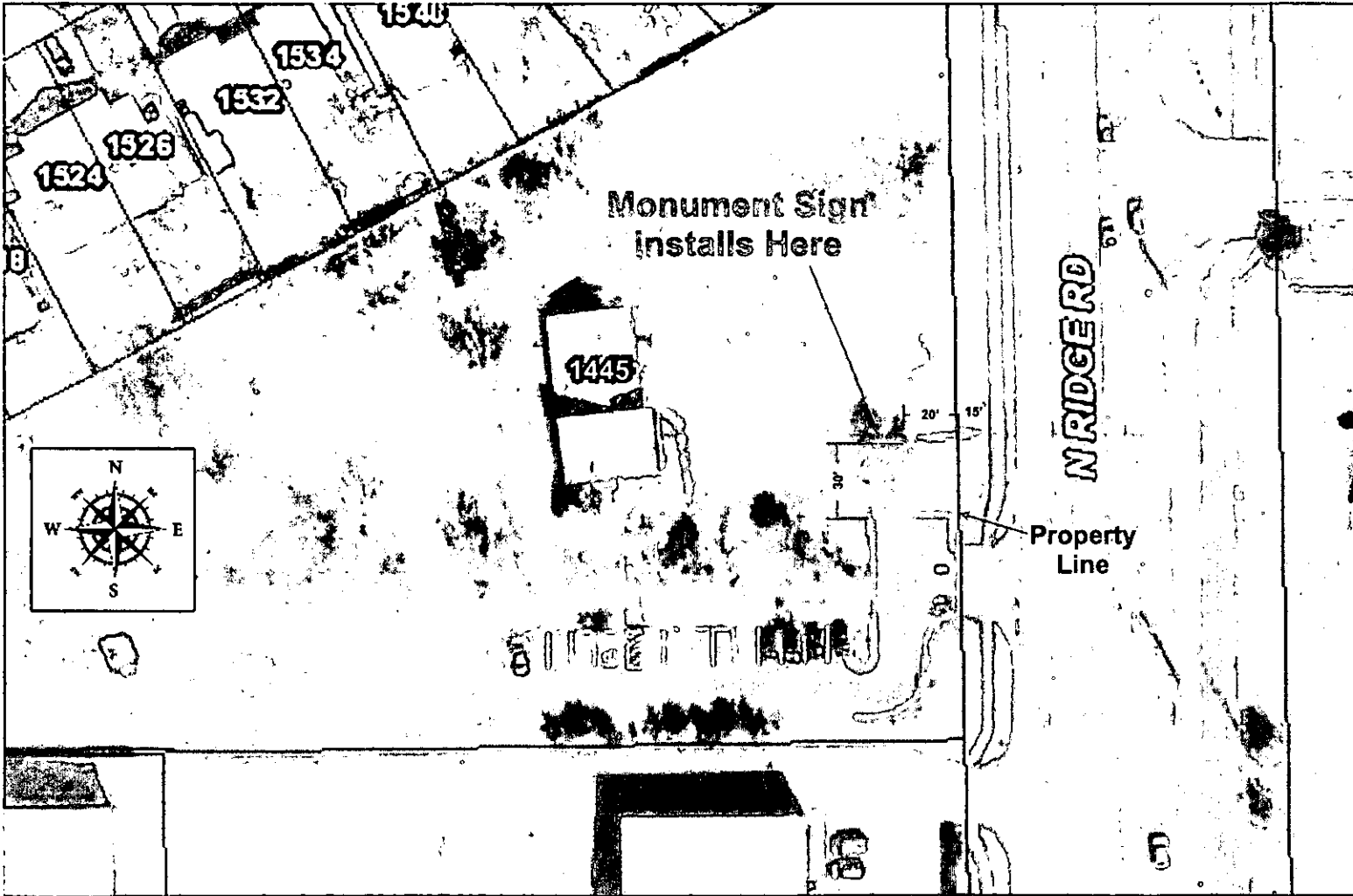
3811 N. Broadway Wichita, KS 67219
318-823-1177 fax: 318-828-4774

171037 - Wichita Family Dental
1445 N. Ridge Rd. - Wichita, Kansas - 67212

1 D/F LED
Monument
Sign

Date: 12-1-17	Drawing by: JM	Salesperson: Brian Kirkland
File Name: 171037 Monument Sign.cdr		
Disk Name: Z:\Jobs\171037\Wichita Dental\Production\		

APPROVAL SIGNATURES:
Not to Scale Site Plan



SITE PLAN

APPROVED 12-1-2017 BY *blm*



3811 N. Broadway Wichita, KS 67219
316 - 832-1177 fax : 316 - 838-4774

171037 - Wichita Family Dental
1445 N. Ridge Rd. - Wichita, Kansas - 67212

1 D/F LED Monument Sign

File Name: 171037 Monument Sign.cdr

Disk Name: Z:\Jobs\W\Wichita Dental\Production\

1/4" = 1' Scale
Production

1 D/F LED Monument Sign:

- All Alum. Fabrication with Steel Poles & Pole Guides
- Lighted Top Cabinet with Push Thrus as Shown
- LED Displays as Shown
- Reveals as Shown
- Masonry Base as Shown by Miracle Mason
- Install as Shown

Top Shaped Cabinet:

- Routed .125" Alum. Faces
- Routed 3/4" Clear Acrylic Push Thrus with White Translucent Vinyl on Faces & Diffuser Film on Backs
- .080" Alum. Returns 30" Deep
- Internally Lighted with White LEDs & 12v 60w Power Supplies
- Painted Customer Approved Color

2 Reveals (Upper & Lower):

- 2" x 2" Alum. Rectangular Tube x 26" Deep
- Painted Black
- Install as Shown

LED D/F Displays:

- LED Displays as Shown
- Internal Angle Steel Structure Frame as Needed for Install
- Routed .125" Alum. Vent Panels for Sides
- Painted Black
- Install as Shown

LEDs:

- COLOR: RGB
- Matrix: 192 x 384
- Real Pitch: 10mm

Masonry Base & Cap:

- as Shown Per Customer Approval
- By Miracle Mason

Address Numbers (2 Sets):

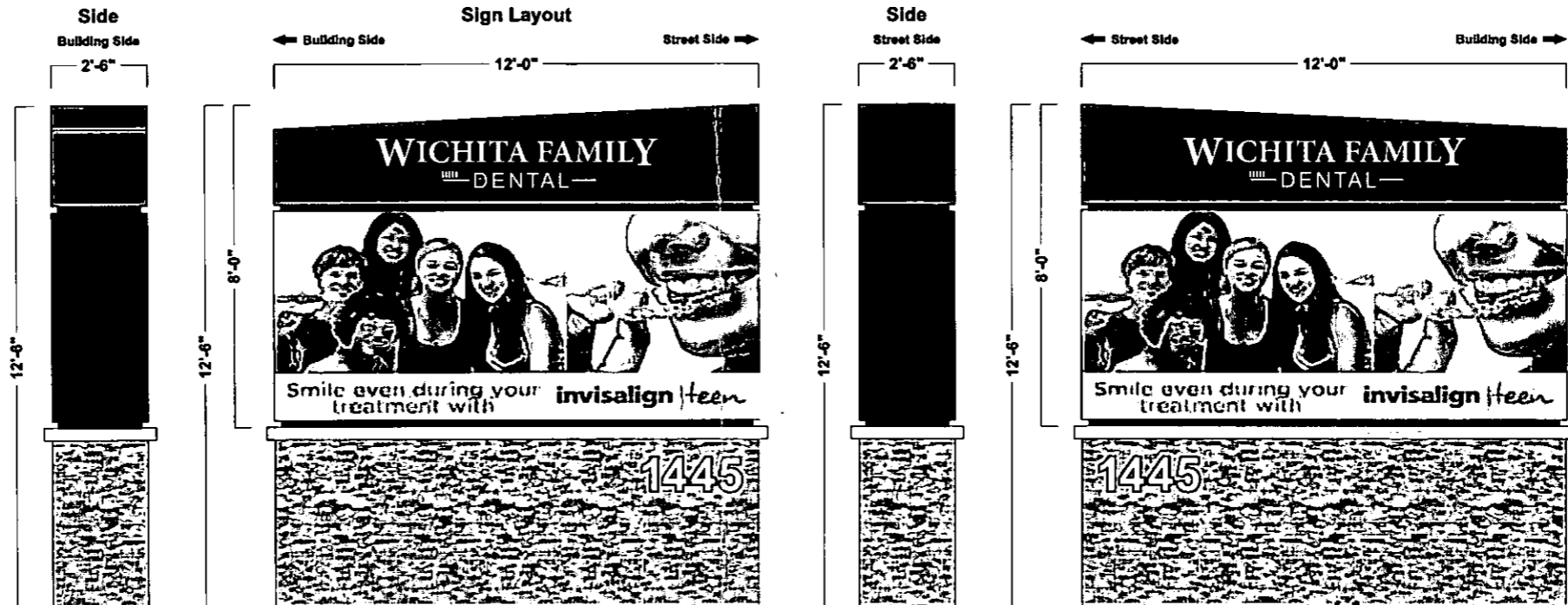
- Routed 1/4" Plate Alum.
- Painted Black
- Apply White HP Vinyl as Shown
- Stud Mounted Flush to Base

Paint Colors:

- Akzo Nobel S5-586 500 D5 Grey - Satin to Match PMS 7540 C Grey
- Akzo Nobel Black - Satin

Vinyl Colors:

- Oracal 8500-010 White Translucent
- Oracal 715-010 White HP



SITE PLAN

Lighting: Element Flex White LED: 32 ft	Power Supplies Needed: 12v 60w Power Supplies: 2	Power Demands: 12v 60w Power Supplies: 2 x 1 = 2 amps LED Displays: 48.66 amps Total: 51 Amps	Install Details: CMC Concrete: _____ Auger Size: _____ Reminder: Special Setup	Dig Safe: _____ Ordered: _____ Complete: _____ Ticket #: _____
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