



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

April 19, 2018

John D. Meschke, D.D.S.  
1919 Maize Road  
Wichita, KS 67212

Luminous Neon Inc.  
Attn: Andrea Edwards  
1429 W. 4<sup>th</sup> Avenue  
Hutchinson, KS 67501

**RE: BZA2018-00018: Sign Code Adjustment to permit an electronic message center on an existing sign for dentist office on property zoned NO Neighborhood Office.**

**Legal Description: LOT 1, BLOCK 1, WCC ADDITION to Wichita, Sedgwick County, Kansas. Generally located 1,600 feet south of the intersection of 21<sup>st</sup> Street North on the west side of North Maize Road (1919 N. Maize Rd.)**

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit an electronic message board as part of a monument sign on the aforementioned property. From reviewing your application, we understand that you propose to build a 60 square foot monument sign with a 21 square foot LED component.

Section 24.04.251.i of the Sign Code allows an adjustment for an electronic message sign in the "NO" Neighborhood Office zoning district. We find that allowing the monument sign with an electronic message board component 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 SF-5 Single-Family Residential zoned districts to the north and west developed with a church and single family residences; NO with medical/dental use abuts the south property line; and east of the subject property is Amarado Estates subdivision.
- 2) Compatibility with existing or permitted uses on abutting sites: Allowing an LED component in the monument sign along 149 feet lineal street frontage of N. Maize Road, an arterial roadway, 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.

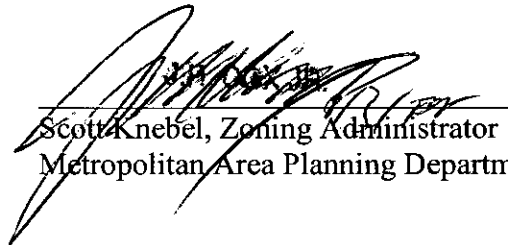
Our signatures below indicate that a Sign Code Adjustment to permit an electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The administrative adjustment is for a 60 square foot monument sign with a 21 square foot LED component in NO 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 be located within any easement unless the appropriate permission has been obtained.
- 4) The sign shall not be located within any driveway site triangle.
- 5) The sign shall not make copy or graphics changes faster than once per second.
- 6) No other freestanding signs shall be allowed on the subject site.
- 7) Portable signage shall not be permitted on the subject property.
- 8) 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.

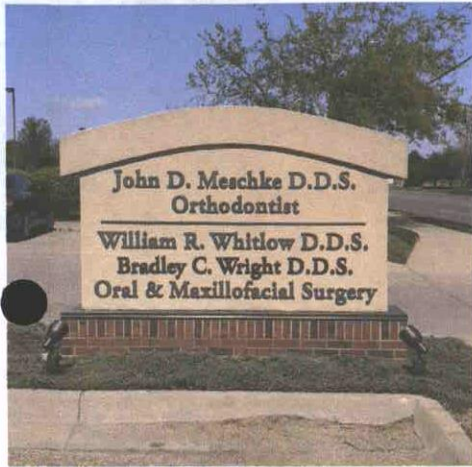


Dale Miller, Director  
Metropolitan Area Planning Department



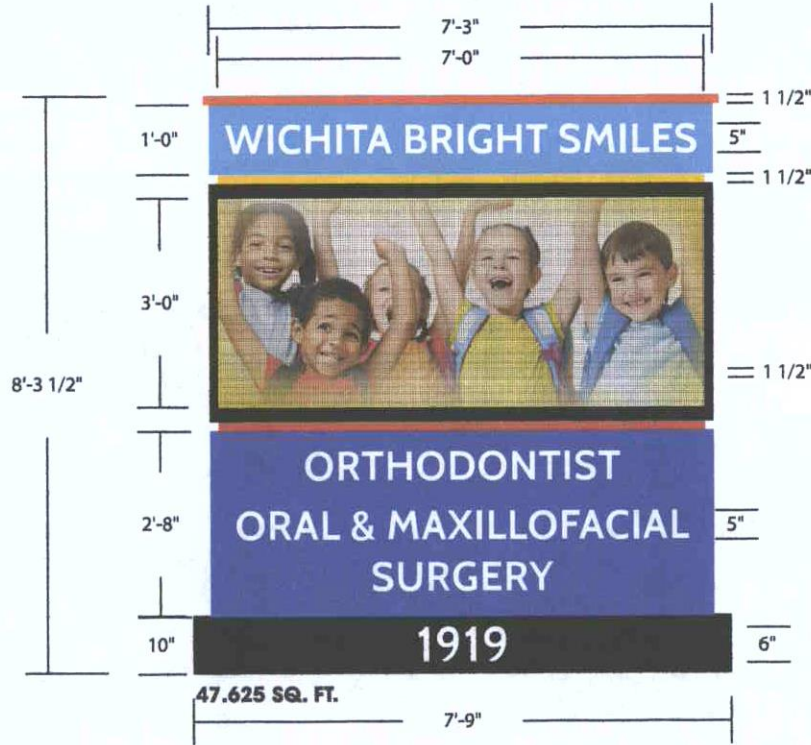
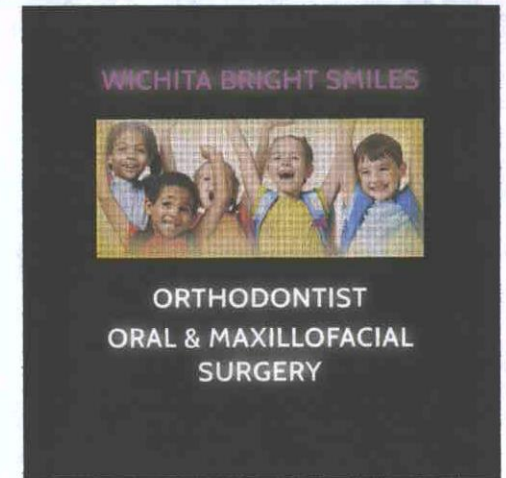
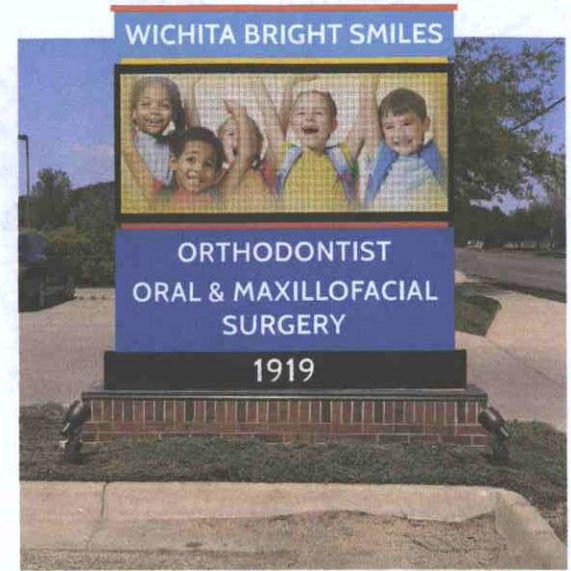
Scott Knebel, Zoning Administrator  
Metropolitan Area Planning Department

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



# SITE PLAN

APPROVED 4/23/18 BY Edmorge



- PMS 172
- PMS 312
- PMS 116
- PMS 293
- PMS 711

*607  
125*

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

### SPECIFICATIONS

- REMOVE EXISTING SIGN.
- NEW DOUBLE-FACED, INTERNALLY-ILLUMINATED MONUMENT SIGN PAINTED TO MATCH PMS COLORS.
- ROUTED COPY WITH PUSH-THRU ACRYLIC, APPLIED VINYL IN 3630-20 WHITE.
- COLOR CHANGING LED IN UPPER CABINET, WHITE LED ILLUMINATION IN LOWER.
- 10MM, 90 X 210 MATRIX, FULL COLOR LED MESSAGE CENTER.
- ALUMINUM BASE PAINTED BLACK, APPLIED ADDRESS IN 7725-10 WHITE.

**CUSTOMER:** JOHN D. MESCHKE, DDS  
**NAME:** JOHN D. MESCHKE, DDS  
**LOCATION:** 1919 N. MAIZE ROAD  
 WICHITA, KS 67212

**DATE:** 2/6/18  
**DESIGN NO:** DW-27647A-2  
**ARTIST:** AW  
**SCALE:** 3/8" = 1'

**APPROVED:**

**DATE:**



*74.56*

MW Associates  
1919 N Maize Rd  
Wichita, KS  
Sign Site Plan 03/26/18

# SITE PLAN

APPROVED 4/23/2018 KLMorgan



Administrative Adjustment to allow an electronic message center in 'NO' zoning



Sign must be clear of DST.!

150 LF

N MAIZE RD

1919

Existing sign here, new sign going in same spot



**LUMINOUS**Neon Inc  
ART & SIGN SYSTEMS

Site plan prepared by:  
Andrea Edwards