



Wichita-Sedgwick County Metropolitan Area Planning Department

September 17, 2018

Parkview Baptist Church
3430 S Meridian Ave
Wichita, KS 67217

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

RE: BZA2018-00057: Sign Code Adjustment to permit an electronic message center on an existing sign for religious institution located in SF-5 Single-Family Residential zoning district.

Legal Description: LOT 1 EXC S 175 FT THEREOF PARKVIEW SOUTHERN BAPTIST CHURCH 2ND ADDITION to Wichita, Sedgwick County, Kansas. Generally located 1,350 feet north of the intersection of I-235 West and South Meridian Avenue (3430 S. Meridian Avenue)

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit a new lighted LED pole sign on the aforementioned property. From reviewing your application, we understand that you propose to build a 16-foot tall sign that has a 19.5 square feet LED component.

Section 24.04.251.i of the Sign Code allows an adjustment for an electronic message sign "SF-5" Single-Family Residential zoning district. We find that allowing the existing 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**: The subject site is located on a five-lane arterial street. Existing uses in the surrounding area are residential and fast food restaurants. The TF-3 Two-Family Residential zoned district to the north is developed with single-family dwellings; SF-5 to the east; LC Limited Commercial zoning district developed with drive-thru restaurants and TF-3 zoning district developed with duplexes to the south; and LC zoning district developed with restaurants and a City Fire Station to the west of the subject property.
- 2) **Compatibility with existing or permitted uses on abutting sites**: Allowing an LED component in an existing sign along 281 feet lineal street frontage of South Meridian Avenue will not negatively affect surrounding uses, as the location of the sign does not

face residentially zoned property and copy and graphics changes will be restricted to one change per second or slower.

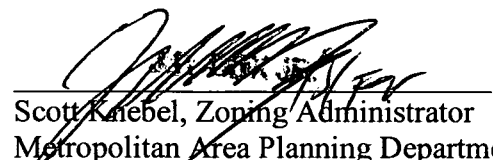
- 3) Effect on public health, safety or welfare: There will be no encroachment into public right-of-way or easements; there should be no impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

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 16-foot tall pole sign with a 19.5 square foot LED component in SF-5 residential 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
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV



3611 N. Broadway Wichita, KS 67219
316 - 832-1177 fax : 316 - 838-4774

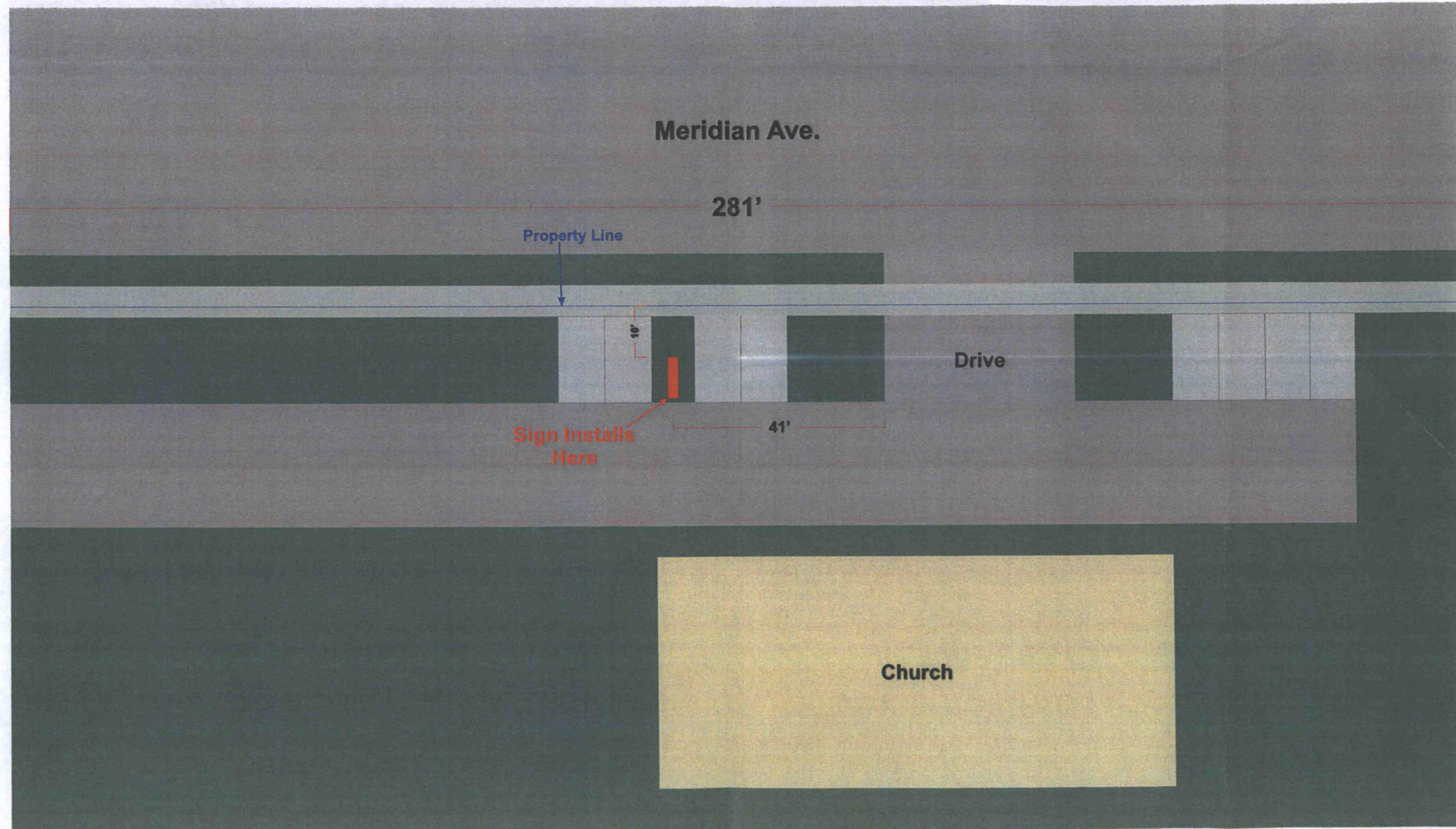
18D010 - Parkview Baptist Church
3430 S. Meridian Ave. - Wichita, Kansas - 67217

**1 D/F Lighted
LED Pole
Sign**

Date: 9-12-18	Drawing by: JN	Salesperson: Brian Kirkland
File Name: 18D010 LED Pole Sign.cdr		
Disk Name: Z:\Jobs\P\Parkview Baptist Church\Production\		

APPROVAL SIGNATURES:

3/32" = 1' Scale
Site Plan



3/32" = 1' Scale

North →

SITE PLAN
APPROVED 9/17/18 *Brian Kirkland*



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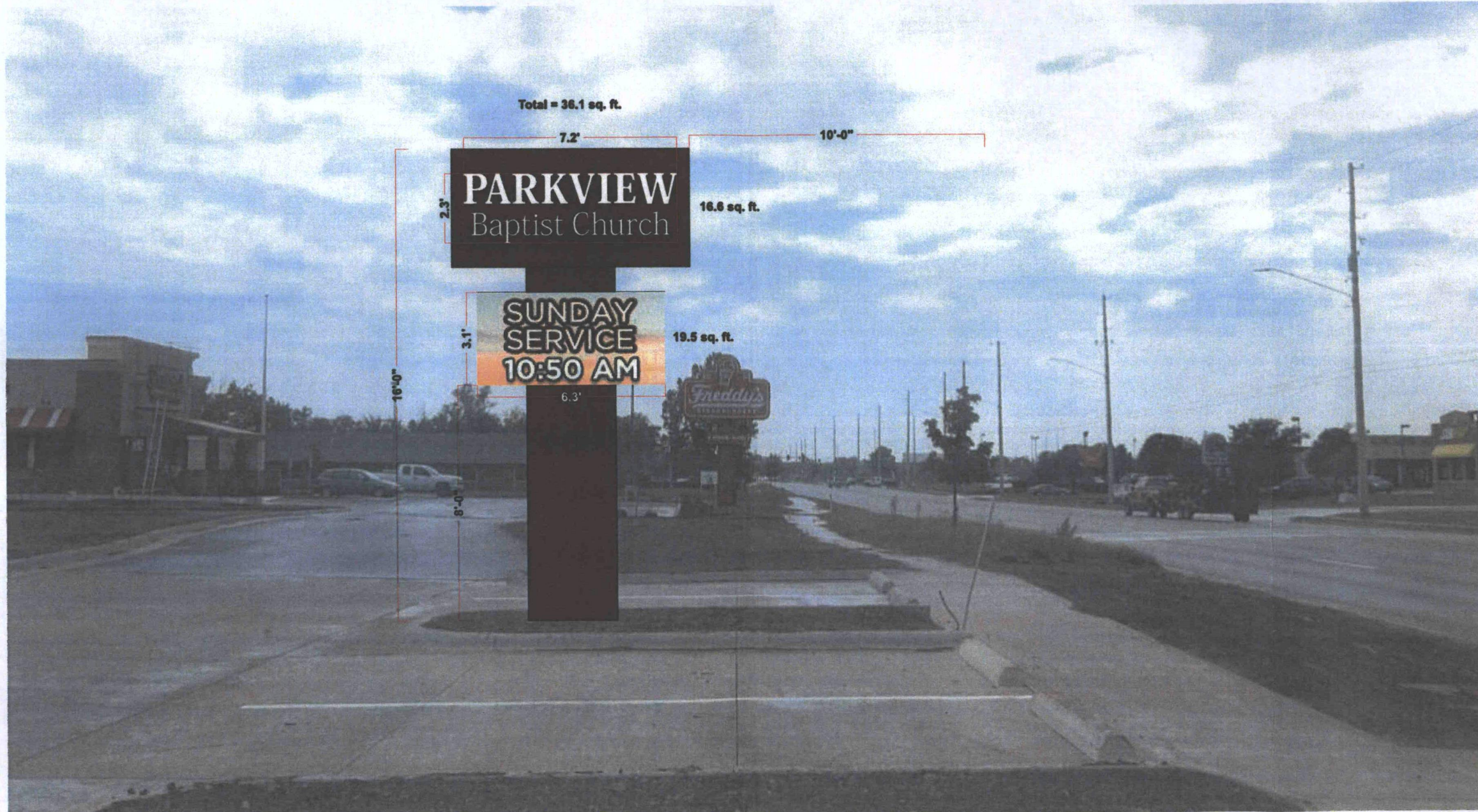
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APPROVAL SIGNATURES:

1/4" = 1' Scale
Placement



SITE PLAN

APPROVED 9/17/18 BY *[Signature]*