



Wichita-Sedgwick County Metropolitan Area Planning Department

August 4, 2022

Heritage Family Church
3840 North Seneca Street
Wichita, KS 67204

Ron's Sign Company
Attn: Anders Herpolsheimer
1329 South Handley Street
Wichita, KS 67213

RE: BZA2022-00031: Administrative Adjustment in the City to allow additional LED pole sign for a church in MF-18 Multi-Family zoning; generally located on the south side of I-235 and within one-quarter mile west of North Arkansas Avenue (3840 North Seneca Street).

Legal Description: Lot 1, Sherwood Village Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit an additional sign with a 52.29 square foot LED in a pole sign (total area approximately 88.29 square feet). The new sign will be located along I-235 Highway.

Section 24.04.251.i of the Sign Code allows an adjustment for a new pole sign with an LED component in the MF-18 Multi-Family Residential zoning district. We find that allowing a new pole sign with a 52.29 square foot LED component on a pole sign (total area approximately 88.29 square feet) 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: Property to the north is the I-235 highway right-of-way. North of the highway is zoned PUD #51 and SF-5 Single-Family Residential and undeveloped. Property to the south and east is the Little Arkansas River. Property west is zoned MF-29 Multi-Family Residential and TF-3 Two-Family Residential and developed with multi-family and two-family residences.
- 2) Compatibility with existing or permitted uses on abutting sites: Allowing the new pole sign with an electronic display will not negatively affect surrounding uses. 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.

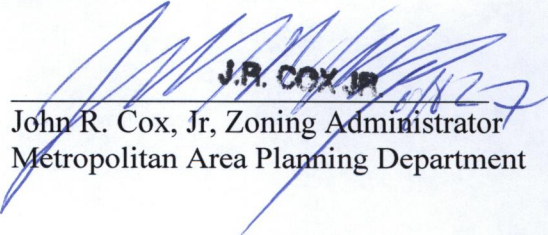
Our signatures below indicate that a Sign Code Adjustment to permit an electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions:

- 1) The Administrative Adjustment is for a new pole sign with a 52.29 square foot LED component on a pole sign (total area approximately 88.29 square feet) as proposed. All other signage on the site shall otherwise conform to the Sign Code unless a separate adjustment or variance is approved. Only one pole sign is allowed along the I-235 Highway frontage of this property.
- 2) The sign shall be in general conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval.
- 3) Copy or graphics shall be limited to static images only and shall not change more than once every second or slower. The sign shall conform to all other requirements of the City of Wichita Sign Code.
- 4) Portable signage shall not be permitted on the subject property.
- 5) 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.



Scott Wadle, Director
Metropolitan Area Planning Department


J.R. COX JR.

John R. Cox, Jr, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Maggie Ballard, CM District VI
Ana Lopez, CSR District VI

Pole Sign



ID Topper: 36 sq.ft.
EMC Boared: 52.2886 sq.ft.
Total: 88.2886 square feet

SITE PLAN

APPROVED 8/4/22 BY *[Signature]*
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RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 07.15.22
DESIGNER: A. Herpolsheimer
SALES REP: A. Smith

ADDRESS: 3840 N. Seneca St, Wichita, KS 67204
(SIGNATURE)
CLIENT APPROVAL: DATE:

CUSTOMER:
Heritage Family Church
DESIGN PHASE: FINAL

SHEET NUMBER:
4.0