



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

January 24, 2025

St. Jude Catholic Church
Fr. John Fogliasso
3030 N. Amidon Avenue
Wichita, KS 67204

Next LED Designs
8805 E. 35th Street North
Wichita, KS 67226

RE: BZA2024-00084: Administrative Adjustment in the City to permit a variable/electronic message sign for an institutional use on property zoned SF-5 Single-Family Residential District; generally located on the east side of North Amidon Avenue and within one-quarter mile north of West 29th Street North (3030 North Amidon Ave.).

Legal Description: Lot 1, Block A, St. Jude Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We have reviewed your request for an adjustment to the Sign Code to permit an electronic display as part of an existing ground/monument sign.

The existing static sign on which the electronic display is to be attached is located on the west side of the property along North Amidon Avenue, approximately 10 feet from the west property line. The overall area of the sign is not going to increase.

Section 24.04.251.i of the Sign Code allows an adjustment to allow variable/electronic message signs in the SF-5 Single-Family Residential District. We find that allowing the variable/electronic message component on a sign that complies with the standard sign area as permitted by 24.04.190.11 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:** Properties to the north, west, and south are zoned SF-5 Single-Family Residential District. The property to the north is undeveloped and owned by the applicant. Properties to the west, across North Amidon Avenue are developed with single-family dwellings. The one directly across from the sign fronts West 30th Street North with the side of the house facing North Amidon Avenue. Dwellings north and south of the sign location front North Amidon Avenue. Light emitting from the sign could have an impact on these residences. However, the church could illuminate a static sign by-right, which could also cause similar light pollution right now. Furthermore, because the residences face an arterial street, they likely experience some level of light pollution due to headlights of cars passing by. Property to the south is undeveloped and owned by the City of Wichita. Property to the east is zoned SF-5 Single-Family Residential District and is part of the larger church campus.
- 2) **Compatibility with existing or permitted uses on abutting sites:** Allowing the new electronic display will not negatively affect surrounding uses. The copy and graphics changes will be

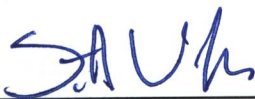
restricted to static images with changes not more than every five seconds or slower. Based on the placement and orientation of the sign, and conditions of approval, significant detrimental impacts are not anticipated.

- 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.

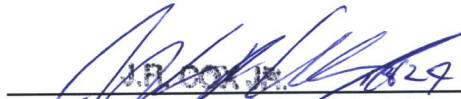
Our signatures below indicate that a Sign Code Adjustment to permit a variable/electronic message sign for the aforementioned property is hereby **GRANTED**, subject to the following conditions.

- 1) The Administrative Adjustment is for adding a new variable/electronic message sign as proposed. The total sign area of ground or pole signs along North Amidon Avenue shall not exceed 100 square feet. This includes the area of the existing ground sign plus the new electronic message sign combined. All other signage on the site shall otherwise conform to the Sign Code unless a separate Adjustment or Variance is approved.
- 2) Only one variable/electronic message sign is allowed along the frontage of this property.
- 3) From dusk until 9:00 p.m., the sign brightness shall be reduced to no more than 3000 nits (per the Wichita Sign Code). The sign shall not be illuminated between the hours of 9:00 p.m. and 7:00 a.m. The sign shall conform to all other requirements of the City of Wichita Sign Code.
- 4) Copy or graphics shall be limited to static images only and shall not change more than once every five seconds.
- 5) The sign shall be in general conformance with the approved site plan. The sign shall be permitted and installed within one year from the date of approval.
- 6) Portable signage shall not be permitted on the subject property.
- 7) 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



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

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

Wichita-Sedgwick County MAPD

Administrative Adjustment Application

Site Plan prepared by: Wichita Sign Company

St. Jude Catholic Church & School

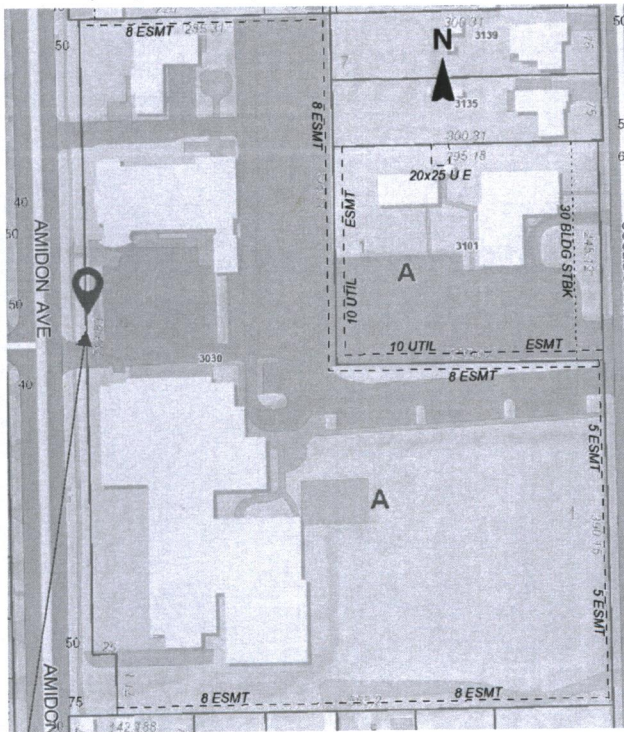
3030 N. Amidon Ave.

Wichita, KS 67204

St. Jude requests an Administrative Adjustment to the Sign Code (24.04.251 i.) to allow for a variable message sign in a residential district. St. Jude is located on a property zoned SF-5 and requests to modify the existing static signage at this location by adding an electronic message sign to the existing structure. Neither the overall size, nor placement of the sign will change. The sign will be used to promote Mass times, parish events, and school activities.

Site Plan:

Full Property Boundary



Condensed Section, Relative to Sign Placement



Current Sign Location

West edge of sign is 25' from Amidon Ave.
South edge of sign is 52' from driveway

Current Sign Location

Will modify exiting static signage to incorporate electronic message sign.

SITE PLAN

APPROVED 1/24/25 BY *[Signature]*
BZA24-84 1 of 2



NOTES:

SITE PLAN

APPROVED 1/24/25 BY *[Signature]*
BEA 24-84 2 of 2



N/A

N/A

PROJECT

ST. JUDE

SALESPERSON: BRETT WRIGHT

ARTIST: BRADY HAAG

DATE: 12/13/2024

DESIGN APPROVAL

YES

NO, SPECIFY CHANGES BELOW

SIGNATURE:

DATE:



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