



Wichita-Sedgwick County Metropolitan Area Planning Department

January 13, 2011

Countryside Christian Church
Attn: Marvin Janssen, Business Administrator
1919 South Rock Road
Wichita, KS 67207-5154

LED Sign Co.
Attn: Ron Smith
P.O. Box 758
Andover, KS 67002

RE: BZA2010-00065: City Sign Code Adjustment to allow electronic message sign for church on property zoned SF-5 Single-Family Residential.

Legal Description: Lot 1, Block A, Rock Park Addition to Wichita, Sedgwick County, Kansas. Generally located west of Rock Road and 1/10 mile south of Funston (approximately 1/3 mile south of Harry, 1919 S Rock Road).

Dear Applicants:

We have reviewed your request for a Sign Code Adjustment to permit an electronic message sign for an institutional use on the aforementioned property. From reviewing your application, we understand that you propose a 4.5' by 9' LED sign within a larger sign, replacing an existing sign on the site.

Section 24.04.251.2.i. of the Sign Code allows an adjustment to permit an electronic message sign for institutional uses located in SF-5 zoning when the three conditions required by Section 24.04.251.6. of the Sign Code are met. We find that allowing the electronic message sign as proposed meets the three conditions required by Section 24.04.251.6. of the Sign Code as set out below:

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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RE: BZA2010-00065: City Sign Code Adjustment to allow electronic message sign for church on property zoned SF-5 Single-Family Residential, generally located west of Rock Road and 1/10 mile south of Funston (approximately 1/3 mile south of Harry, 1919 S Rock Road).

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- 1) Impact on existing uses in surrounding areas: Existing uses on the west side of Rock Road include a mix of commercial and industrial uses to the north on property zoned GC General Commercial ("GC") and LI Limited Industrial ("LI") and vacant land zoned LI to the south. Directly east of Rock Road is a multi-family apartment complex on property zoned GO General Office ("GO"), which would not allow electronic message signs unless restricted to white light only. The property northeast is zoned SF-5 and developed with multi-family use as part of a community unit plan, DP-51. The property to the southeast is zoned LC and developed with small commercial retail/office strip malls.

The character of development along this segment of Rock Road is commercial to the west and southeast, and multi-family to the east and northeast. The multi-family development nearby would not be allowed a similar level of electronic signage, which is somewhat problematic, but the separation of the proposed sign from these multi-family uses by the heavily traveled Rock Road and ability of the other properties directly abutting this tract to place even greater signage on their tracts argues against concluding that this will have any greater impact on the surrounding properties than they might have anticipated from other nearby uses.

- 2) Compatibility with existing or permitted uses on abutting sites: Adding electronic message capability to the sign should not reduce compatibility of the sign with surrounding uses, as the sign will not be permitted to flash or display moving images, 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; therefore, there should not be a negative 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 a church on the aforementioned property is hereby granted, subject to the following conditions:

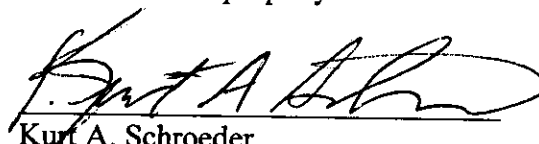
- 1) The sign shall be in conformance with the approved elevation.
- 2) No animated, flashing or moving images or text shall be displayed on the sign; the sign shall not make copy or graphics changes faster than once per second.
- 3) Portable signage shall not be permitted on the subject property.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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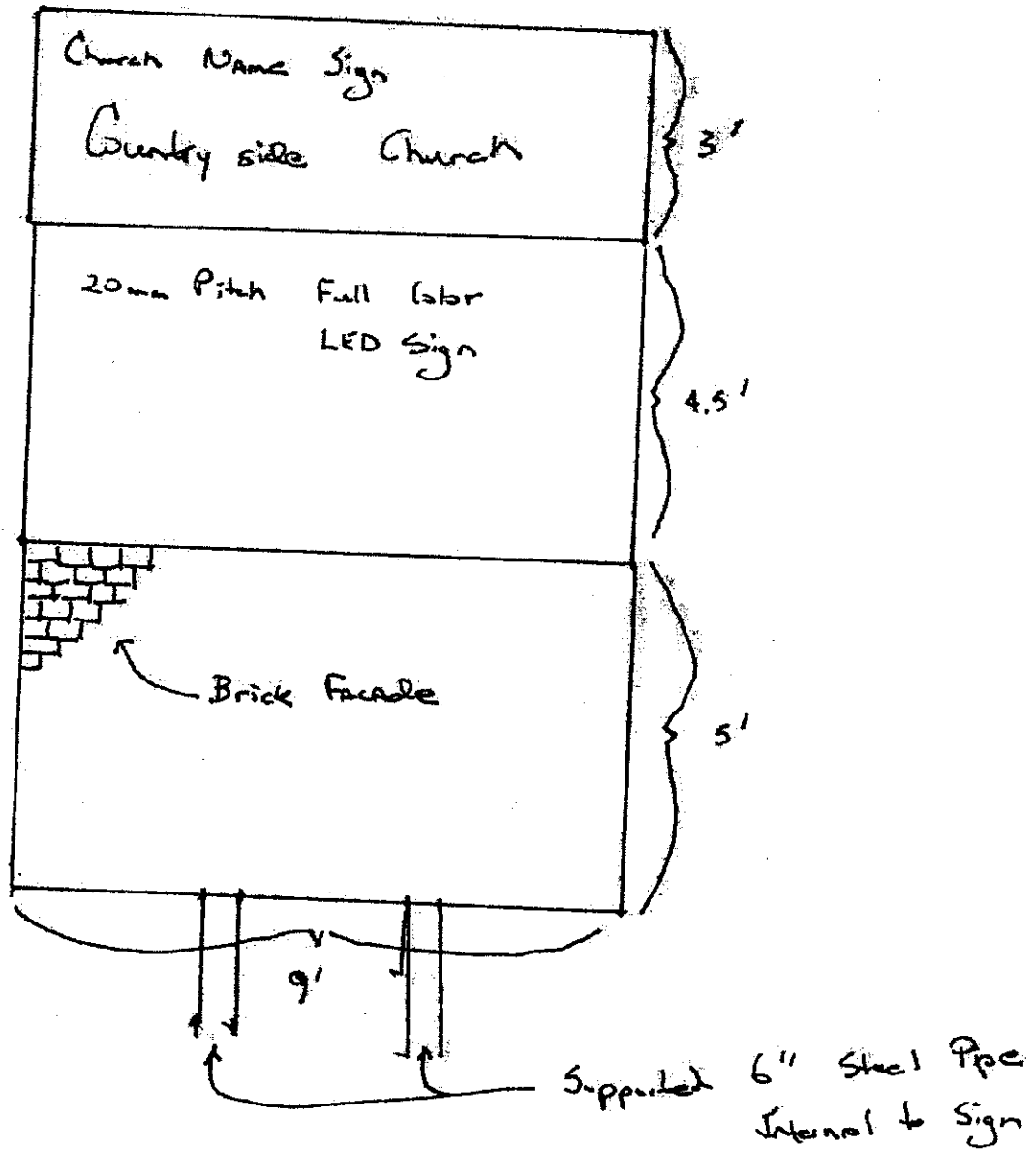
The development application sign should now be removed from the property.


John L. Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
JR Cox, Office of Central Inspection
Sue Schlapp, CM District II

Country side Church
LED Sign Project
Front View



Country side Church
LED Sign Project
Side view

