



Wichita-Sedgwick County Metropolitan Area Planning Department

July 20, 2010

Heritage Family Church
Attn: Nathan Dudley, Pastor
909 North Saint Paul Avenue
Wichita, KS 678203

Greg Ferris
PO Box 573
Wichita, KS 67201

RE: BZA2010-00031: Sign Code Administrative Adjustment to allow an electronic message sign for an institutional use (church) on property zoned SF-5 Single-Family Residential ("SF-5").

Legal Description: Lot 68; Sim Park Gardens Addition, Wichita, Sedgwick County, Kansas; generally located on the southwest corner of 9th Street North and Saint Paul Avenue (909 North Saint Paul Avenue).

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 2'1" x 8'4" LED sign within a larger sign, on a property used as a church, Heritage Family Church (formerly Calvary Apostolic Pentecostal Church). The new ground sign would replace the existing sign.

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 Single-Family Residential ("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 **does** meet 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: All existing uses in the surrounding area are residential. The property to the north, south and west is zoned SF-5 and developed with single-family residences. Three duplexes, on property zoned TF-3 Two-Family Residential ("TF-3"), and several single-family residences, on property zoned SF-5, are located directly to the east

along Saint Paul., Another half-block to the east along Edwards Avenue, has duplexes on property zoned GO General Office (“GO”). Saint Paul Avenue and 9th Street North are classified as urban collectors. Traffic counts are not available for either street at this intersection. The sign will be setback a significant distance from the street (28-feet from St. Paul Avenue and 45-feet from 9th Street) and will be very low light with mono-amber lighting.

- 2) Compatibility with existing or permitted uses on abutting sites: Adding electronic message capability to the sign could introduce a more commercial aspect to the church’s signage that could be seen as out of character with the surrounding residential uses. However, the sign will have a low profile, with low-lighting and non-flashing messages that should allow the sign to coexist with abutting residential uses. The intensity of the lighting on the proposed sign will be less obtrusive than what is normally used by other churches in their electronic message signs. The use of this type of lighting should allow the sign to be placed at the proposed location without negatively affecting the surrounding residential uses.
- 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 as a result of approval of this request. The monument style sign, with non-flashing, mono-amber lights, will insure that the sign does not have a commercial appearance.


This request was previously denied due to the possible objection from surrounding neighbors to a commercial type sign being placed in a predominately single-family residential area. Also, signs of this nature are more frequently approved and located on sites located along arterial roadways. The applicant discussed such issues with the Planning Staff and Code Inspectors to gauge if such a sign can be placed at the proposed location. Eventually, it was determined that if the surrounding neighbors didn’t object to the sign placement, then staff could approve the request. The applicant proceeded to send letters to the neighbors within 200 feet of the church property with a description of the proposed sign, pictures comparing the two signs and a site plan. The applicant attached a reply card to the letters asking if the neighbors would support or oppose the sign. Twelve out of twenty-four cards were returned to the applicant with one (1) being opposed to the sign. The one neighbor who opposed the sign wanted the sign to be moved farther away from the road. The sign was not moved as far back as requested, but a significant attempt was made to comply with the one (1) objection. Since response was generally positive for the request, staff has agreed to approve the request to allow an electronic message sign for an institutional use (church) on property zoned SF-5.

Our signatures below indicate that a Sign Code Adjustment to allow a 2’1” x 8’4” LED sign within a larger sign for the aforementioned property is hereby granted, subject to the following conditions:

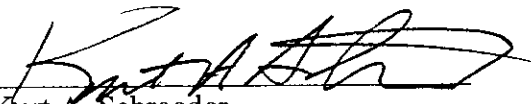
- 1) The site shall be developed in general conformance with the approved site plan.
- 2) The site shall be developed in conformance with all applicable codes, including but not limited to building, fire, and health codes.
- 3) If the Zoning Administrator finds that there is a violation of any of the 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.

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
Janet Miller, CM District VI
Miracle Signs; Attn: Brooke Flowers; 3611 N. Broadway, Wichita, KS 67219

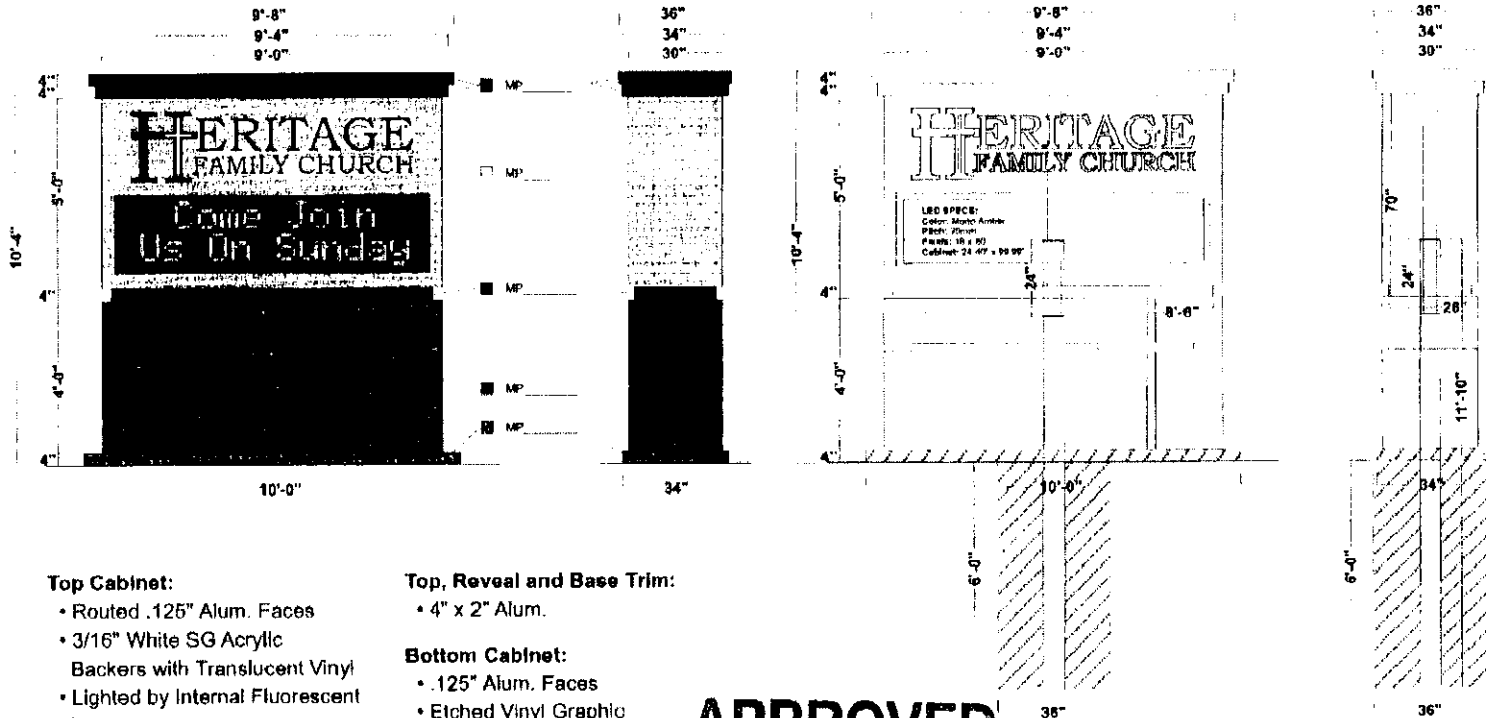


10C036 - Heritage Family Church - 909 N. Ave. Paul St. - Wichita, Kansas
 1 - D/F Lighted Monument Sign with LEDs

3011 N. Broadway, Wichita, KS 67210
 316-632-1177 Fax: 316-634-4774

CUSTOMER: 10C036 - Heritage Family Church - Monument Sign				QUANTITY: 1	REV: 00	APPA DATE:
DATE: 4/12/10	DRAWING #: 1	DRAWN BY: JN	SALES PERSON: Brett W. Alford	APPROVAL SIGNATURES:		
FILE NAME: 10C036 LED Monument Sign.cdr			SIGN ITEM: 1			
DISK NAME: C:\on graphics\jobs\10c036\10c036 Family Church\Prod\001						

3/8" = 1' Scale



Top Cabinet:

- Routed .125" Alum. Faces
- 3/16" White SG Acrylic Backers with Translucent Vinyl
- Lighted by Internal Fluorescent Lamps

Top, Reveal and Base Trim:

- 4" x 2" Alum.
- Bottom Cabinet:**
- .125" Alum. Faces
- Etched Vinyl Graphic

LED SPECS:

Color: Mono Amber
 Pitch: 30mm
 Pixels: 16 x 80
 Cabinet: 24.40" x 99.99"

APPROVED

BZA 2010-00031

Date: 7/20/10