



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

March 6, 2006

Vineyard Christian Fellowship
2020 E. Blake
Wichita, KS 67211

RE: BZA2006-14: Sign Code Adjustment to permit an electronic message sign for a church on property zoned "MF-18" Multi-Family Residential.

Legal Description: Lots 1 Block 1, Stafford Addition, Wichita, Sedgwick County, Kansas. Generally located west of I-135 and north of Blake (2020 E. Blake).

Dear Sir or Madam:

We have reviewed your request for a Sign Code Adjustment to permit an electronic message sign for a church on the aforementioned property. From reviewing your application, we understand that you propose to replace 5' by 8' bulletin sign with an electronic message board sign with a total height of 20 feet. The proposed sign is along the I-135 right of way.

Section 24.04.251.2.i. of the Sign Code allows an adjustment to permit an electronic message sign for institutional uses located in a residential zoning district 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:

- 1) Impact on existing uses in surrounding areas: Existing uses in surrounding areas include an interstate highway to the east, and residences to the north and south. All residences are over 200 feet from the sign. The proposed electronic message sign is replacing an existing sign, and should have no greater impact on existing residential uses than the current sign.
- 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.

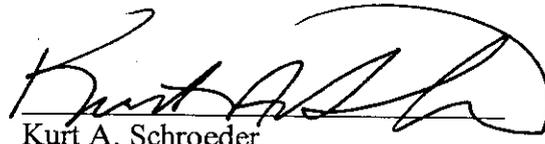
Our signatures below indicate that a Sign Code Adjustment to permit an electronic message sign for a church on the aforementioned property is hereby granted, subject to the following conditions:

- 1) The sign shall be in conformance with the approved elevation rendering and site plan. It shall be the only sign allowed on the frontage.
- 2) No animated, flashing or moving images or text shall be displayed on the sign.
- 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.

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



John L. Schlegel
Planning Director



Kurt A. Schroeder
Superintendent of Central Inspection

cc: Miracle Signs, Attn: Brian Kirkland, 3611 N. Broadway, Wichita, KS 67219
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

CURRENT ZONING:

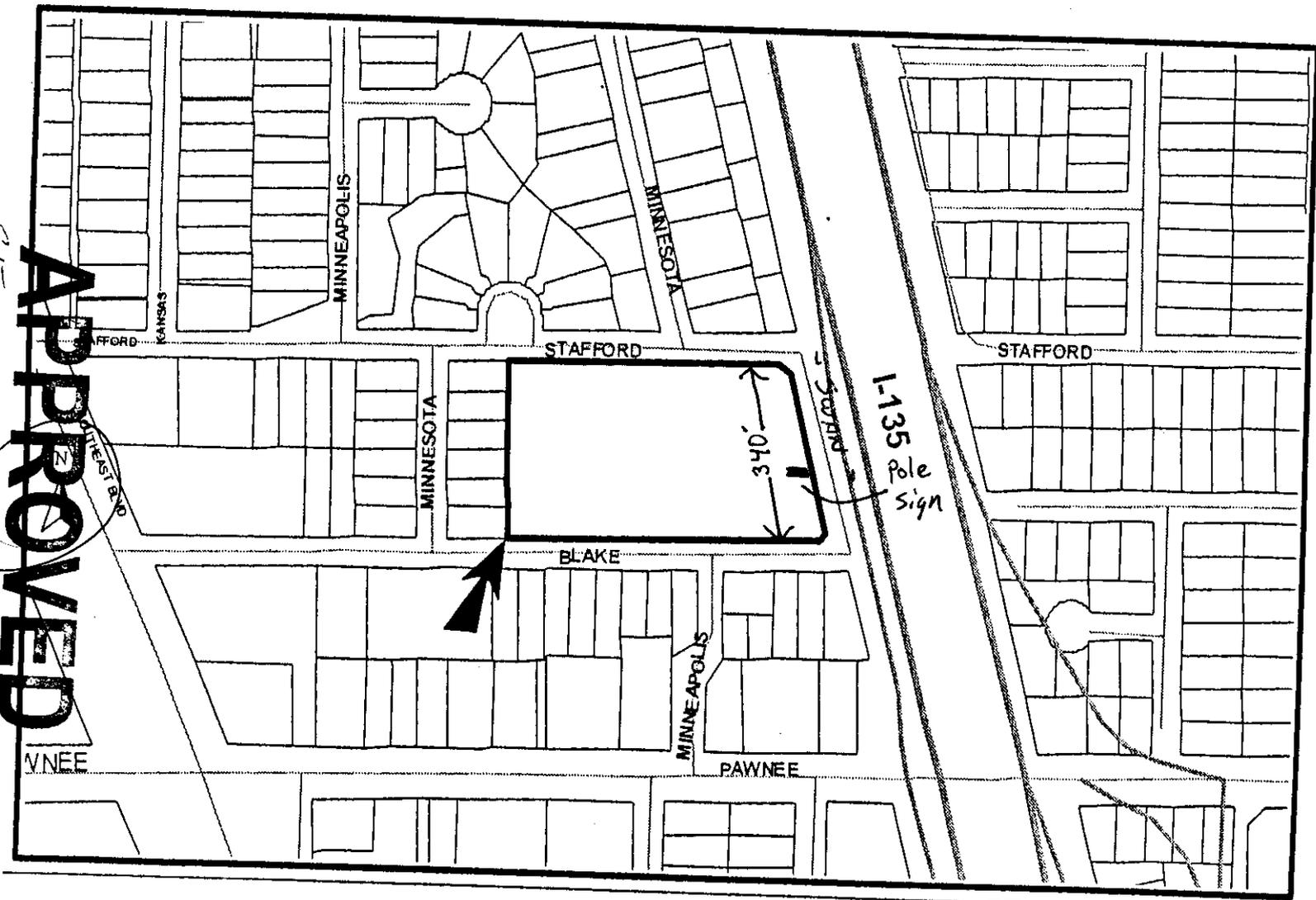
"MF-18" Multi-Family

SITE SIZE:

4.62 acres

LOCATION:

West of I-135 and north of E. Blake Street (2020 E. Blake)



APPROVED

PR 00024284 SITE PLAN 2006-14

Date: 3-6-06
 Approved by: *[Signature]*
 Title: *[Signature]*