CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 12, 2016

Steckline Communications
Attn: Greg Steckline
1632 S. Maize Rd.
Wichita, KS 67209

Re: **BZA2016-00038: City Administrative Adjustment to reduce the Compatibility Height Standard for the reconstruction of an existing 500-foot tall radio tower, on property zoned SF-5 Single-Family Residential.**

Legal Description: S 16.21A W 30.21A NW 1/4 NW 1/4 EXC CANAL & EXC S 15 FT DED FOR ST SEC 5-27-1E, Wichita, Sedgwick County, Kansas; generally located south of 29th St. N. and west of Woodland (2829 N. Salina)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the Compatibility Height Standard for the reconstruction of an existing 500-foot tall radio tower on the aforementioned property. From reviewing the application, we understand that you desire to replace an existing cell tower and locate the new cell tower in a new location that is 275 feet from the east boundary and 260 feet from the north boundary.

Section V-I.2.e of the Unified Zoning Code ("UZC") allows reducing or waiving the Compatibility Height Standard. These adjustments are permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the Compatibility Height Standard as proposed meets the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The Compatibility Height Standard reduction should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity as right-of-way and driveways are not affected.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as a result of the new construction; street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned SF-5 Single-Family which allows residential development and the Compatibility Height Standard reduction will not have a negative impact on existing or permitted uses.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no 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 Zoning Adjustment to adjust the Compatibility Height Standard 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 applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.

3) The Compatibility Height Standard adjustment shall apply only to the wireless communication tower on the approved site plan.

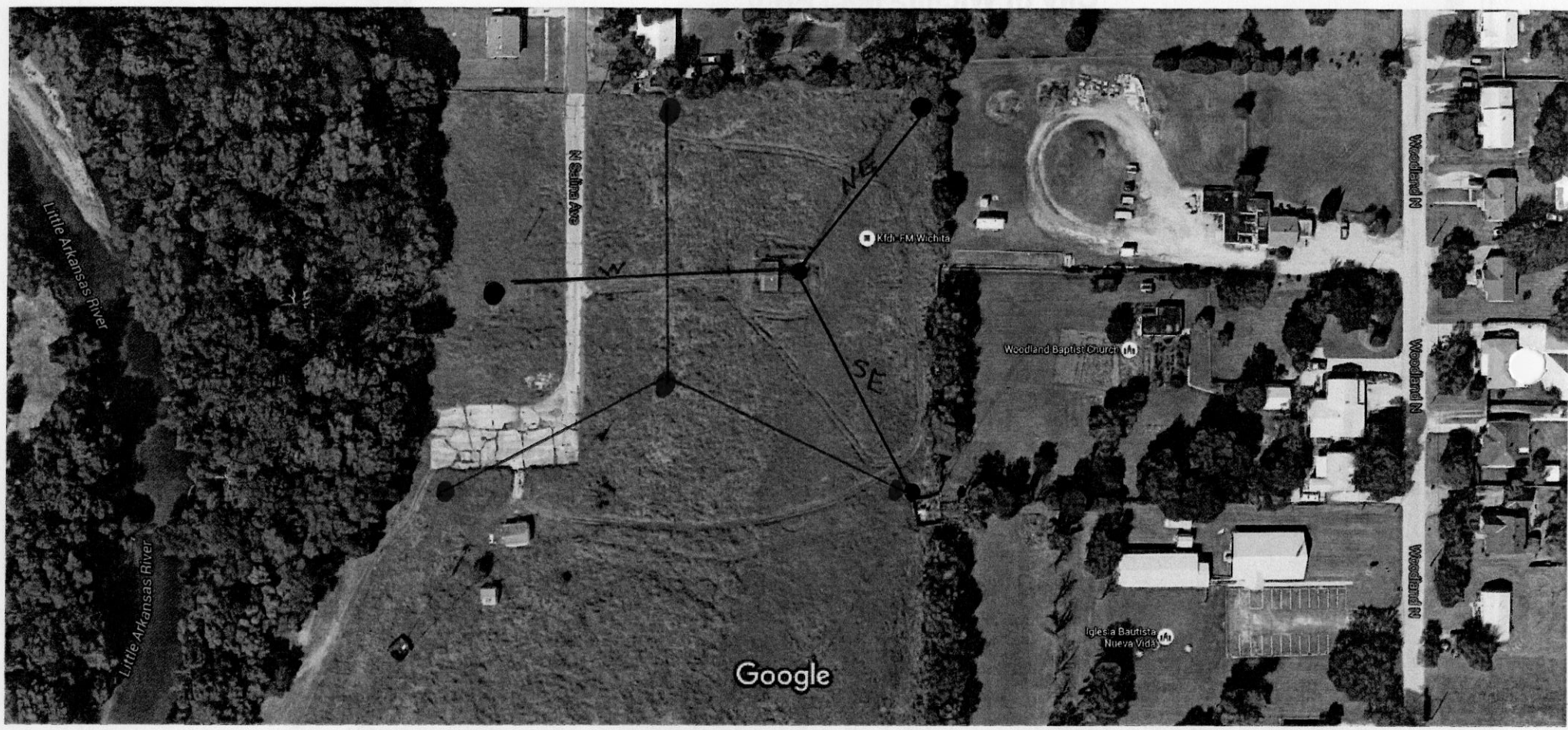
4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

Kyle J. McLaren, Interim Director /for
Metropolitan Area Building and Construction Department

cc: Kyle J. McLaren, MABCD
JR Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, Community Service Representative, District VI



Black Current tower
NE - 200 ~~ft~~.
SE - 220 ~~ft~~.
W - 250 ~~ft~~.

East Boundary - 130ft
North Boundary - 160 ft

SITE PLAN

10/12/2016 Rmorga

New Tower Location - Red
East Boundary 275 ft.
North Boundary 260 ft.

1" = 130 ft

2829 N. Salina, 67204