



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

April 15, 2025

Metal Pros, LLC
Attn: Ryan Ayesh
3900 S. Norman
Wichita, KS 67215

Re: CON2025-00063: Administrative Permit in the City to allow up to a 60-foot telecommunications tower on property zoned LI Limited Industrial District, generally located on the east side of South Norman Street, within 300 feet north of West McArthur Road (3900 South Norman Street).

Legal Description: Lot 1, Block D, Mid-Continent Industrial Park I Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for an Administrative Permit for up to a 60-foot prototype Wireless Communication Facility (monopole) on property zoned LI Limited Industrial District (LI). The subject site is located on the east side of South Norman Street and within one-block north of West MacArthur Road (3900 South Norman Avenue). You have stated that purpose is to erect a prototype tower (which you are fabricating) for testing and sales purposes in the northwest corner of the subject site. It is our understanding that though the first tower you intend to erect is 47 feet in height, you may erect other towers for testing in the future that would reach up to 60 feet in high, which is permitted by the FAA Determination you received. It is also our understanding, per the FAA Determination, that no tower constructed on the subject site can transmit any frequencies since frequencies were not included in the consideration for study by the FAA.

The Wireless Communication Master Plan (and Section III-D.6.g.3 of the Unified Zoning Code) states that new ground-mounted Wireless Communication Facilities up to 150 feet in height in the LI District shall be approved by Administrative Permit if they conform to the Compatibility Height Standards of Section IV-C.5.b of the Wichita-Sedgwick County Unified Zoning Code (UZC) and the Location/Design Guidelines of the Wireless Communication Master Plan.

Compatibility Height Standards, Section IV-C.5.b of the Unified Zoning Code

The Compatibility Height Standards require the a proposed 60-foot tall tower be located no closer than 60 feet from the lot line of property zoned TF-3 Two-Family Residential District (TF-3) or more restrictive. The nearest property zoned TF-3 or more restrictive is approximately 410 feet east of the tower location. Therefore, we find that the request conforms to the Compatibility Height Standards of Section IV-C.5.b of the Unified Zoning Code.

Location/Design Guidelines of the Wireless Communication Master Plan

In reviewing the request's conformance to the Location/Design Guidelines of the Wireless Communication Mater Plan, we find the following:

1. Preserving the pre-existing character of the area as much as possible.

- a. *Staff review: the pre-existing character of the area is a mixture of heavy commercial/industrial to the north, south, and west; and agricultural uses to the east. The nearest residential use area is approximately one-quarter of a mile to the southeast, with commercial and/or industrial uses in between. Locating a tower in this area will not detract from the pre-existing character.*
2. Minimizing the height, mass or proportion of the facility to minimize conflict with the character of its proposed surroundings.
 - a. *Staff Review: The proposed height of 60 feet is the shorter than the permitted 150-foot height that can be considered by Administrative Permit in the LI District. An Administrative Permit for a tower of this height can be approved if the tower conforms to the Compatibility Height Standards of the UZC and the Location/Design Guidelines of the Wireless Communication Master Plan. The proposed tower would minimize the mass by utilizing a monopole structure.*
3. Minimizing the silhouette presented by new support structures and antenna arrays. Lattice-type support structures are generally appropriate in areas outside the "Urban Growth Areas" identified in the Wichita-Sedgwick County Comprehensive Plan. Lattice-type support structures inside the Urban Growth Area boundaries generally should be limited to installations that have antennas mounted flush to the support structure with cables attached to the main support arms rather than the girders. When an antenna array that protrudes from the wireless communication facility is used on a support structure inside the Urban Growth Area boundaries, the support structure generally should be a monopole.
 - a. *Staff Review: The proposed tower would utilize a monopole structure, which would minimize the silhouette presented by the support structure.*
4. Using colors, textures and materials that blend in with the existing environment and minimize reflection; under some circumstances, surfaces should be painted, or otherwise treated, to match or complement existing background structures or utility poles, as appropriate.
 - a. *Staff Review: The proposed tower would utilize galvanized steel, which generally minimizes the visual impact of the tower.*
5. Concealing facilities within potential space in or on existing structures, or disguised to look like another type of facility, like a flagpole, clock tower, or church steeple.
 - a. *Staff Review: Not applicable at this location.*
6. Placing facilities in areas where trees and/or buildings obscure some or all the facility from view and installing new plantings/screening around the site where visible from major streets or residential areas.
 - a. *Staff Review: If approved, Section IV-B of the UZC would not require any screening of the area because the abutting properties are zoned LI. The height of the tower will be partially visually obscured from the nearby residential area by the existing structure to the south.*
7. Placing facilities on existing walls, flush-mounted, or on roofs buildings (excluding single-family and duplex) and structures, up to 20 feet above the existing structure, as opposed to building new ground-mounted support structures. Facilities on rooftops generally should be set back from roof edges or screened from view.
 - a. *Staff Review: Not applicable at this location.*

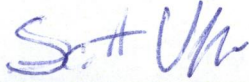
8. Screening equipment shelters and cabinets through landscaping, walls and/or fencing, as appropriate to the surroundings. In most cases, ground level equipment should respect the setbacks for accessory uses in the applicable zoning district and be enclosed by 6-8 foot high security fencing, of a material compatible with its surroundings. Equipment should be encouraged indoors if space is available nearby. Burying equipment in an underground vault, to keep most of the equipment out of sight, may be necessary in right-of-way and in some other visually/environmentally sensitive locations, such as tourist attractions, historic landmarks/districts, museum district, river corridor, and other locations of civic importance or architectural significance. Ground level shelters/equipment, appropriately screened and generally landscaped with trees and/or shrubs, should be permitted on lots adjacent to right-of-way, to facilitate the use or reconstruction of utility poles in those right-of-way.
 - a. *Staff Review: If approved, Section IV-B of the UZC does not require screening of the lease area because the abutting properties are zoned LI.*
9. Permitting lighting on facilities only if required by Federal regulations.
 - a. *Staff Review: The Planning Department cannot regulate the lighting of the proposed tower if lighting is required by Federal Regulations.*

Based on compliance with the Compatibility Height Standards of the UZC and compliance with the Location/Design Guidelines of the Wireless Communication Mater Plan, our signatures below indicate that an Administrative Permit for a Wireless Communication Facility is hereby **GRANTED** for the above-referenced property, subject to the following conditions:

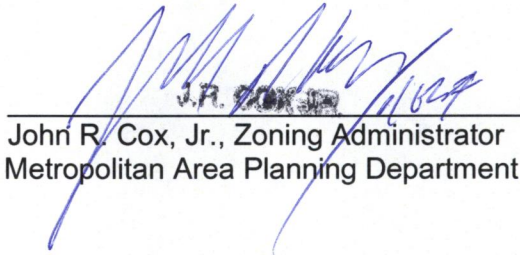
1. All requirements of Section III.D.6.g. of the Unified Zoning Code shall be met.
2. The applicant shall obtain all local, state and federal permits necessary to construct the wireless communication facility.
3. The applicant shall obtain from the FAA and provide to MAPD a Determination of No Hazard for any obstruction proposed under this application. This FAA determination shall be based upon coordinates and elevations taken by a licensed and qualified land surveyor and conform to FAA's most precise, current accuracy tolerance standards. The applicant shall demonstrate to the MAPD, with concurrence of the Wichita Airport Authority, that any obstructions proposed under this application would not adversely affect or alter any precision or non-precision instrument approaches.
4. All required FAA documents shall be provided to MABCD upon submittal of project plans.
5. The wireless communication facility shall be built within one year of approval of the Administrative Permit or it will be declared null and void.
6. Wichita-Sedgwick County Airport Hazard Zoning Code, Title 28.08 shall be met.
7. The site for the Wireless Communication Facility and its 60-foot-tall self-support galvanized steel, monopole shall be developed in general conformance with the approved site plan and elevation drawing. The site shall be located on the LI-zoned subject property, as described in the attached legal description and the approved site plan. All improvements shall be completed before the facility becomes operational.
8. The support structure shall be a monopole design and shall be silver or gray or a similar unobtrusive color with a matte finish to minimize glare. Flush mount antennae are encouraged per the Wireless Communication Master Plan.
9. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
10. If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Permit, 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 Administrative Permit 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
Dalton Glasscock, CM District IV
Brooke Kauchak, CSR District IV

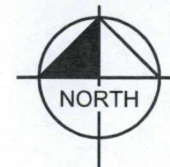
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SURVEY NOTE:

1. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY ARMSTRONG LAND SURVEY, P.A. DATED 01/07/2025.

1 OVERALL SITE PLAN
C1 SCALE: 1" = 100'



0 50 100 200
GRAPHIC SCALE: 1" = 100'



PROJECT INFORMATION:

SITE NAME:
FAA PROTOTYPE TOWER

SITE ADDRESS:
3900 S. NORMAN
WICHITA, KS 67215
SEDGWICK COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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LICENSER:



Jesse Schnurman

KHA PROJECT NUMBER:

019472665

DRAWN BY: CHECKED BY:

WTB

MDF

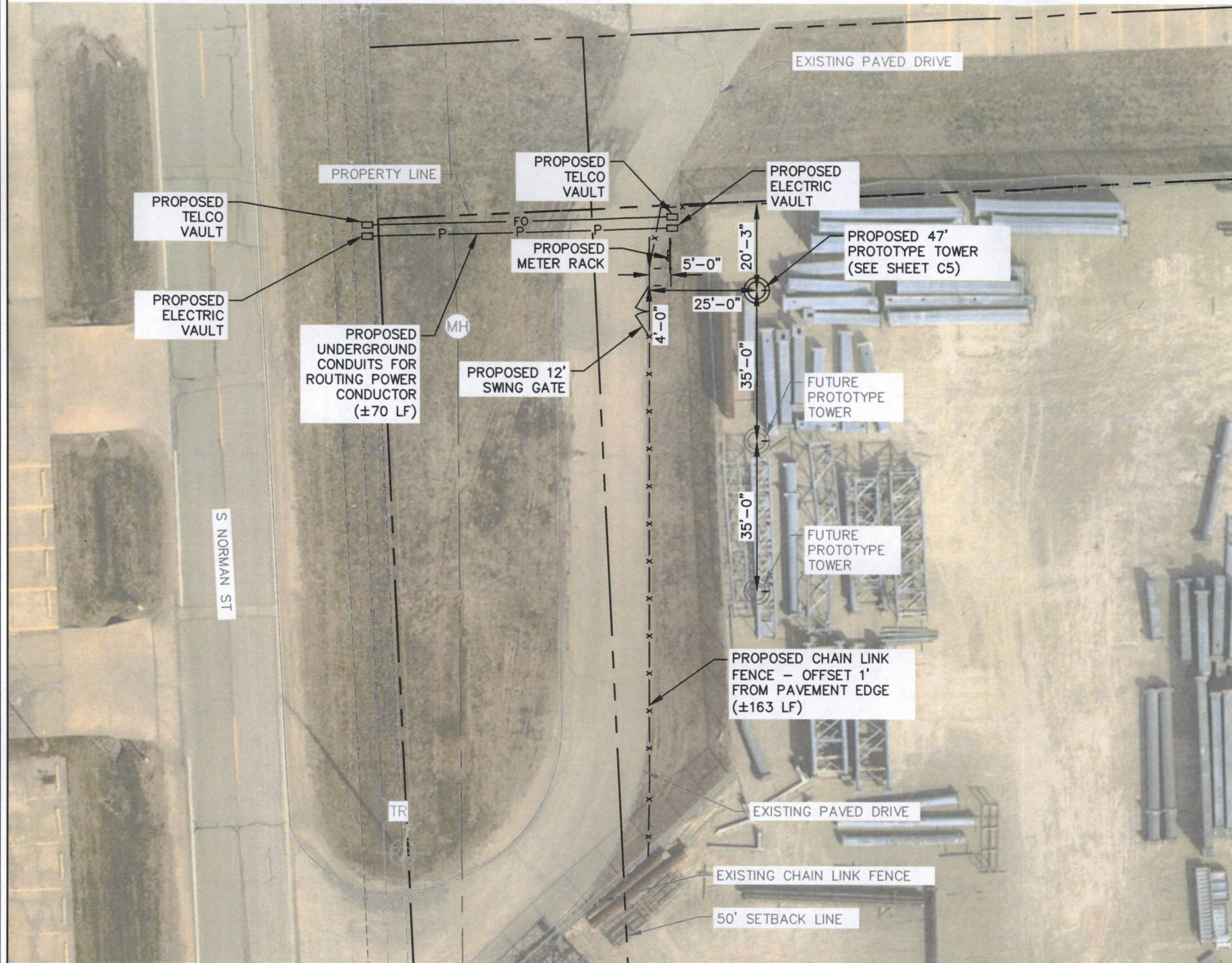
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C1

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1 SITE PLAN
C2 SCALE: 1" = 30'

SITE NOTES:

1. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY ARMSTRONG LAND SURVEY, P.A. DATED 01/07/2025.
2. CONTRACTOR TO CONFIRM WITH MEAL PROS CONSTRUCTION MANAGER THAT THE EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
3. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM MEAL PROS CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.

SITE PLAN
APPROVED 4/15/25 BY *[Signature]*
CON 25-63 2 of 3



0 15 30 60
GRAPHIC SCALE: 1" = 30'



PROJECT INFORMATION:

SITE NAME:
FAA PROTOTYPE TOWER

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3900 S. NORMAN
WICHITA, KS 67215
SEDGWICK COUNTY

PLANS PREPARED BY:

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REV: DATE: ISSUED FOR: BY:

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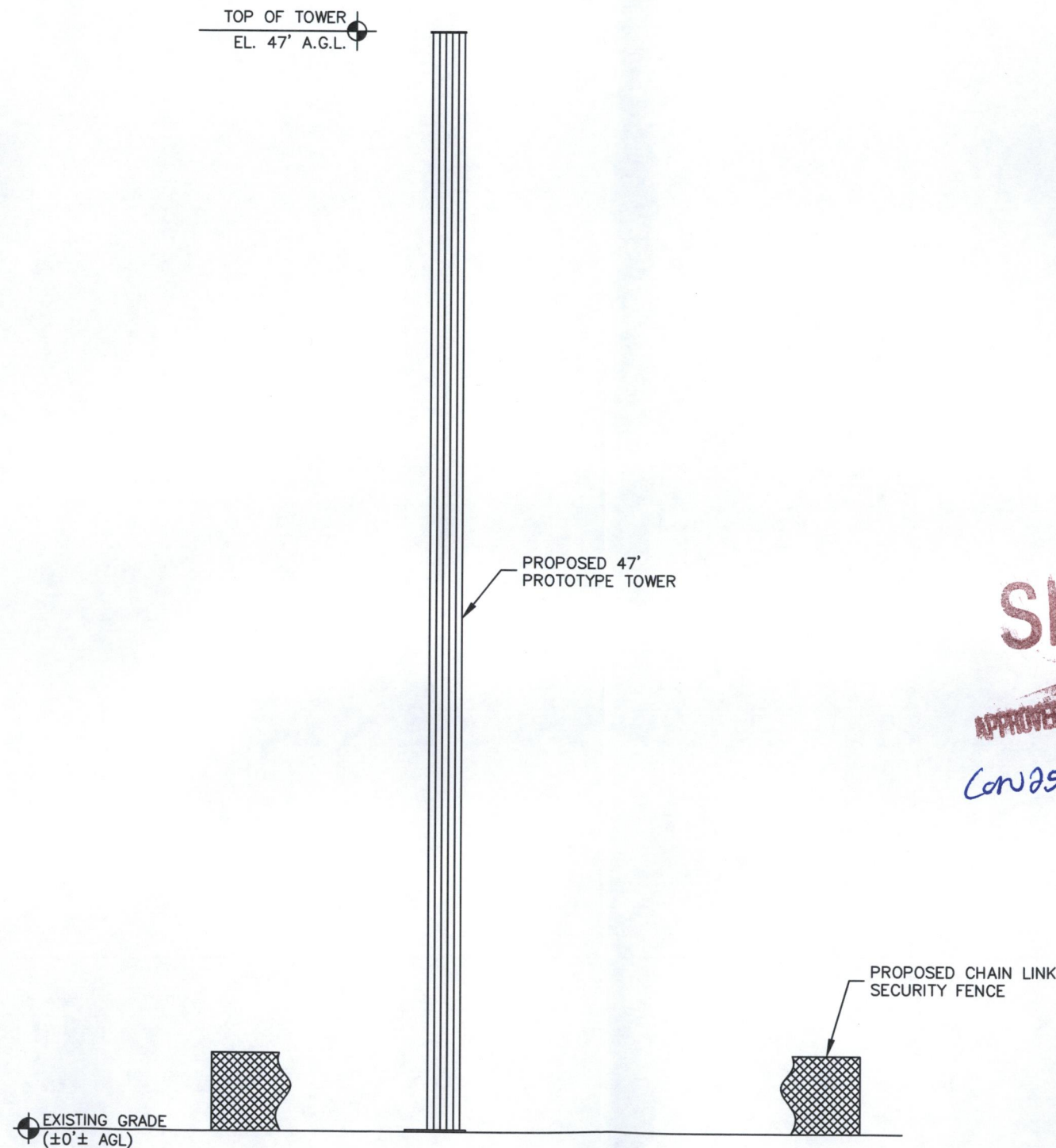
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2

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C5

PROTOTYPE TOWER ELEVATION VIEW

NOT TO SCALE

NOTES:

1. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
2. PROPOSED TOWER WILL BE GALVANIZED STEEL—GRAY IN COLOR.

SITE PLAN

APPROVED 4/15/25
CON 25-63 3 of 3



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LICENSER:

FOR ILLUSTRATIVE
PURPOSES ONLY-
NO SIGNATURE
REQUIRED

KHA PROJECT NUMBER:

019472665

DRAWN BY: CHECKED BY:

WTB

MDF

SHEET TITLE:

ANTENNA AND
TOWER ELEVATION
DETAILS

SHEET NUMBER:

C5