



Wichita-Sedgwick County Metropolitan Area Planning Department

July 20, 2021

Meritrust Federal Credit Union
Attn: Robert Seacat
151 N Main
Wichita, KS 67202

PBS Kansas Public Television (KPTS)
320 W. 21st Street North
Wichita, KS 67203

Re: **BZA2021-00031**: City Administrative Permit for a 145-foot Wireless Communication Facility (microwave tower) on property zoned LI Limited Industrial; generally located one-half mile east of North Rock Road and south of K-96 Highway (8710 E 32nd Street North).

PARENT PARCEL DESCRIPTION:

Lot 7, Block 2, Mediterranean Plaza Addition, (Wichita) Sedgwick County, KS.

Dear Applicants,

We have reviewed your request for an Administrative Permit for a 145-foot Wireless Communication Facility (microwave tower) on property zoned LI Limited Industrial; generally located one-half mile east of North Rock Road and south of K-96 Highway (8710 E 32nd Street North). You have stated that the facility is needed to hold microwave dishes for transmission to a translator tower in Park City and to receive signal from downtown Wichita.

The Wireless Communication Master Plan states that new ground-mounted wireless communication facilities up to 150 feet in height in the LI zoning district may 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, are designated on the "Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map" on zoning lots located within the City of Wichita, and; the Location/Design/Guidelines of the Wireless Communication Master Plan.

The Compatibility Height Standards require the proposed 145-foot tall tower be located no closer than 145 feet from the lot line of property zoned TF-3 Two-Family Residential or more restrictive. There are no properties adjacent in these zoning categories; therefore, we find that the request conforms to the Compatibility Height Standards.

Your site is shown as one designated on the "Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map" on zoning lots located within the City of Wichita..

In reviewing the request's conformance to the Location/Design Guidelines of the Wireless Communication

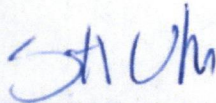
Mater Plan, we find the following:

1. The proposed site for the wireless communication facility to be a 145-foot tall self-support galvanized steel, lattice tower on LI Limited Industrial zoned property described at Lot 7, Block 2, Mediterranean Plaza Addition does not exceed the maximum height of 150 feet for the LI zoning district.
2. The proposed 145-foot tall tower conforms to the Compatibility Height Standards.
3. The site is shown as one designated on the "Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map" on zoning lots located within the City of Wichita and as designated in the legal description of the lease area attached hereto.

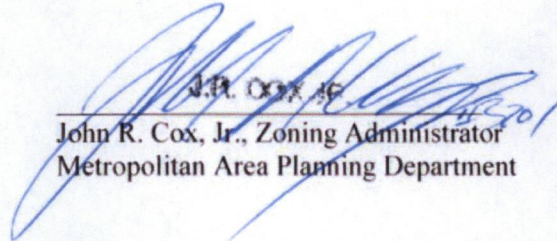
Based on compliance with the Compatibility Height Standards of the UZC and compliance with the Location/Design Guidelines of the Wireless Communication Mater Plan, our signatures below indicate that an Administrative Permit for a wireless communication facility is hereby **GRANTED** for the above-referenced 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, including approval by the FAA for the height of the tower and radio frequency; FAA approval shall be provided to the Zoning Administrator and the Metropolitan Area Building and Construction Department at the time of applying for building permits. The wireless communication facility shall be built within one year of approval of the Administrative Permit or it will be declared null and void.
3. The site for the wireless communication facility and its 145-foot tall self-support galvanized steel, lattice tower shall be developed in general conformance with the approved site plan and elevation drawing. The site shall be located on the PUD 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.
4. The support structure shall be a lattice 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.
5. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
6. 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.

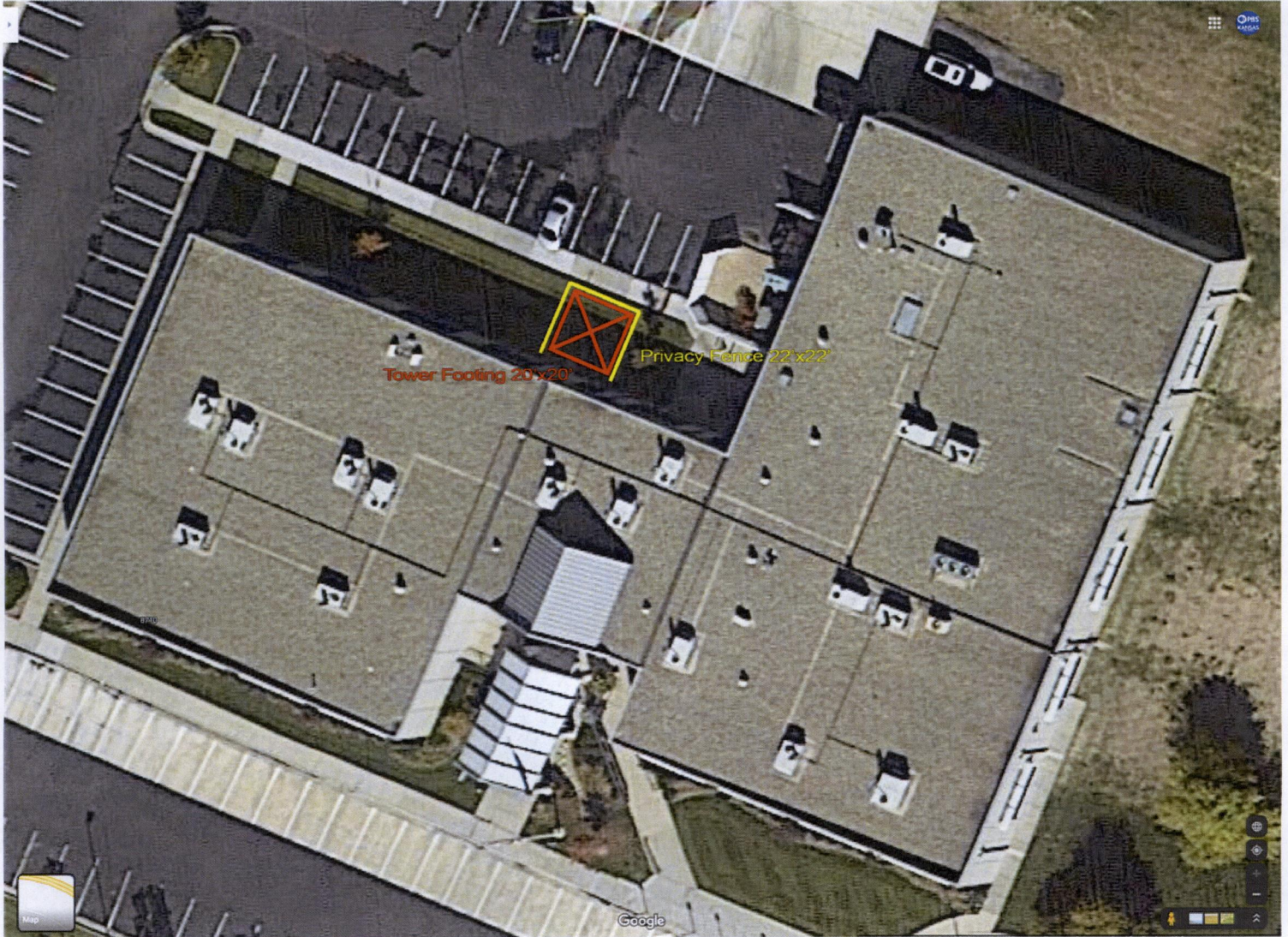


Scott Wadle, Planning Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: Councilman Becky Tuttle, District II
Mark Clark, Appraiser's Office
Paul Hays, Metropolitan Area Building and Construction Department



SITE PLAN

APPROVED 7/29/2021 BY *Blmorge*