



Wichita-Sedgwick County Metropolitan Area Planning Department

February 14, 2023

Crystal Grimes
14200 West 21st Street North
Wichita, KS 67235

Network Real Estate
Attn: Glen Klocke
5055 Hwy "N"
Cottleville, MO 63304

RE: CONP2022-00050: Conditional Use request in the County for a 150-foot monopole wireless communication facility on property zoned SF-20 Single-Family Residential; located on the north side of West 21st Street North, within one-half mile west of North 135th Street West (14200 West 21st Street North).

Dear Applicants;

At its regular meeting on January 19, 2023, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend APPROVAL the request with the following conditions:

- A. All requirements of Section III-D.6.g of the Unified Zoning Code shall be met.
- B. The applicant shall obtain all permits necessary to construct the Wireless Communication Facility, and the Wireless Communication Facility within 50 days of submittal of the building permit application, and it shall be erected within one year of approval of the Conditional Use by the MAPC or Governing Body, as applicable.
- C. The support structure shall be a "monopole" design that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- D. The support structure shall be no taller than 150 feet in height.
- E. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.
- F. The applicant shall obtain FAA approval regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures" for the proposed wireless communication facility and shall comply with all conditions of FAA approval. The applicant shall submit a copy of FAA approval to the Metropolitan Area Building and Construction Department prior to the issuance of a building permit.
- G. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- H. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No protests were received against this case. Therefore, the Planning Commission's decision is final.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Zevenbergen", with a large, stylized initial "P" and a long horizontal flourish extending to the right.

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: David Dennis, BoCC District 3
MABCD



Wichita-Sedgwick County Metropolitan Area Planning Department

January 20, 2023

Crystal Grimes
14200 West 21st Street North
Wichita, KS 67235

Network Real Estate
Attn: Glen Klocke
5055 Hwy "N"
Cottleville, MO 63304

RE: CONP2022-00050: Conditional Use request in the County for a 150-foot monopole wireless communication facility on property zoned SF-20 Single-Family Residential; located on the north side of West 21st Street North, within one-half mile west of North 135th Street West (14200 West 21st Street North).

Dear Applicants;

At its regular meeting on January 19, 2023, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend APPROVAL the request with the following conditions:

- A. All requirements of Section III-D.6.g of the Unified Zoning Code shall be met.
- B. The applicant shall obtain all permits necessary to construct the Wireless Communication Facility, and the Wireless Communication Facility within 50 days of submittal of the building permit application, and it shall be erected within one year of approval of the Conditional Use by the MAPC or Governing Body, as applicable.
- C. The support structure shall be a "monopole" design that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- D. The support structure shall be no taller than 150 feet in height.
- E. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.
- F. The applicant shall obtain FAA approval regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures" for the proposed wireless communication facility and shall comply with all conditions of FAA approval. The applicant shall submit a copy of FAA approval to the Metropolitan Area Building and Construction Department prior to the issuance of a building permit.
- G. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- H. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

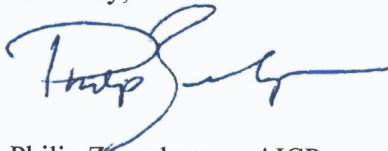
Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on February 2, 2023. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1,000 feet of the property for which the application was filed, and must be submitted to the County Clerk by February 2, 2023 at 5:00 p.m.

Please note that the County Clerk's office has a new address. It is now located at 100 N. Broadway, Ste 620, Wichita, KS 67202.

If this application is protested it will be scheduled for consideration by the Board of County Commissioners on Wednesday, March 1, 2023, beginning at 9:00 a.m. The Board of County Commissioners meeting will be held 100 North Broadway, Lower Level, Wichita, Kansas. If the application is not protested, than the decision of the MAPC will be final, and an additional follow-up letter will be sent confirming this action.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Zevenbergen", with a long horizontal flourish extending to the right.

Philip Zevenbergen, AICP
Current Plans
Division Manager

Copies to: David Dennis, BoCC District 3
MABCD

CONDITIONAL USE RESOLUTION NO. CON2022-00050

WHEREAS, Crystal Grimes, owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow a 150-foot Wireless Communications Facility on property zoned SF-20 Single-Family Residential District located at 14200 West 21st Street North, legally described as:

Commencing at the most Westerly Corner of Lot 1, Block 1, Northwest YMCA Addition; thence along the south line thereof, North 88°37'28" East, a distance of 308.47 feet to an interior corner of said Lot 1; thence leaving said South line, and along the West line of said Lot 1, South 00°43'52" East, a distance of 282.94 feet; thence leaving said West line, North 90°00'00" West, a distance of 457.40 feet to the Point of Beginning; thence south 00°00'00" East, a distance of 70.00 feet; thence North 90°00'00" West, a distance of 70.00 feet; thence North 00°00'00" East, a distance of 70.00 feet; thence North 90°00'00" East, a distance of 70.00 feet to the Point of Beginning.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of January 19, 2023, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use to allow a 150-foot Wireless Communications Facility on property zoned SF-20 Single-Family Residential District located at 14200 West 21st Street North, legally described as:

Commencing at the most Westerly Corner of Lot 1, Block 1, Northwest YMCA Addition; thence along the south line thereof, North 88°37'28" East, a distance of 308.47 feet to an interior corner of said Lot 1; thence leaving said South line, and along the West line of said Lot 1, South 00°43'52" East, a distance of 282.94 feet; thence leaving said West line, North 90°00'00" West, a distance of 457.40 feet to the Point of Beginning; thence south 00°00'00" East, a distance of 70.00 feet; thence North 90°00'00" West, a distance of 70.00 feet; thence North 00°00'00" East, a distance of 70.00 feet; thence North 90°00'00" East, a distance of 70.00 feet to the Point of Beginning.

Approved subject to the following conditions:

- A. All requirements of Section III-D.6.g of the Unified Zoning Code shall be met.
- B. The applicant shall obtain all permits necessary to construct the Wireless Communication Facility, and the Wireless Communication Facility within 50 days of submittal of the building permit application, and it shall be erected within one year of approval of the Conditional Use by the MAPC or Governing Body, as applicable.
- C. The support structure shall be a "monopole" design that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- D. The support structure shall be no taller than 150 feet in height.
- E. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.
- F. The applicant shall obtain FAA approval regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures" for the proposed wireless communication facility and shall comply with all conditions of FAA approval. The applicant shall submit a copy of FAA approval to the Metropolitan Area Building and Construction Department prior to the issuance of a building permit.
- G. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- H. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.


Adopted this 14th Day of February 2023.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



Ann M. Fox, Chair



Scott Wadle, Secretary

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Public notice

(Published in The Ark Valley News
Dec. 29, 2022.)

MAPC January 19, 2023 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, January 19, 2023, no earlier than 1:30 p.m., the Wichita Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita Sedgwick County Metropolitan Area Planning Department at (316) 268 4421.

CON2022-00039: Conditional Use request in the County to permit a community swimming pool and accessory apartments (with ZON2022-00054 for SF-20); generally located on the northeast corner of the intersection of North 167th Street West and West Central Street.

CON2022-00049: Conditional Use request in the County for a 195-foot monopole wireless communication facility on property zoned RR Rural Residential; located on the south side of East 71st Street South, within one-quarter mile west of South 99th Street East (9803 East 71st Street South) (Derby Influence Area).

CON2022-00050: Conditional Use request in the County for a 150-foot monopole wireless communica-

tion facility on property zoned SF-20 Single Family- Residential; located on the north side of West 21st Street North, within one-half mile west of North 135th Street West (14200 West 21st Street North).

CON2022-00051: Conditional Use request in the County (with ZON2022-00073) to allow residential development with the ability to have residences with accessory apartments; generally located on the north side of North 37th Street East and within one-quarter mile east of North Greenwich Road.

ZON2022-00054: Zone Change request in the County from RR Rural Residential to SF-20 Single-Family Residential for site development (with CON2022-00039); generally located on the northeast corner of the intersection of North 167th Street West and West Central Street.

ZON2022-00073: Zone Change request in the County from RR Rural Residential District to SF-20 Single-Family Residential District (with CON2022-00051); generally located on the north side of North 37th Street East and within one-quarter mile east of North Greenwich Road.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of

the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):

- 1) Participate virtually
- 2) Attend in-person at the Ronald Reagan Building
- 3) Submit comments ahead of time

Participate Virtually Topic: Wichita-Sedgwick County Metropolitan Planning Commission

Time: 1:30 PM
Join Zoom Meeting
<https://us06web.zoom.us/j/4089866967>
866967?pwd=a0k3bW0ySIBNbfJQTDYvOxPVDBXUT09

Meeting ID: 408 986 6967
Passcode: 094136
One tap mobile
+16699006833,,4089866967#,,
*094136# US (San Jose)
+17193594580,,4089866967#,,
*094136# US

Meeting ID: 408 986 6967
Passcode: 094136
Find your local number! <https://us06web.zoom.us/j/kc65codfb1>

Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics

staff (316-268 4464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: **Scott Wadle**
271 W. 3rd Street - Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

WITNESS MY HAND on December 29, 2022
Scott Wadle, Secretary
Wichita Sedgwick County
Metropolitan Area Planning Commission

worn, deposes and
rk Valley News.
a weekly newspaper
published in and of
ounty Kansas, with a
basis in Sedgwick
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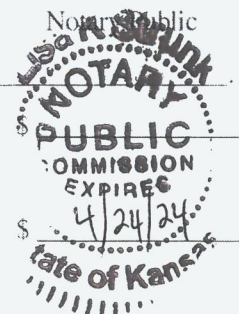
Subscribed and sworn to before me this 29th day
of December, 2022.

WKS

My commission expires

Additional copies

Printer's fee





STAFF REPORT

MAPC: January 19, 2023

CAB 3: February 6, 2023

CASE NUMBER: CON2022-00050 (County)

APPLICANT/AGENT: Crystal Grimes (Owner)
Network Real Estate / AT&T (Agent)

REQUEST: Conditional Use for a Telecommunication Facility (AT&T)

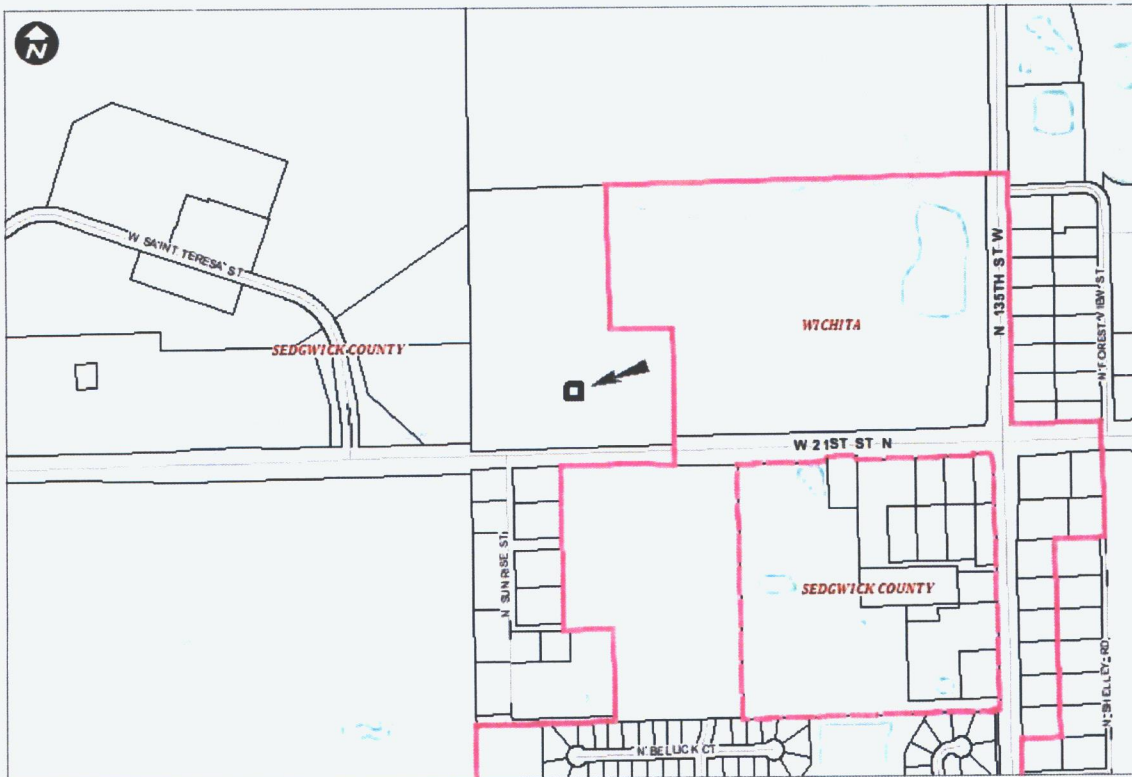
CURRENT ZONING: SF-20 Single-Family Residential District

SITE SIZE: 24.4 acres (parent parcel)/ 4,900 sq. ft. (lease area)

LOCATION: Generally located on the north side of West 21st Street North, within one-half mile west of North 135th Street West (14200 West 21st Street North).

PROPOSED USE: 150-foot-tall telecommunications tower

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant is requesting a Conditional Use to allow the placement of a 150-foot-tall monopole tower on property generally located on the north side of West 21st Street North, within one-half mile west of North 135th Street West (14200 West 21st Street North). The site is zoned SF-20 Single-Family Residential District and is developed with large lot single-family residential and agricultural uses. The parent parcel is 24.4 acres in size. The tower will be placed within the 70-foot by 70-foot (4,900 square feet) lease area located approximately 110 feet west of the accessory structures on-site, and approximately 300 feet north of West 21st Street North.

The property owners of this land are leasing a 70-foot by 70-foot portion of their land for the location of this tower. Per the Unified Zoning Code, this location is outside the area authorized for administrative approval of wireless communication facilities. In addition, Section III-A.2.d of the Wireless Communication Master Plan limits the height of towers in the SF-20 Single-Family Residential District that can be approved by Administrative Permit to 120 feet as long as it complies with the compatibility height standards of the Unified Zoning Code (UZC). The proposed tower exceeds the height guideline by 30 feet. In addition, the tower is required to adhere to compatibility height standards set forth in Section IV-C.5.b of the UZC. The compatibility height standards for wireless communication facilities are as follows:

Wireless Communication facilities shall not exceed a height equal to the distance to the Lot line of the property zoned TF-3 or more restrictive. For example, a Wireless Communication Facility located 100 feet from the Lot Line of property zoned TF-3 or more restrictive cannot exceed a height of 100 feet.

The lot to the west of this site is zoned SF-20 Single-Family Residential District. Using the scale provided on the applicant's site plan, the tower is approximately 540 feet away from this property line. The tower is also approximately 300 feet from the dwelling unit on-site. Therefore, the proposed 150-foot tower meets the compatibility height standards.

The leased area for the wireless communication tower is 70-feet by 70-feet in size with a 20-foot gravel access/utility easement. The access easement will use the existing private drive off-of West 21st Street, and then veer to the north and west to access the tower site. The applicant indicates this tower will be a monopole structure. The proposed tower will be enclosed with a six-foot-tall chain link fence surrounding the compound. Section IV-B. of the UZC requires the fencing to be solid screening. The telecommunications tower is exempt from landscaping standards set forth by the Wichita Landscape Ordinance because it is located in unincorporated Sedgwick County.

This tower is meant to provide additional coverage to the area. State law prohibits the possibility of collocation as a factor of evaluation as outlined below:

The applicable state law is KSA 66-2019, which specifies 18 prohibitions when considering an application for a communication structure. Below are five of the most applicable for this case.

1. The applicant's designed service, customer demand for service or quality of the applicant's service to or from a particular area or site cannot be evaluated.
2. Proprietary, confidential or other business information cannot be required to justify the need for the new communication structure, including propagation maps and telecommunications traffic studies.
3. The availability of other potential locations for the placement of the communication structure including, but not limited to, the option to collocate, instead of constructing a new communication structure, cannot be evaluated.
4. The type of transmission equipment or technology to be used by the applicant including, but not limited, requiring an applicant to construct a distributed antenna system or small cell facility in lieu of constructing a new communications structure cannot be dictated.

5. Restrictions with respect to objects in navigable airspace height limitations, proximity to civilian airports, or markings and lighting on communication structures that are greater than, or in conflict with, any restrictions imposed by the Federal Aviation Administration cannot be considered.

Property to the north is zoned SF-20 Single-Family Residential District and developed with a single-family dwelling and accessory structures. The primary use of the land is for agriculture. Property to the east is zoned LC Limited Commercial District with CUP DP-276, is within the city limits of Wichita, and as is developed with the Northwest YMCA recreation center. Properties to the south are zoned SF-20 and SF-5 Single-Family Residential District. The SF-20 properties are developed with single-family dwellings and agricultural fields. The SF-5 property is in the City of Wichita and is an agricultural field. Properties to the west are zoned SF-20 and PUD #27. The SF-20 property is undeveloped. The PUD property is developed with St. Teresa Hospital. Within one-quarter mile west, property zoned SF-20 is developed with a 150-foot wireless communication tower.

CASE HISTORY: The property on which the tower will be leased is unplatted. The subject site is exempt from platting unless the applicant proposes a lease of 50 years or longer. There are no zoning cases associated with this site.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20	Large lot single-family and agricultural field.
SOUTH:	SF-20, SF-5	Single-family and agricultural field.
EAST:	LC	Recreation center
WEST:	SF-20, PUD #27	Undeveloped, Hospital.

PUBLIC SERVICES: The proposed wireless communication facility will not require any municipal services. The lease area will have access to West 21st Street North, which is a paved, two-lane county arterial road with open ditches.

CONFORMANCE TO PLANS/POLICIES:

The combined conclusion for conformance to the Plans and Policies is this request complies with the overall spirit and intent to accommodate both the expansion of wireless communication capabilities within the County, while honoring the introduction of this type of use at this location by requiring the Conditional Use approval process and applying all the Supplementary Use Regulations to the property to mitigate the impacts associated with the new development.

The requested Conditional Use is in conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate primarily for "New Employment."

The requested Conditional Use is in partial conformance with the Location/Design Guidelines of the Wireless Communication Master Plan (adopted January 2019). The Guidelines state that "*In general, tall wireless communication facilities should be limited to heavy commercial and industrial areas and should decrease in height as the intensity of development decreases, with the shortest facilities being located in residential areas.*" The 150-foot monopole tower will be located in a rural residential area. However, the Guidelines also state that wireless communication providers are particularly encouraged to seek "wooded areas" for new facilities and allow for compatible siting, which "may include multistory buildings, water towers, large park areas, sewer treatment plant sites, maintenance yards, and public airports". The proposed monopole tower will be placed in a wooded

area on the north and west property lines and will not interfere with other functions. Additionally, 150 feet is the minimum height needed to accomplish the requirements needed by AT&T to provide service to the area.

RECOMMENDATION: Based upon the information available prior to the public hearings, planning staff recommends that the request be **APPROVED** subject to the following conditions:

- A. All requirements of Section III-D.6.g of the Unified Zoning Code shall be met.
- B. The applicant shall obtain all permits necessary to construct the Wireless Communication Facility, and the Wireless Communication Facility within 50 days of submittal of the building permit application, and it shall be erected within one year of approval of the Conditional Use by the MAPC or Governing Body, as applicable.
- C. The support structure shall be a "monopole" design that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
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- G. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- H. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** Property to the north is zoned SF-20 Single-Family Residential District and developed with a single-family dwelling and accessory structures. The primary use of the land is for agriculture. Property to the east is zoned LC Limited Commercial District with CUP DP-276, is within the city limits of Wichita, and as is developed with the Northwest YMCA recreation center. Properties to the south are zoned SF-20 and SF-5 Single-Family Residential District. The SF-20 properties are developed with single-family dwellings and agricultural fields. The SF-5 property is in the City of Wichita and is an agricultural field. Properties to the west are zoned SF-20 and PUD #27. The SF-20 property is undeveloped. The PUD property is developed with St. Teresa Hospital. Within one-quarter mile west, property zoned SF-20 is developed with a 150-foot wireless communication tower
2. **The suitability of the subject property for the uses to which it has been restricted:** The site is zoned SF-20 Single-Family Residential District and occupies land currently used for a single-family dwelling with accessory structures and agricultural purposes. Any future redevelopment of the site can support uses as permitted in the SF-20 district.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed site is large enough to accommodate a 150-foot tower and be in compliance with the height compatibility standards of the UZC. Staff is supportive of expanded wireless coverage in the County but understand that municipalities cannot govern how tall a tower must be in order to achieve the goals of the wireless

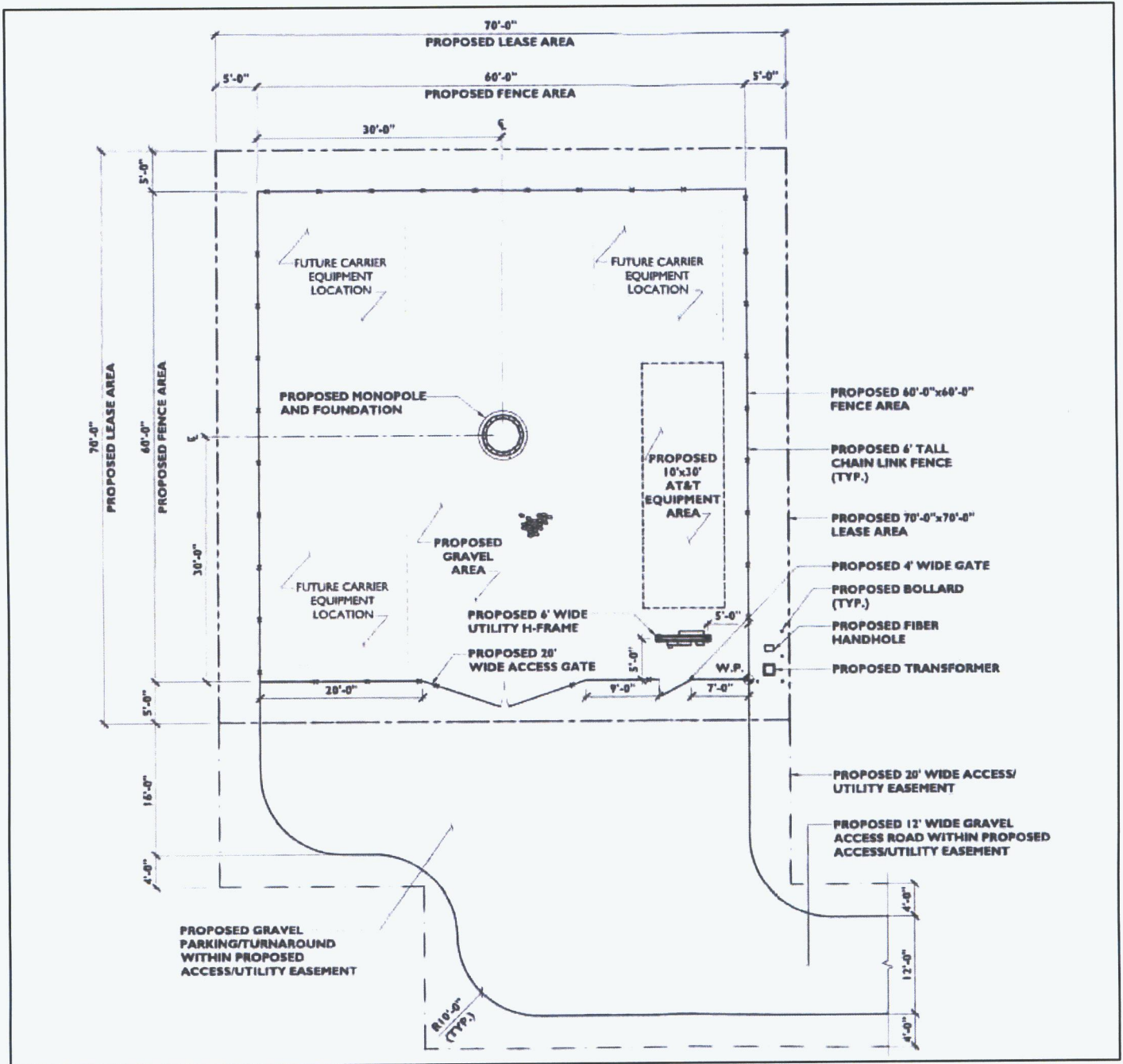
provider. The tower may have negative visual impacts on surrounding properties A telecommunications tower is not new to the area with a 150-foot tower within one-quarter mile to the west.

4. **Length of time the property has been vacant as currently zoned:** The subject property historically has been used for agricultural purposes.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of the request would mean economic gain for the applicant, which is generally considered a gain to the public welfare. Approval would also promote the public interest in growing and maintaining reliable wireless services.. Denial would presumably represent a loss of economic opportunity to the applicant and/or land owner.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan:** The requested Conditional Use is in conformance with the *Community Investments Plan* and in partial conformance with the Wireless Communication Master Plan, as discussed in the report.

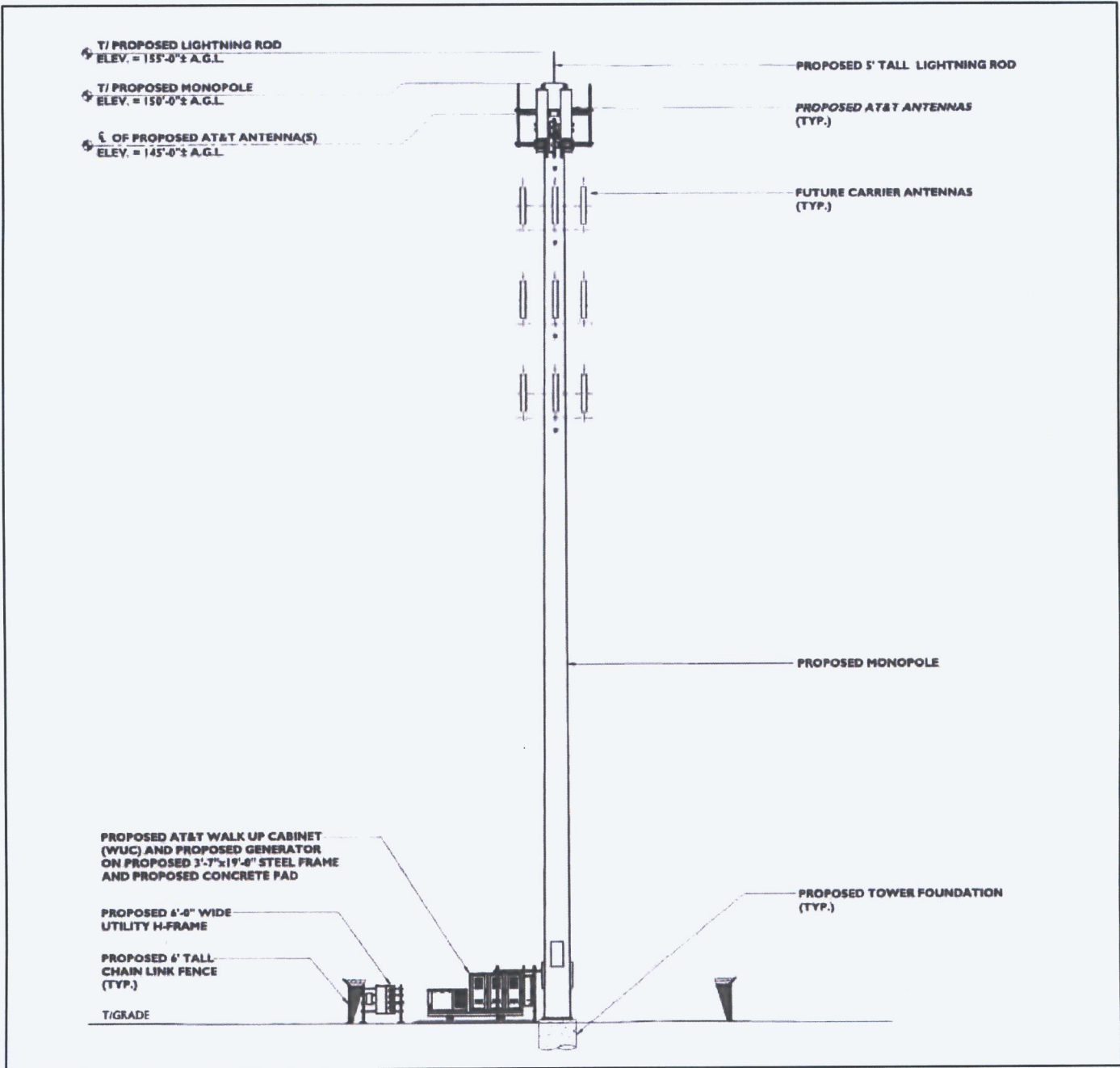
Attachments:

1. Site Plan submitted by Applicant
2. Tower Elevation submitted by Applicant
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

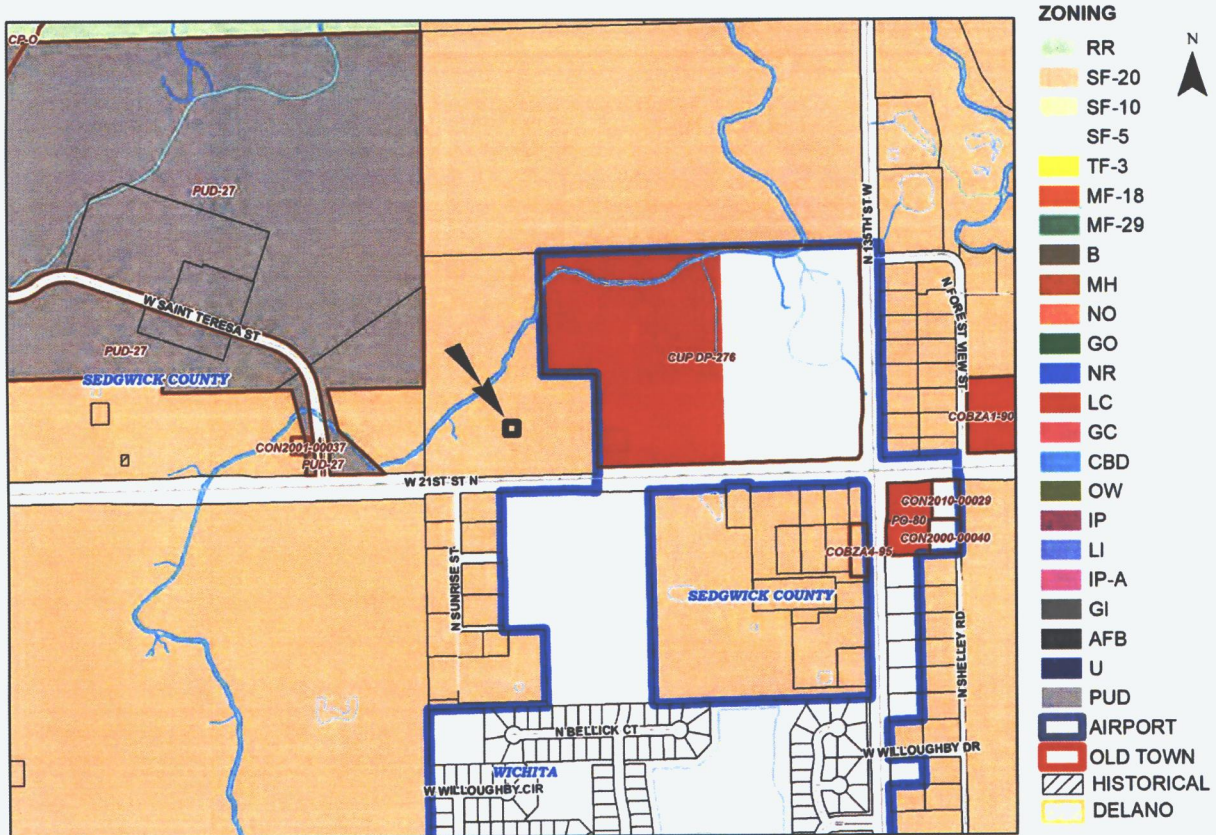
Site Plan



Tower Elevation Plan







**2035 Wichita
Future Growth
Concept Map**

Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

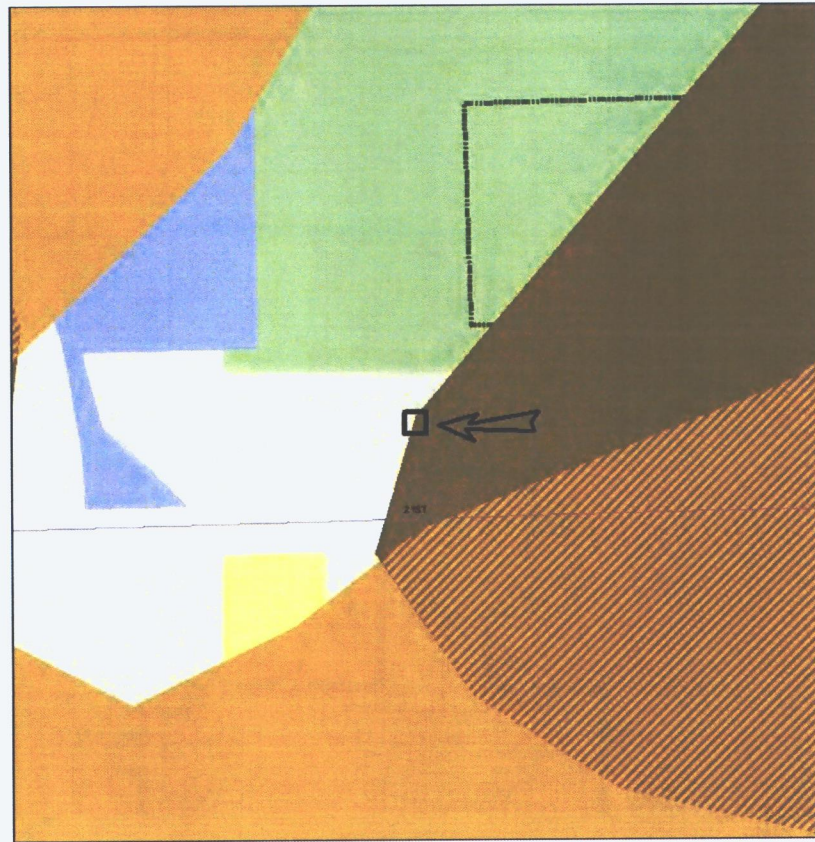
- Statistical Development Areas**
-  Other Urban Growth Areas 2014
 -  Other Urban Growth Areas 2014
 -  Rural Growth Areas 2014

LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Neighb Plan Areas



City of Wichita



Looking north at site



Looking south of site



Looking north at residential east of site



Looking south at property southwest of site



Looking at cell tower west of site



Looking north at property west of site



Looking east at property north of site



Looking north at property east of site





12930 OLIVE BLVD
CREVE COEUR, MO 63141



5055 Hwy N, Suite 200
St. Charles, MO 63304



1100 E. WOODFIELD ROAD, SUITE 500
SCHAMPAUBURG, ILLINOIS 60173
TEL: 847.908.8400
CO.#: E-1939
www.FullertonEngineering.com

#	DATE	DESCRIPTION	INT.
A	10/17/22	PRELIM. ZONING	JW
0	10/21/22	FINAL	JW
1	11/4/22	REVISED FINAL	JW



SITE NAME

CHRISTI HOSPITAL

SITE NO.

KS6428

SITE ADDRESS

14200 W 21ST ST
WICHITA, KS 67235

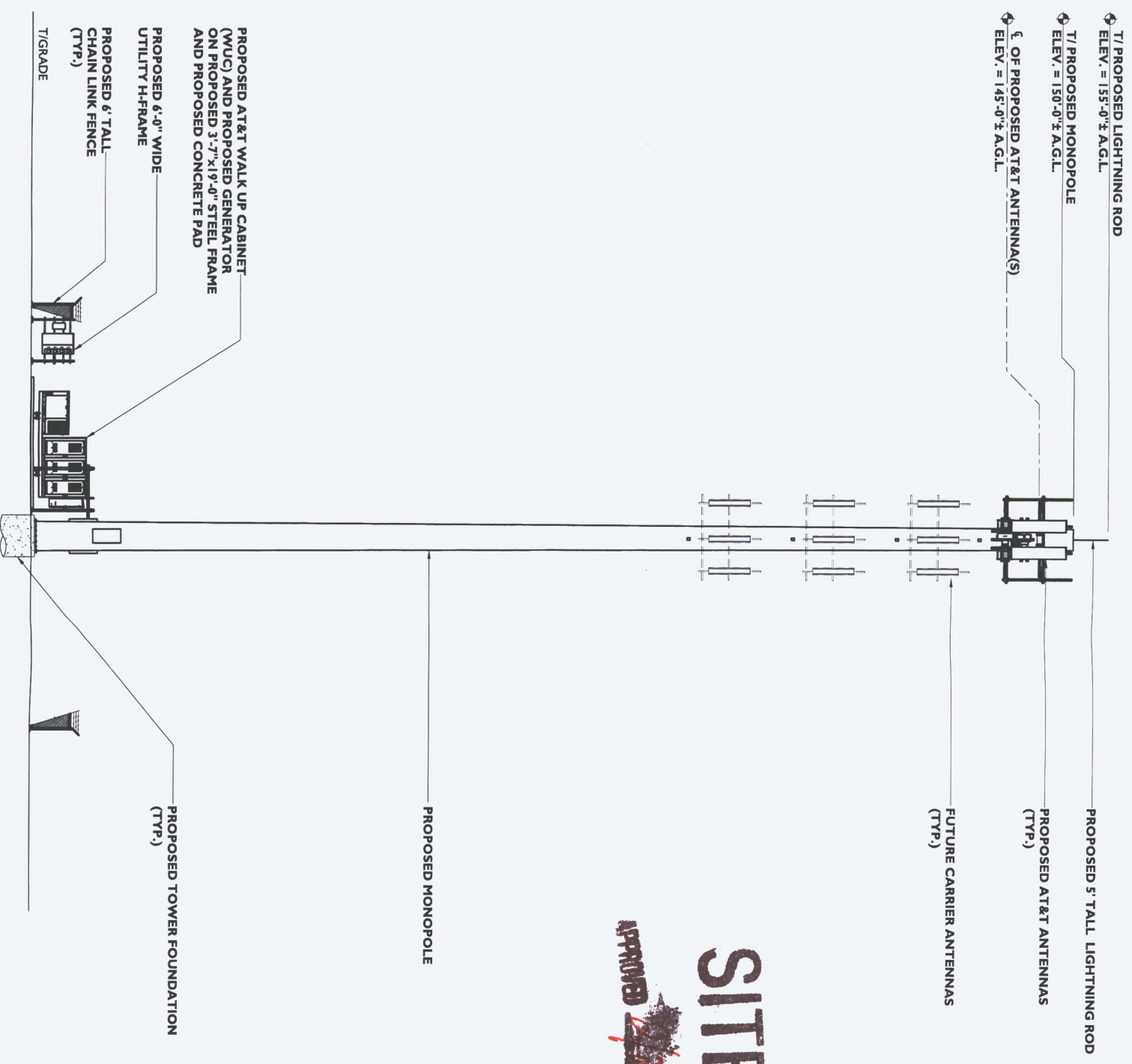
SHEET NAME

TOWER
ELEVATION

SHEET NUMBER

Z-3

SITE PLAN
APPROVED 11/10/22
29/2



SCALE: 1" = 20'-0"

TOWER ELEVATION