



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

Bagatelle, Inc.
Attn: Joseph Toubia
6801 E. Harry St.
Wichita, KS 67207

April 25, 2025

Skyward Land Services, Inc.
Attn: Patrick Erwin
PO Box 25783
Overland Park, KS 66225

RE: BZA2025-00028: Administrative Adjustment in the City to revise a site plan for a 110-foot Wireless Communications Facility approved by BZA2021-00062, on property GC General Commercial District, located on the south side of East Harry Street and one-quarter mile east of South Woodlawn Boulevard (6801 E. Harry Street).

Legal Description: Lot 1, Block A, and vacated south 25 feet of Harry Street adjacent to the north, Matteson Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We reviewed your Administrative Adjustment request to revise an approved site plan in order to construct a 110-foot Wireless Communications Facility approved by Administrative Permit BZA2021-00062. The original proposed location of the tower would be in conflict with an existing sewer line. It is proposed to move the location of the tower approximately 33 feet east. There is no request to change any other conditions from the original Administrative Adjustment.

We find that the adjustment to the site plan as proposed meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) **Impact on safety and convenience of vehicular and pedestrian circulation:** The proposed Administrative Adjustment to BZA2021-00062s site plan should have no impact on the safety and convenience of vehicular traffic and pedestrian circulation in the vicinity of the application area. The proposed Wireless Communications Tower would still be constructed near the rear property line of the subject site.
- 2) **Impact on existing uses in surrounding areas:** The subject site and properties to the east, south and west are zoned GC General Commercial District and developed with commercial uses. Properties to the north, across East Harry Street, are zoned B Multi-Family District and SF-5 Single-Family District and developed with apartments and a church, respectively. Adjusting the location 33 feet to the east will not have any negative impact on the surrounding uses.

- 3) Compatibility with existing or permitted uses on abutting sites: The subject site and properties to the east, south and west are zoned GC General Commercial District and developed with commercial uses. One of the uses to the west is a Wireless Communications Facility of similar height to the proposed tower. Properties to the north, across East Harry Street, are zoned B Multi-Family District and SF-5 Single-Family District and developed with apartments and a church, respectively. Adjusting the location 33 feet to the east is compatible with the existing and permitted uses on abutting sites.
- 4) Effect on public health, safety, or welfare: It is not anticipated to have any significant negative impacts on public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

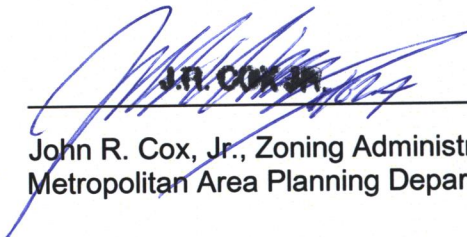
Our signatures below indicate that the Administrative Adjustment to revise an approved site plan for BZA2021-00062 is hereby GRANTED, subject to the following conditions:

1. All original conditions of BZA2021-00062 shall be adhered to.
2. The site shall be developed in general conformance with the approved, revised site plan submitted with this application.
3. 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.



Scott Wadle, Director
Metropolitan Area Planning Department



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

cc: MABCD
Mike Hoheisel, CM District III
Rebecca Johnson, CSR District III

1. PROPOSED PAD MOUNT TRANSFORMER, FINAL LOCATION TO BE DETERMINED BY UTILITY PROVIDER
2. PROPOSED FIBER HANDHOLE W/ LIDS LABELED "FIBER" OR "COMMUNICATIONS" (TOTAL OF 4, 2 OUTSIDE OF COMPOUND & 2 IN R.O.W.)
3. PROPOSED H-FRAME WITH TELCO DEMARC, MULTI GANG METER, LOAD CENTER W/ MAIN CIRCUIT BREAKER AND TOWER LIGHTING CONTROLLER)
4. NEW AT&T WUC CABINET AND NEW GENERATOR ON NEW 3'-7" X 19'-0" STEEL FRAME ON NEW CONCRETE PAD
5. PROPOSED AT&T 22'-0" X 8'-0" CONCRETE PAD
6. WUC CABINET
7. PROPOSED AT&T 14'-6" ICE BRIDGE.

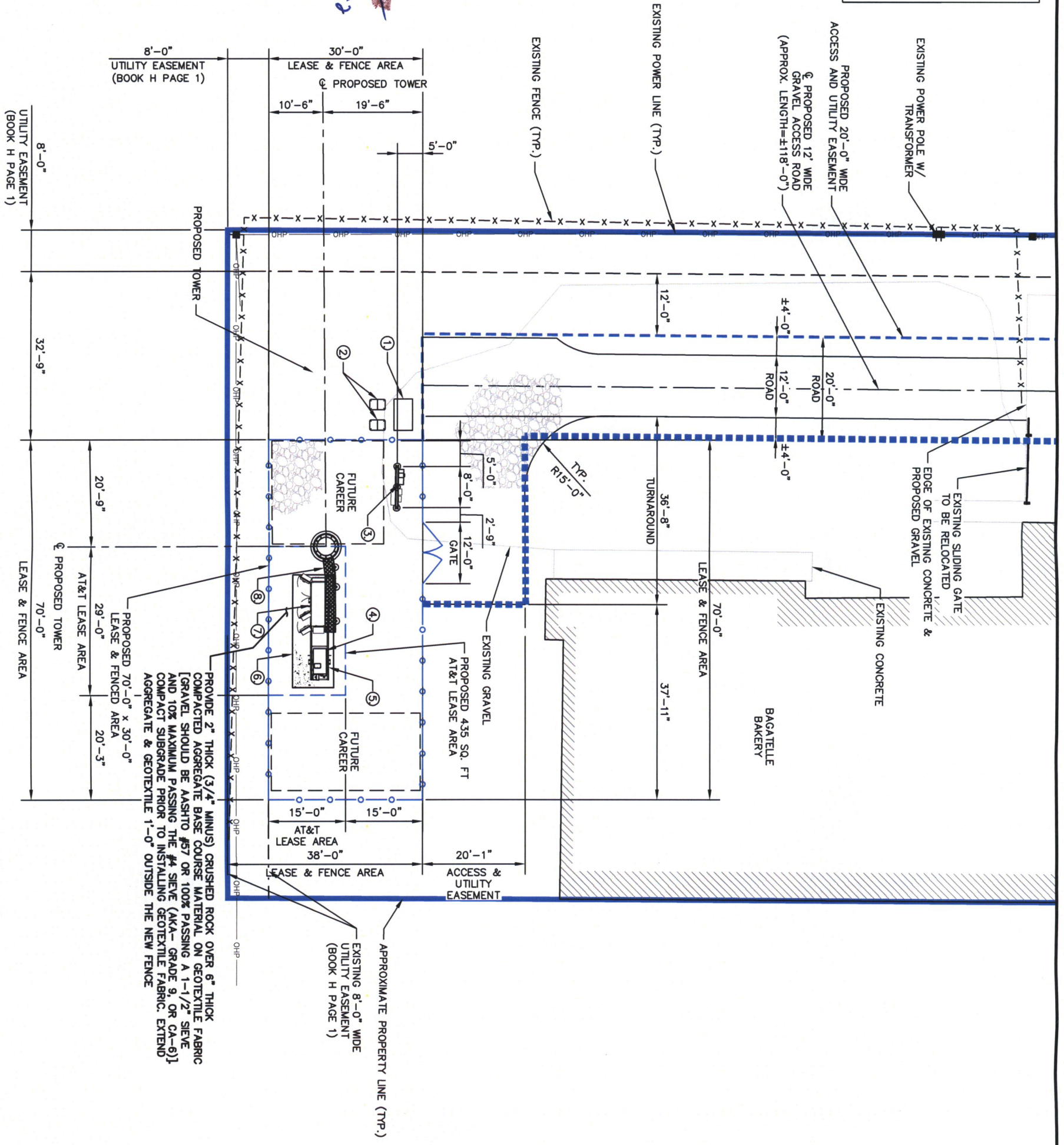
SITE PLAN

APPROVED

BEA 25-28

2-12

UPDATED THIS SHEET



COMPOUND SITE PLAN

0 3 6 12' SCALE: 3/32" = 1'-0" (23x34)
(OR) 3/64" = 1'-0" (11x17)

NORTH

SHEET NUMBER	SHEET TITLE	ENGINEER	PROFESSIONAL STAMP	DESIGN RECORD	SITE INFORMATION	SITE ACQUISITION /ENGINEERING	APPLICANT	SITE OWNER																
C-1.1	COMPOUND SITE PLAN	Tom Machi Date: 03-10-2025 MY LICENSE RENEWAL DATE IS 04/30/2025 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT IS THE PROPERTY OF ASSOCIATED ENGINEERING AND SURVEYING, INC. AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>1</td> <td>10/09/24</td> <td>FINAL DRAWINGS</td> <td>MS</td> </tr> <tr> <td>0</td> <td>08/13/24</td> <td>FINAL DRAWINGS</td> <td>MS</td> </tr> <tr> <td>A</td> <td>06/26/24</td> <td>PRELIM DRAWINGS</td> <td>MS</td> </tr> </table>	REV	DATE	DESCRIPTION	BY	1	10/09/24	FINAL DRAWINGS	MS	0	08/13/24	FINAL DRAWINGS	MS	A	06/26/24	PRELIM DRAWINGS	MS	WOODLAWN & I-35 RS TI-OPP-24739 A/FA# 15503977 SITE ID# SIKS002031 PI TOWER ID# PIKSS513 6801 EAST HARRY STREET WICHITA, KS 67207 SEDGWICK COUNTY	 AE INC. Project # 6240		
REV	DATE	DESCRIPTION	BY																					
1	10/09/24	FINAL DRAWINGS	MS																					
0	08/13/24	FINAL DRAWINGS	MS																					
A	06/26/24	PRELIM DRAWINGS	MS																					