



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

October 27, 2021

Parallel Infrastructure  
15105 John J. Delaney Drive  
Charlotte, NC 28277

Collective Solutions  
340 Marshall Road  
Valley Park, MO 63088

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

**Elevate Telecom LLC**  
Attn: Justin Andersen  
7466 Cortez Road W., #333  
Bradenton, FL 34209

Re: **BZA2021-00062**: City Administrative Permit to permit construction of a 115-foot monopole wireless communication facility on property zoned GC General Commercial; located on the south side of East Harry Street and within one-quarter mile east of South Woodlawn Boulevard (6801 E Harry St).

**PARENT PARCEL DESCRIPTION:**

Lot 1, Block A, Matteson Addition, (Wichita) Sedgwick County, KS, together with the South 25 feet of vacated Harry Drive adjacent to said Lot 1 on the North.

Dear Applicants,

We have reviewed your request for an Administrative Permit for a 115-foot Wireless Communication Facility (monopole on property zoned GC General Commercial within the Airport Overlay District (AOD) III-N; located on the south side of East Harry Street and within one-quarter mile east of South Woodlawn Boulevard (6801 E Harry St). You have stated that the facility is needed to provide additional wireless coverage in the area.

The Wireless Communication Master Plan states that new ground-mounted wireless communication facilities up to 115 feet in height in the GC 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 115-foot tall tower be located no closer than 115 feet from the lot line of property zoned TF-3 Two-Family Residential or more restrictive. The nearest SF-5 Single-Family Residence zoned property is 400 feet from the site; therefore, we find that the request conforms to the 115-foot 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:

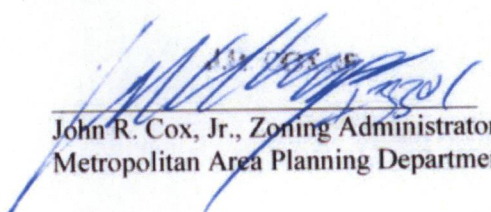
1. The proposed site for the wireless communication facility to be a 115-foot tall self-support galvanized steel, monopole on GC General Commercial zoned property described at Lot 1, Block A, Matteson Addition does not exceed the maximum height of 120 feet for the GC zoning district.
2. The proposed 115-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. Wichita-Sedgwick County Airport Hazard Zoning Code, Title 28.08 shall be met.
4. The site for the wireless communication facility and its 115-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 GC 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.
5. 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.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7. 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.

  
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Scott Wadle, Planning Director  
Metropolitan Area Planning Department

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

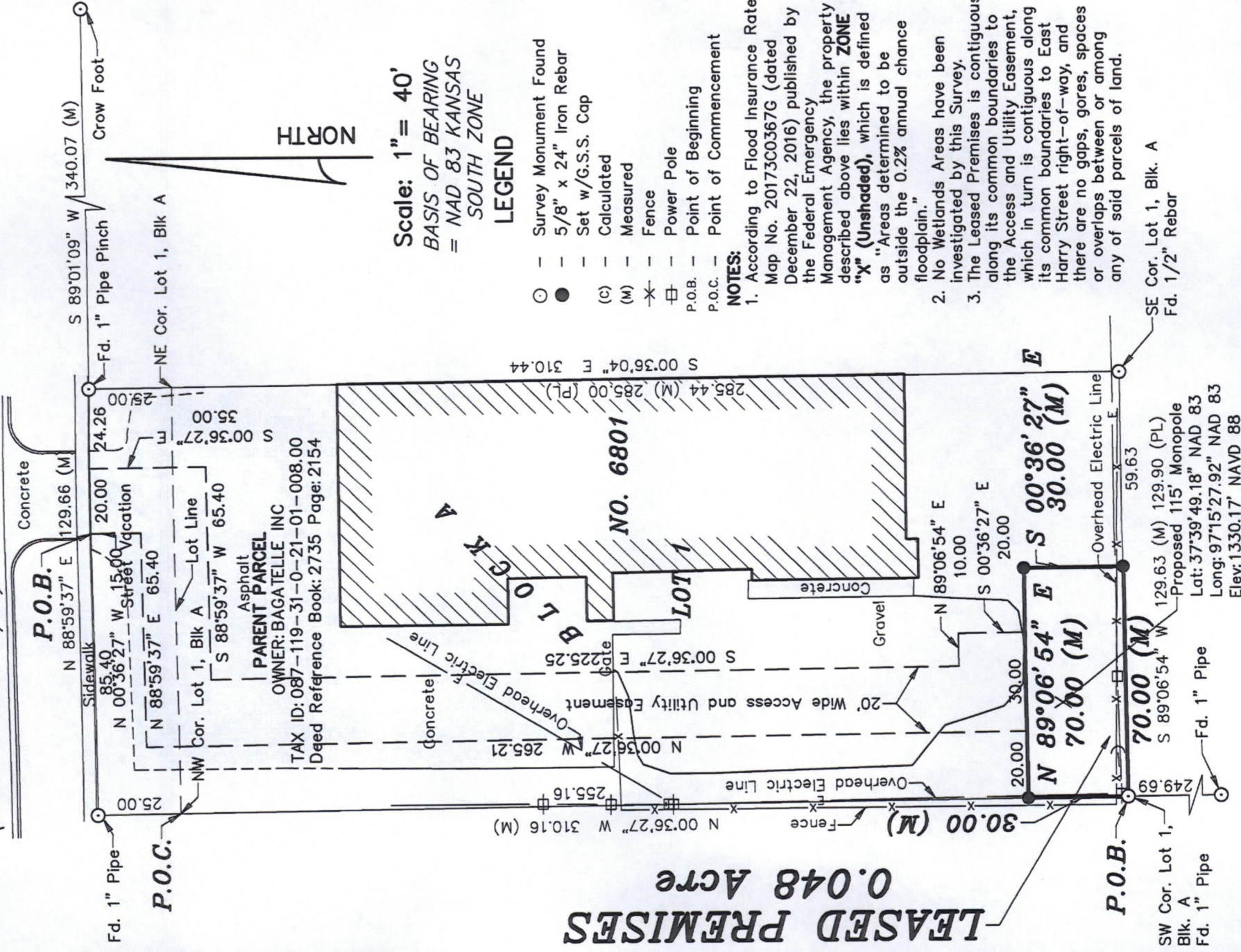
cc: Council Member Jared Cerullo, District III  
Mark Clark, Appraiser's Office  
Paul Hays, Metropolitan Area Building and Construction Department



# PLAT OF SURVEY

**EAST HARRY STREET**  
(120' Public R/W)

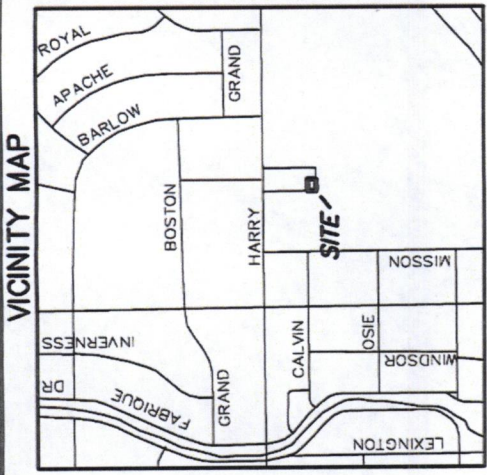
**LEASED PREMISES**  
0.048 Acre



**Scale: 1" = 40'**  
BASIS OF BEARING  
= NAD 83 KANSAS  
SOUTH ZONE

- LEGEND**
- Survey Monument Found
  - 5/8" x 24" Iron Rebar
  - (c) Set w/G.S.S. Cap
  - (M) Calculated
  - ⊖ Measured
  - ⊖ Fence
  - ⊖ Power Pole
  - P.O.B. Point of Beginning
  - P.O.C. Point of Commencement

- NOTES:**
- According to Flood Insurance Rate Map No. 20173C0367G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **ZONE "X" (Unshaded)**, which is defined as "Areas determined to be outside the 0.2% annual chance floodplain."
  - No Wetlands Areas have been investigated by this Survey.
  - The Leased Premises is contiguous along its common boundaries to the Access and Utility Easement, which in turn is contiguous along its common boundaries to East Harry Street right-of-way, and there are no gaps, gores, spaces or overlaps between or among any of said parcels of land.



**PARENT PARCEL DESCRIPTION:**  
Lot 1, Block A, Matteson Addition to Wichita, Kansas, Sedgwick County, Kansas, together with the South 25 feet of vacated Harry Drive adjacent to said Lot 1 on the North.

Being the same property conveyed to Bagatelle, Inc., a Kansas Corporation, Grantee, from Mobile Manor, Inc., a Kansas Corporation, Grantor, by Deed recorded 07/14/2003, as Book 2735, Page 2154 of the Sedgwick County Records.

Garber Surveying Service, P.A. has received and reviewed the Title Commitment prepared by Old Republic Title Company, date effective March 12, 2021, being Commitment No. 01-21031282-01T for the subject property, to determine the impacts of existing title exceptions.

Items 1 through 10 are not survey-related items and are not shown hereon.

**CERTIFICATION:**  
To: Parallel Towers III LLC, a Delaware Limited Liability Company; its successors, assigns and/or designees and Old Republic National Title Insurance Company.

I, Daniel E. Garber, a Kansas Professional Surveyor, certify that the information shown hereon was compiled using data from an actual field survey made under my direct supervision and that the field survey and the compilation of information shown herein were conducted in accordance with the Kansas Minimum Standards for the Practice of Land Surveying as adopted by the Kansas State Board of Technical Professions. The field work was completed on 08/13/2021.



Daniel E. Garber, PS 683  
Dated: September 8, 2021

**Parallel**  
INFRASTRUCTURE



**Garber Surveying Service, P.A.**  
Main Office  
2908 North Plum Street  
Hutchinson, KS 67502  
Office: (620) 663-7032  
Fax: (620) 663-7401

**PROJECT INFORMATION:**  
PID: PIK5513  
BAGATELLE, INC., A KANSAS CORPORATION  
DATED MARCH 12, 2021  
LATITUDE: 37°39'49.18" N  
LONGITUDE: 97°15'27.92" W  
ELEVATION: 1330.17 (NAVD88)

**SITE INFORMATION:**  
SITE ID: PIKS 513  
COUNTY OF SEDGWICK  
STATE OF KANSAS  
TAX ID: 087-119-31-0-21-01-008.00  
Deed Reference Book: 1312 Page: 865

DATE REVISED:	09/08/2021
DATE SURVEYED:	08/13/2021
DATE DRAFTED:	08/20/2021
FIELD WORK:	GU
OFFICE WORK:	KLL
CHK'D BY:	DEG
JOB NO.:	G2021-742
Scale:	1" = 40'
SHEET	1 OF 1





