



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

October 18, 2000

FILE COPY

BRZ Investments Inc.
3540 W. Douglas, Suite 3
Wichita KS 67203

Re: BZA2000-00038 – Administrative Permit for a 150-foot high wireless communication facility on property zoned “GC” General Commercial. Generally located north of Douglas and east of Kessler (3540 W. Douglas).

Dear Sir or Madam:

We have reviewed your request for an Administrative Permit for a 150-foot high wireless communication facility on property zoned “GC” General Commercial. Section III.D.6.g.(3)(d) of the Wichita-Sedgwick County Unified Zoning Code states that new ground-mounted wireless communication facilities up to 150 feet in height in the “GC” General Commercial zoning district shall be approved by Administrative Permit *if* they conform to the Compatibility Height Standards of Section IV-C.5 of the Unified Zoning Code and the Location/Design Guidelines of the Wireless Communication Master Plan.

In reviewing your request, we find the following aspects of your request do not conform to the Location/Design Guidelines of the Wireless Communication Master Plan:

1. The applicant has not demonstrated to the satisfaction of the approving authority that there is no available space on existing wireless communication facilities and there is no other economically and technically feasible opportunity to modify or rebuild an existing structure. There is an existing KSSL radio tower located north of the site that the applicant has stated is located too far north; however, no documentation (such as RF propagation plots) has been provided to substantiate the statement. There is an existing KSAS television tower located northwest of the site for which information regarding the feasibility of extending the height of the tower was requested. Documentation regarding the feasibility of extending the height of the KSAS television tower has not been provided. There is an existing tower at Mayberry School located south of the site that could be reconstructed. The applicant has stated that reconstructing the school tower is not an option since USD 259 has not responded in a timely manner to proposals to reconstruct the tower; however, USD 259 states that proposals for reconstructing school towers are still under evaluation and temporary solutions such as “Cellular on Wheels” (C.O.W.) are available in the interim until USD 259 has stated that reconstructing the school tower is not an option.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

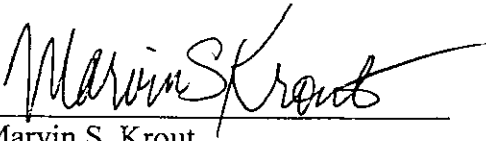
T 316.268.4421 F 316.268.4390

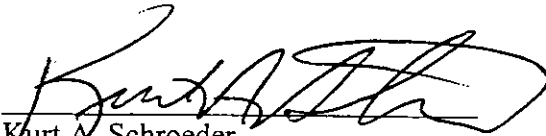
www.wichitagov.org

2. The proposed facility is not placed in an area where trees and/or buildings obscure some or all of the facility from the view. The facility is proposed to be placed at the front of the warehouse facility in full view from Douglas.
3. Equipment cabinets are not proposed to be located indoors. Warehouse space is available on the site for the indoor storage of equipment.

Based on these findings of non-conformance with the Location/Design Guidelines of the Wireless Communication Master Plan, our signatures below indicate that your request an Administrative Permit for a 150-foot high wireless communication facility is hereby DENIED.

The zoning adjustment sign may now be removed from the property. If you desire to appeal our decision to deny your Administrative Permit request, you may submit your appeal to the Metropolitan Area Planning Commission by filing a request for a Conditional Use. The application form and instructions for filing a Conditional Use are attached. Should you file a Conditional Use request to appeal this decision, the filing fee for the Administrative Permit will be applied toward the filing fee for a Conditional Use.


Marvin S. Krout
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Horizon Telecommunication, 1600 Capital Ave, Suite 6, Plano, TX 75074
Greg Ferris, Ferris Consulting, P.O. Box 573, Wichita, KS 67201
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

10' Utility Easement

Parent Tract Boundary

Storage Building

Storage Building

Storage Building

Light Pole

Light Pole

Light Pole

Concrete

O/H

Proposed Lease Area

"X" Set

N89°55'11"E 60.00'

S89°55'11"W 32.50'

Edge Concrete

30' Proposed Tower

20' Small Trees

40.00'

40.00'

40.00'

40.00'

One Story Brick Building

Wood Fence

S89°55'11"W 60.00'

P.O.B. Lease Area

Grass

Edge Concrete

91.37'

97.78'

N00°23'32"W 91.37'

N00°23'32"W 119.35'

Wrought Iron Gate

Median Drive

Electric Transformer

Storage Building

Centerline 20' Access & Utility Easement

35' Building Setback Line

P.O.B. 20' Access & Utility Easement

Concrete Parking

N88°40'09"E 190.28'

Power Pole #3520

O/H

Power Pole #F110

O/H

O/H

Parent Tract Boundary Fence

DOUGLAS AVENUE

HORIZON
TELECOMMUNICATIONS, INC.

Bearings shown are based
on Kansas State Plane
Coordinate System, South
Zone, NAD83 Datum.

CRICKET COMMUNICATIONS, INC.
WICHITA, KANSAS

DATE: 8/29/00

SCALE: 1" = 50'

JOB #: 0632

FIELD BOOK #: 10

PAGE #: 29

SHEET 2 OF 3

 **ACK** Professional Land Survey, P.C.
700 Royal Lane Yukon, Okla. 73099 (405)-354-8272

NO.	REVISION	DATE	BY
SURVEYED BY:		MAN	
DRAWN BY:		KEH	
APPROVED BY:		KEH	