



Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2017

SSC-Brit Mitchell
9900 W. 109th St. #300
Overland Park, KS 66210

USD 259
Tom Powell
201 N. Water
Wichita, KS. 67202

RE: CON2017-00001 - City Conditional Use to permit a temporary 65' communication facility at 1847 N. Chautauqua.

Dear Applicant:

At its regular meeting on **February 23, 2017**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request in accordance with the attached resolution.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

David M. Clements
Principal Planner

DCM:al

Attachment

Copies to: Verizon Wireless, c/o Marion Crable, 10740 Nall Ave., Ste 400, Overland Park, KS 66211
Lavonta Williams, Council Member District I
Kameelah Alexander, District 1
MABCD

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

T 316.268.4421 F 316.268.4390

www.wichita.gov

CONDITIONAL USE RESOLUTION NO. CON2017-00001

WHEREAS, USD 59, (Owner) and Selective Site Consultants (Applicant) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for a temporary wireless communication facility, on property zoned SF-5 Single-Family Residential District at 1847 North Chautauqua Street and legally described as:

Lots 49 to 95 Block 8 in College Terrace Addition in Wichita, Sedgwick County, Kansas

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 February 23, 2017, 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 for a temporary wireless communication facility on property zoned SF-5 Single-Family Residential District on property described as:

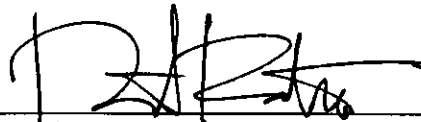
Lots 49 to 95 in Block 8 in College Terrace Addition in Wichita, Sedgwick County, Kansas

Subject to the following conditions:

- A. The applicant shall obtain all permits necessary to construct the temporary Wireless Communication Facility.
- B. The temporary cell tower on wheels shall be removed one year from the date of approval of the Conditional Use by the Governing Body.
- C. The temporary cell tower shall not exceed more than 65 feet in height.
- D. The location of the temporary tower shall be the 20-foot by 40-foot location shown on the site plan. The tower cannot be placed at any other location on the parent parcel.

Adopted this 23rd Day of February 2017

METROPOLITAN AREA PLANNING COMMISSION



David Foster, Chair MAPC

ATTEST:


David M Clements, Secretary



AGENDA ITEM NO. 5

STAFF REPORT

MAPC February 23, 2017

DAB I March 6, 2017

CASE NUMBER:

CON2017-00001

APPLICANT/AGENT:

USD 259 c/o Tom Powell (Owner); Verizon Wireless, c/o Marion Crable; Selective Site Consultants c/o Brit Mitchell (Agent)

REQUEST:

Conditional Use for a Wireless Communication Facility (temporary)

CURRENT ZONING:

SF-5 Single Family District

SITE SIZE:

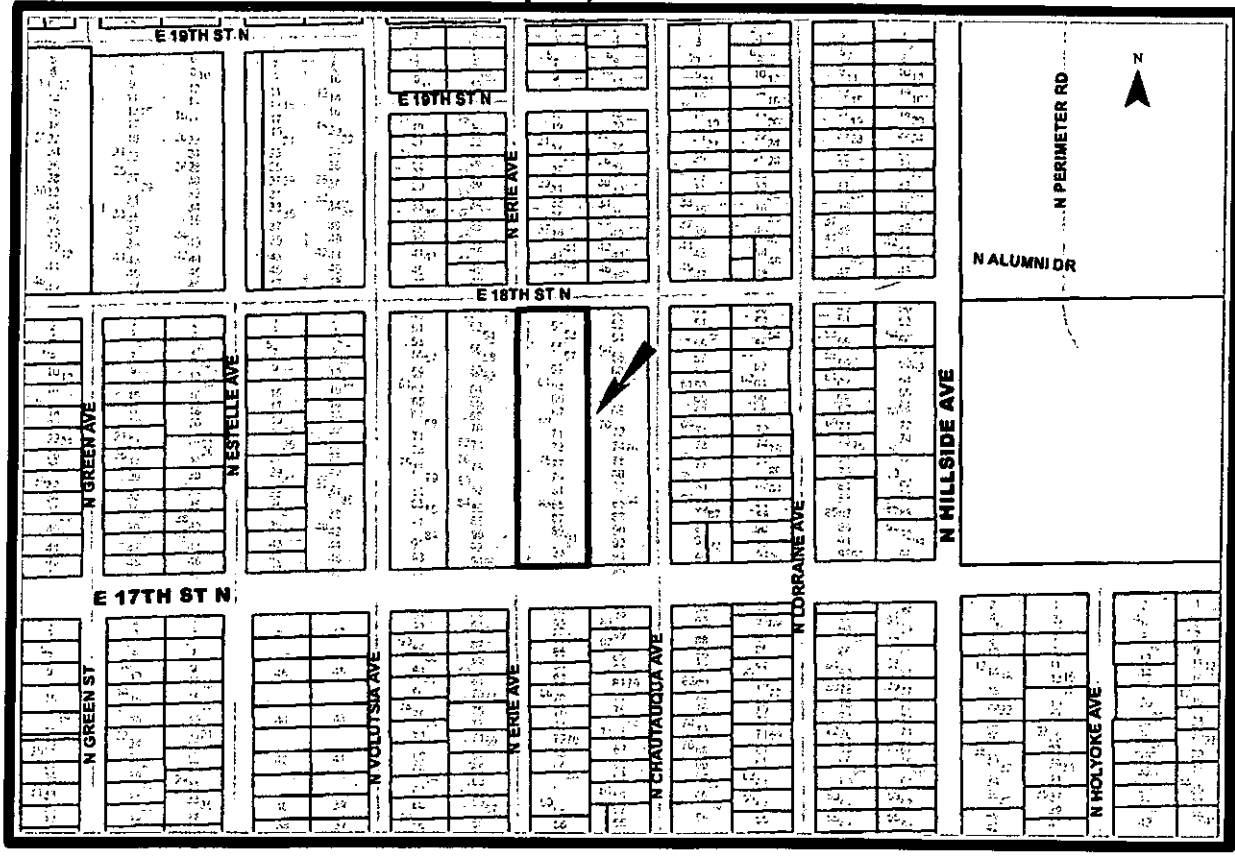
1 acre

LOCATION:

1847 North Chautauqua (west of North Hillside Avenue, north of East 17th Street North)

PROPOSED USE:

65 foot temporary cell tower on wheels



BACKGROUND: The applicant is requesting a Conditional Use to allow the placement of a 65-foot temporary cell tower for Verizon Wireless. The subject property is zoned SF-5 Single Family (SF-5) and is located at the Chester Lewis Learning Center, 1847 North Chautauqua Street. The Unified Zoning Code requires a Conditional Use for a wireless communication tower in the SF-5 District.

The applicant points out that Verizon Wireless had antennas located on a tower at Wichita State University, east of North Hillside Avenue, and south of East 17th Street North. Verizon was asked to vacate the tower as the university is planning on removing the structure. The school district is working with Verizon to construct a new tower at the Chester Lewis Center. Verizon Wireless will locate all their apparatus on this new tower upon its completion.

In the interim period, Verizon Wireless has requested approval of this Conditional Use to permit a temporary cell tower on wheels for a period not to exceed one year. When the new tower on the school district property is complete, Verizon will remove the temporary cell tower on wheels.

The character of the surrounding area is primarily residential. Surrounding zoning consists of TF-3 Two Family and SF-5 Single Family. The Chester Lewis Learning Center and Tabernacle Bible Church are institutional uses in this area.

CASE HISTORY: The property was platted as Lots 49-95 in Block 8 of College Terrace Addition, 1909.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Two Family Residential
SOUTH:	TF-3	Two Family Residential
EAST:	TF-3	Two Family Residential
WEST:	SF-5	Church

PUBLIC SERVICES: The proposed temporary cell tower on wheels will not require any municipal services. The subject property is a fully developed site with all municipal facilities.

CONFORMANCE TO PLANS/POLICIES: The Wireless Communication Master Plan outlines the guidelines for locating Wireless Communication Facilities. While this plan does not specifically provide for requirements for temporary facilities, the proposed cell tower on wheels meets the general intent of the plan and the Conditional Use process and one year time limit on the facility provide the regulation necessary for this type of tower.

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. The applicant shall obtain all permits necessary to construct the temporary Wireless Communication Facility.
- B. The temporary cell tower on wheels shall be removed one year from the date of approval of the Conditional Use by the Governing Body.
- C. The temporary cell tower shall not exceed more than 65 feet in height.
- D. The location of the temporary tower shall be the 20-foot by 40-foot location shown on the site plan. The tower cannot be placed at any other location on the parent parcel.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the surrounding area is primarily residential. Surrounding zoning consists of TF-3 Two Family and SF-5 Single Family. The Chester Lewis Learning Center and Tabernacle Bible Church are institutional uses in this area.
2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned SF-5, and is the location of the Chester Lewis Academic Learning Center. The location for the cell tower on the Chester Lewis Academic Learning Center is appropriate for the temporary facility.
3. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The Wireless Communication Master Plan outlines the guidelines for locating Wireless Communication Facilities. While this plan does not specifically provide for requirements for temporary facilities, the proposed cell tower on wheels meets the general intent of the plan and the Conditional Use process and one year time limit on the facility provide the regulation necessary for this type of tower.



20' x 40' PERMIT IS THE FULL SCALE
FORM. / ANY RED CIRCLED
TEXT IS REDUCED SCALE.



REVISIONS			
NO	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	05/03/16	ELW
B	ISSUED FOR PROPERTY OWNER REVIEW	05/23/16	ZCN

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-498-6400
FAX: 847-498-6401

verizon
10740 NALL AVE, SUITE 400
OVERLAND PARK, KS 66211

LOC# 402142
MCC
WSU

1447 CHAUVIN AVE.
WICHITA, KS 67202

DRAWN BY: ELW
CHECKED BY: TAZ
DATE: 03/09/16
PROJECT #: 49-102

SHEET TITLE:
TEMPORARY CON
PLACEMENT PLAN

SHEET NUMBER:
A