CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2018

Westar Energy, Inc.
Attn: Leslie Stutler
P.O. Box 889
Topeka, KS, 66601

Hayden Tower Service, Inc.
Attn: David Blaha
2836 NW Highway 24
Topeka, KS 66618

Re: BZA2018-00010: County Administrative Permit to allow a wireless communication facility with 100-foot tall monopole on property zoned RR Rural Residential (RR), generally located on the north of 13th Street North and west of 279th Street West at 28700 West 13th Street North.

Legal Description: Lot 1, Block 1, Ninnescah Subdivision, being a part of Section 8, Township 27 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas.

Ms. Stutler:

We have reviewed your request for an Administrative Permit for a wireless communication facility with a 100-foot tall self-support galvanized steel, monopole for Westar generally located on the north of 13th Street North and west of 279th Street West at 28700 West 13th Street North.

Sec.VI.A.2.d., of the Wireless Communication Master Plan states that new ground-mounted wireless communication facilities up to 120 feet in height in the RR 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 the Location/Design Guidelines of the Wireless Communication Master Plan.

You propose a 100-foot tall tower on the RR zoned subject site, which is below the maximum height for the RR zoning district. The Compatibility Height Standards requires the proposed 100-foot tall tower be located no closer than 245 feet from the lot line of property zoned TF-3 Two-Family Residential (TF-3) or more restrictive. The proposed tower location is 351 feet from the RR zoned property to the west and 452 feet from the RR zoned property to the southeast; therefore, we find that the request conforms to the Compatibility Height Standards.

In reviewing the request's conformance to the Location/Design Guidelines of the Wireless Communication Master Plan, we find the following:

1. The proposed site for the wireless communication facility to be a 100-foot tall self-support galvanized steel, monopole cell phone tower on RR Rural Residential ("RR") zoned described portion of Lot 1, Block 1, Ninnescah Addition, does not exceed the maximum height of 120 feet for the RR zoning district.
2. The proposed 100-foot tall tower conforms to the Compatibility Height Standards.
3. The proposed location is within the electric substation compound constructed on the site and that site is already developed with many structures and other improvements which will minimize the likelihood the wireless communication facility (tower) will be the dominant visual amenity; thereby mitigating any issues for the neighborhood.

Based on the compliance the Compatibility Height Standards of the Unified Zoning Code and compliance with the Location/Design Guidelines of the Wireless Communication Master 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:

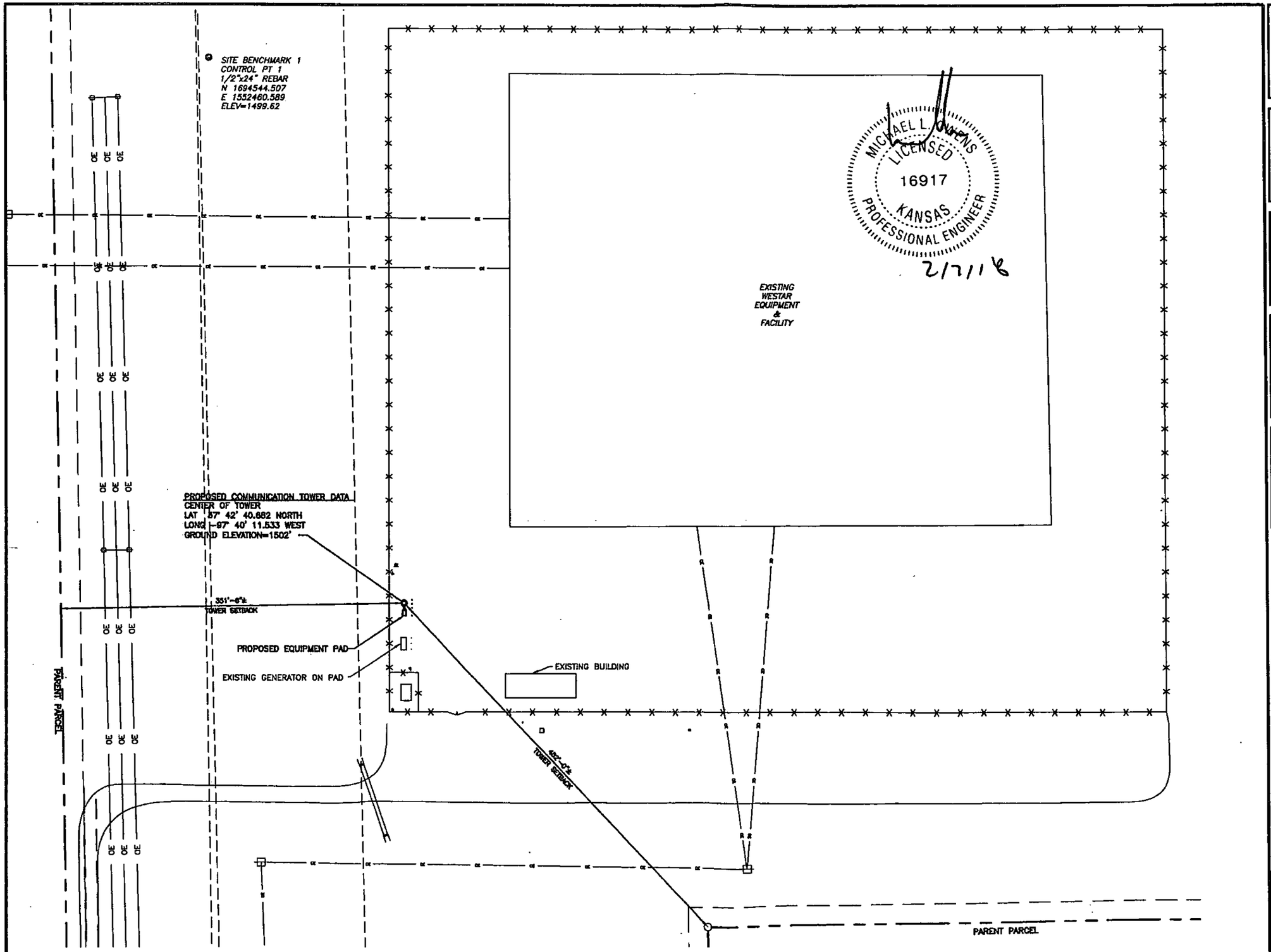
1. All requirements of Section III.D.6.g. of the Unified Zoning Code shall be met.
2. The applicant shall obtain all local, state and federal permits necessary to construct the wireless communication facility, including approval by the FAA for the height of the tower and radio frequency; FAA approval shall be provided to the 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. The site for the wireless communication facility and its 100-foot tall self-support galvanized steel, monopole tower shall be developed in general conformance with the approved site plan and elevation drawing. The site shall be located on the RR zoned Lot 1, Block 1,Ninnescah Addition, as described in the attached legal description and the approved site plan. All improvements shall be completed before the facility becomes operational.
4. 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.
5. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
6. 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.

Dale Miller, Planning Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: County Commissioner David Dennis, District III
Justin Waggoner, County Counselor's Office
Michael Borchard, Appraiser's Office
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection



OVERALL SITE PLAN

1

APPLICANT:

WESTAR ENERGY

PLANS PREPARED FOR:

Hayden
TOWER SERVICE, INC.
2936 NW Highway 24
Topeka, Kansas 66618
Phone: (785) 232-1840
Fax: (785) 232-1877

PLANS PREPARED BY:

SSC
9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

ENGINEERING LICENSE:

STATE OF KANSAS
PE CERTIFICATE OF AUTHORIZATION # E-571

	ENGINEER:	PE#	DISCIPLINE:	
MLO	MICHAEL L. OWENS	16971	STRUCTURAL/CIVIL	SC
KV	KEVIN VANMAELE	22105	STRUCTURAL/CIVIL	SC
REJ	ROBERT E. JENSEN	16096	STRUCTURAL/CIVIL	SC
NRK	NICHOLAS R. KEFELDT	22059	STRUCTURAL/CIVIL	SC
TMS	TERRANCE M. SUPER	9250	ELECTRICAL	E
BDK	SHELTON D. KEISLING	13834	ELECTRICAL	E

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SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	01/16/18	DDS	A
REISSUED FOR REVIEW	01/31/18	DDS	B
ISSUED FOR CONSTRUCTION	02/07/18	DCP	0

APPLICANT NAME:

BUFFALO FLATS SUBSTATION

SITE ADDRESS:

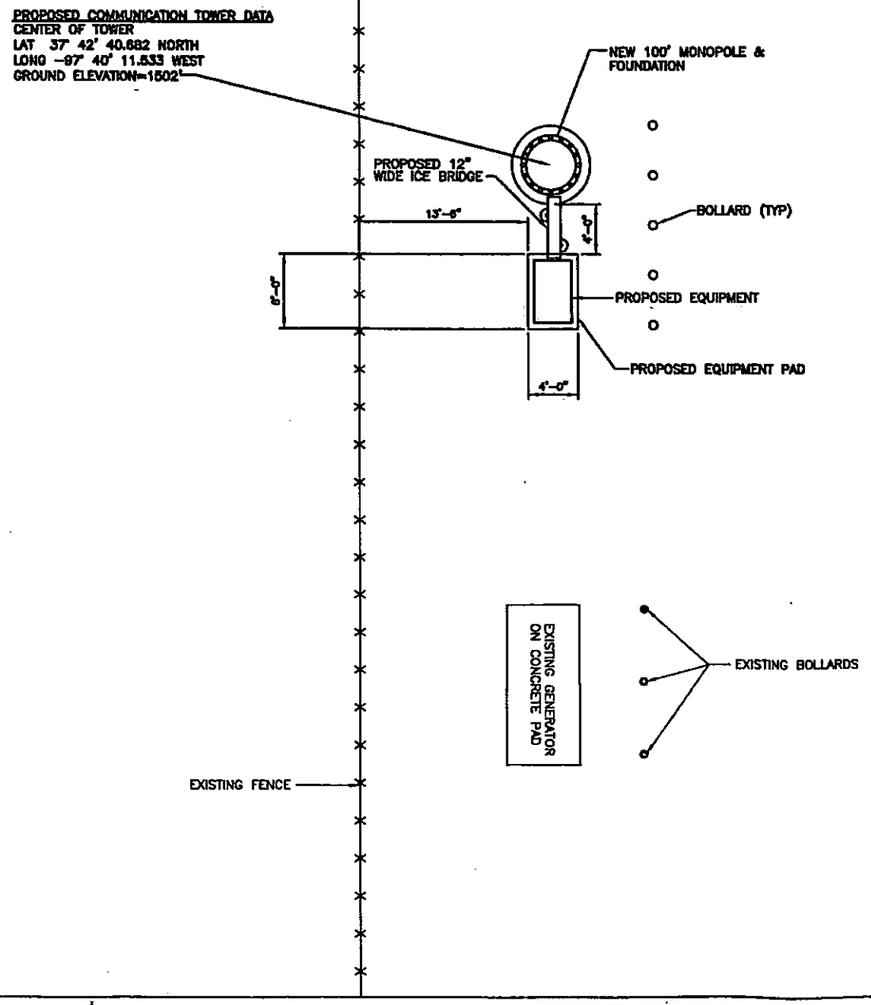
28700 WEST
13TH STREET NORTH
GARDEN PLAIN, KS 67050

SHEET DESCRIPTION:

OVERALL SITE PLAN

SHEET NUMBER:

A-1



ENLARGED SITE PLAN

1

MICHAEL L. OWENS
LICENSED
16917
KANSAS
PROFESSIONAL ENGINEER

2/7/18

APPLICANT:

WESTAR ENERGY

PLANS PREPARED FOR:

Hayden
TOWER SERVICE, INC.
2936 NW Highway 24
Topeka, Kansas 66618
Phone: (785) 232-1840
Fax: (785) 232-1877

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28700 WEST
13TH STREET NORTH
GARDEN PLAIN, KS 67050

SHEET DESCRIPTION:

ENLARGED SITE PLAN

SHEET NUMBER:

A-2