



Wichita-Sedgwick County Metropolitan Area Planning Department

February 12, 2018

Jimmy L. Glazier
3805 South Broadway
Wichita, KS, 67216

NTCH-NM, LLC
c/o Keith Fisher
1255 Rivera Drive, Suite 1976
Wrightwood, CA, 92397

T-Mobile Central, LLC
c/o Adam Reese
453 Enterprise Drive
Oklahoma City, OK 73128

Re: BZA2018-00005: City Administrative Permit to allow a wireless communication facility with 120-foot tall monopole on property zoned GC General Commercial (GC), generally located on the east side of Broadway Avenue, north of MacArthur Road at 3833 South Broadway.

Legal Description: A lease area located in the southwestern portion of Lot 7, Block 1, Scott & Weir Addition to Wichita, Sedgwick County, Kansas, as described in the attached documentation.

Ms. Noll:

We have reviewed your request for an Administrative Permit for a wireless communication facility with a 120-foot tall self supporting galvanized steel, monopole, cell phone tower for use by T-Mobile on the GC General Commercial (GC) zoned property at 3833 South Broadway. You have stated that the facility is needed for increasing coverage for voice and data usage to the surrounding areas residents and travelers.

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 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.

You propose a 120-foot tall tower on the GC zoned subject site, which is the maximum height for the GC zoning district. The Compatibility Height Standards require the proposed 120-foot tall tower be located no closer than 120 feet from the lot line of property zoned TF-3 Two-Family Residential (TF-3) or more restrictive. There are no properties adjacent in these zoning categories; therefore, we find that the request conforms to the 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 Master Plan, we find the following:

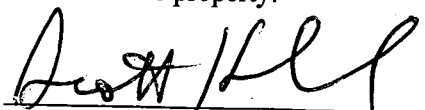
1. The proposed lease site for the wireless communication facility and its 120-foot tall self-supporting galvanized steel, monopole cell phone tower on GC General Commercial ("GC") zoned described portion of Lot 7, Block 1, Scott & Weir Addition, does not exceed the maximum height of 120 feet for the GC zoning district.
2. The proposed 120-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.

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 lease site for the wireless communication facility and its 120-foot tall self supporting galvanized steel, monopole cellular tower shall be developed in general conformance with the approved site plan and elevation drawing. The site shall be located on the GC zoned Lot 7, Block 1, Westway Scott & Weir 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: Councilman James Clendenin, District III (e-mail all listed)
Michael Borchard, Appraiser's Office
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection

