Wichita-Sedgwick County Metropolitan Area Planning Department

Network Real Estate, LLC
Glen Klocke
5055 Highway North
St. Charles, MO 63304

December 21, 2020

RE: **CON2020-00034-** City Conditional Use to for an AT&T Communications Tower on property zoned LI Limited Industrial and generally located approximately one block north of East 13th Street North and on the west side of North Santa Fe Avenue (625 East 14th Street North).

Dear Applicant:

At its regular meeting on **December 3, 2020**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

A. All requirements of Section III-D.6.g of the Unified Zoning Code shall be met.
B. The applicant shall obtain all permits necessary to construct the Wireless Communication Facility, and the Wireless Communication Facility within 50 days of submittal of the building permit application, and it shall be erected within one year of approval of the Conditional Use by the MAPC or Governing Body, as applicable.
C. The support structure shall be a" monopole" design that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
D. The support structure shall be no taller than 125 feet in height, plus an additional five (5) feet for lightning suppression equipment.
E. The equipment compound shall be screened with an eight (8) foot tall solid screening fence.
F. A site plan and elevation drawing indicating the approved design of the Wireless Communication Facility, screening, and landscape buffer shall be submitted for approval by the Planning Director within 60 days of approval of the Conditional Use and prior to the issuance of the Conditional Use Resolution.
G. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.
H. The applicant shall obtain FAA approval regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures" for the proposed wireless communication facility and shall comply with all conditions of FAA approval. The applicant shall submit a copy of FAA approval to the Metropolitan Area Building and Construction Department prior to the issuance of a building permit.
I. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
J. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

No protests were received; therefore, the MAPC's approval is final.

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

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies: JB Holdings, LLC, Patrick Johnson, 625 East 13th Street North, Wichita, KS 67214
MABCD
Cindy Claycomb, District VI
Ana Lopez, CSR District VI

CONDITIONAL USE RESOLUTION NO. CON2020-00034

WHEREAS, JB Holdings, LLC, Owner; pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow a 125-foot tall Wireless Communications Facility on property zoned LI, Limited Industrial described as:

> That part of Lots 77, 79, 81, and 83, North Park Addition to Wichita, located in the Southwest Quarter, Section Nine, Township Twenty-seven South, Range One East of the Sixth Principal Meridian, Sedgwick County, Kansas, and being more particularly described as follows:
> Referring to the Northeast corner of Lot 77, North Park Addition to Wichita, a #4 Rebar found for corner; thence southerly, on a Grid bearing of South 00°56'31" East, on the East line of Lot 77, 20.00 feet; thence departing said East line, westerly, South 89°17'06" West, 10.00 feet, to the Point of Beginning for the described Lease Area; thence following the perimeter of the Lease Area on the following bearings and distances: southerly, South 00°56'31" East, 80.00 feet; thence westerly, South 89°17'10" West, 50.00 feet; thence northerly, North 00°56'31" West, 80.00 feet; thence easterly, North 89°17'10" East, 50.00 feet, to the Point of Beginning.

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 December 3, 2020, 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 125-foot Wireless Communications Facility on property zoned LI Limited Industrial described as:

> That part of Lots 77, 79, 81, and 83, North Park Addition to Wichita, located in the Southwest Quarter, Section Nine, Township Twenty-seven South, Range One East of the Sixth Principal Meridian, Sedgwick County, Kansas, and being more particularly described as follows:
> Referring to the Northeast corner of Lot 77, North Park Addition to Wichita, a #4 Rebar found for corner; thence southerly, on a Grid bearing of South 00°56'31" East, on the East line of Lot 77, 20.00 feet; thence departing said East line, westerly, South 89°17'06" West, 10.00 feet, to the Point of Beginning for the described Lease Area; thence following the perimeter of the Lease Area on the following bearings and distances: southerly, South 00°56'31" East, 80.00 feet; thence westerly, South 89°17'10" West, 50.00 feet; thence northerly, North 00°56'31" West, 80.00 feet; thence easterly, North 89°17'10" East, 50.00 feet, to the Point of Beginning.

Approved subject to the following conditions:

A. All requirements of Section III-D.6.g of the Unified Zoning Code shall be met.
B. The applicant shall obtain all permits necessary to construct the Wireless Communication Facility within 50 days of submittal of the building permit application, and it shall be erected within one year of approval of the Conditional Use by the MAPC or Governing Body, as applicable.
C. The support structure shall be a" monopole" design that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
D. The support structure shall be no taller than 125 feet in height, plus an additional five (5) feet for lightning suppression equipment.
E. The equipment compound shall be screened with an eight (8) foot tall solid screening fence.

F. A site plan and elevation drawing indicating the approved design of the Wireless Communication Facility, screening, and landscape buffer shall be submitted for approval by the Planning Director within 60 days of approval of the Conditional Use and prior to the issuance of the Conditional Use Resolution.

G. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.

H. The applicant shall obtain FAA approval regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures" for the proposed wireless communication facility and shall comply with all conditions of FAA approval. The applicant shall submit a copy of FAA approval to the Metropolitan Area Building and Construction Department prior to the issuance of a building permit.

I. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.

J. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 30th Day of December 2020.

METROPOLITAN AREA PLANNING COMMISSION

Michael C. Greene, Chair MAPC

ATTEST:

Scott Wadle, Secretary

The Wichita Eagle
Kansas.com
330 N Mead St | Wichita, KS 67202 | 316-268-6000



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
453868	0004805010		OCA 150004	$84.00	1	10.00 In

Attention: Betsy Pagán

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

In The STATE OF KANSAS
In and for the County of Sedgwick
AFFIDAVIT OF PUBLICATION

1 Insertions

Beginning issue of: 11/12/2020

Ending issue of: 11/12/2020

STATE OF KANSAS)
.SS
County of Sedgwick)

VICTORIA RODELA, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from **11/12/2020** to **11/12/2020**.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

V Rodela
Signature of Principal Clerk
DATED: 11/10/2020

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Notary Public Dallas County, Texas

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON NOVEMBER 12, 2020 (4805010)
(ONE TIME ONLY)

MAPC/BZA December 3, 2020
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 3, 2020 no earlier than 1:30 p.m.**, the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Century II - Room 101B - 225 West Douglas Avenue, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.**

CON2020-00034 City Conditional Use for an AT&T Communications Tower on property zoned LI Limited Industrial and generally located one block north of East 13th Street North and on the west side of North Santa Fe (625 E 14th Street North).

CON2020-00035 City Conditional Use for Vehicle Sales in Limited Commercial zoning, Generally located at the Northeast Corner of South Hillside Avenue and East 31st Street South (3164 S. Hillside).

VAC2020-00045 City Vacation of platted building setback for room addition on property zoned SF-5 generally located 3 blocks north of West Pawnee Avenue and 5 blocks west of South Maize Road (11105 West Grant Street).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of theWichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION due to COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend a virtual connection site in-person (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: **Scott Wadle** 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	3168587764

Participate Remotely

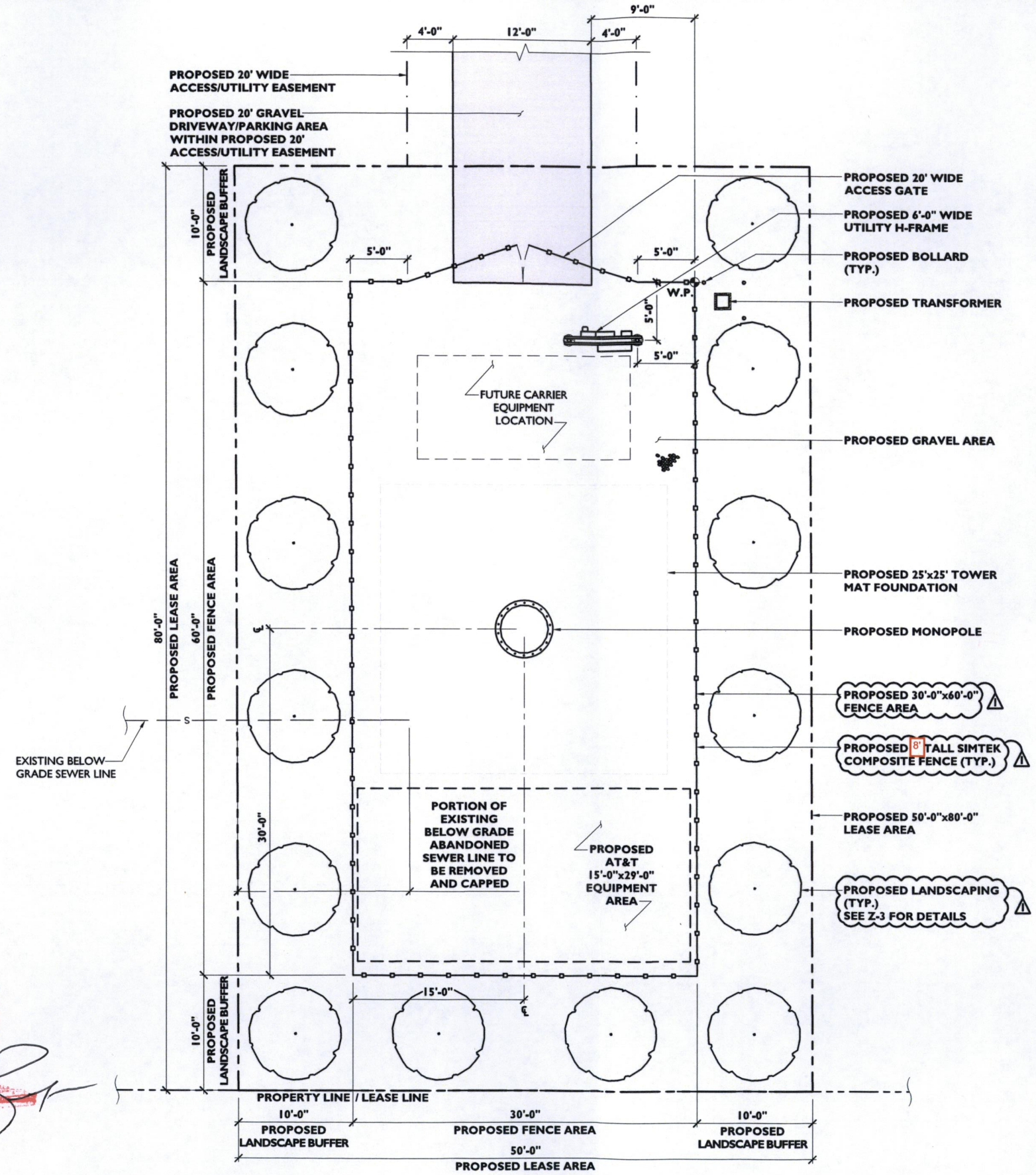
Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/651544141
You can also dial in using your phone.
United States: +1 (571) 317-3112
Access Code: 651-544-141
Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 651 544 141
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141
New to GoToMeeting? Get the app now and be ready when your first meeting starts: https://global.gotomeeting.com/install/651544141

Attend a Virtual Connection Site In-Person

You may also participate in the hearing by going to meeting room 101B at Century II (225 West Douglas) to participate in the Planning Commission meeting by "virtual" connection. Planning Department staff members will be available to assist in your participation at this location. This option is intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on November 9, 2020

Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission



SITE PLAN

APPROVED 2/1/2021 BY

ENLARGED SITE PLAN

SCALE: 3/32" = 1'-0" | 1

at&t

12930 OLIVE BLVD
CREVE COEUR, MO 63141

Network Real Estate LLC

5055 Hwy N, Suite 200
St. Charles, MO 63304

FULLERTON ENGINEERING · DESIGN

1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COA# E-1939
www.FullertonEngineering.com

#	DATE	DESCRIPTION	INT.
A	9/9/20	PRELIM. ZONING	JW
0	9/17/20	FINAL	JW
1	11/20/20	REVISED FINAL	JW

DANIEL W. SMITH
LICENSED
24307
KANSAS
PROFESSIONAL ENGINEER

SITE NAME
BROADWAY AND 12TH

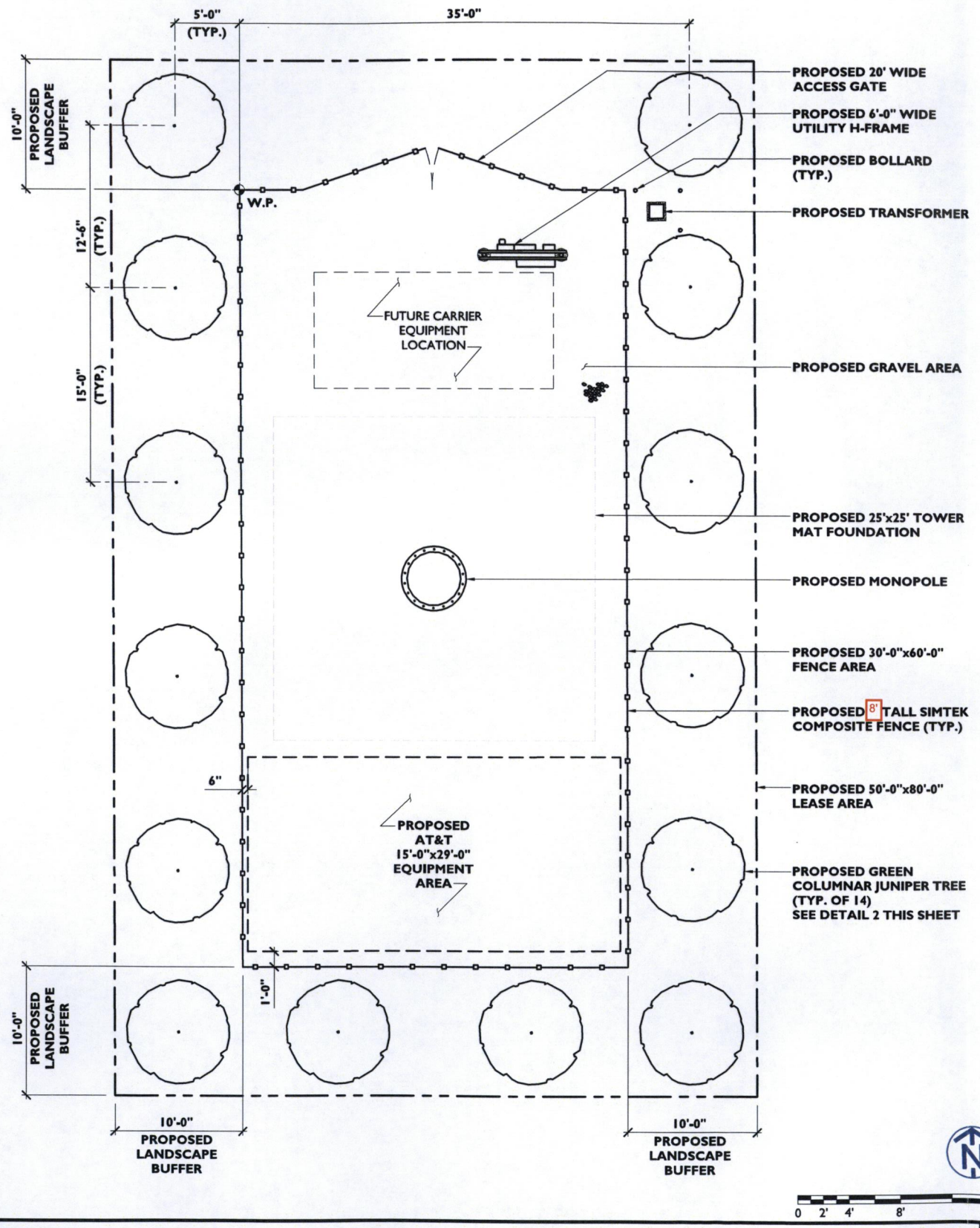
SITE NO.
KS4608

SITE ADDRESS
625 EAST 14TH STREET NORTH
WICHITA, KS 67214

SHEET NAME
ENLARGED SITE PLAN

SHEET NUMBER
Z-2

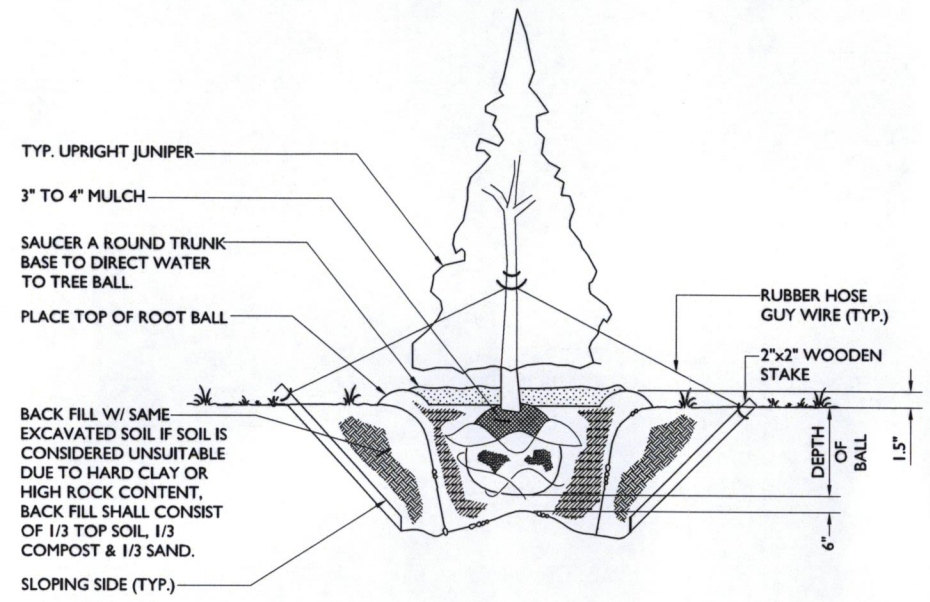
PROJECT# 2020.0013.0007



LANDSCAPING PLAN — SCALE: 3/32" = 1'-0" | 1

PLANTING NOTES:

1. EXCAVATE 'PLANTING PIT' TWICE THE DIAMETER OF BALL & 6" GREATER IN DEPTH. LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY. PLACE 6" PEAT MOSS IN 'PLANTING PIT' & TAMP. SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL & PLACE IN 'PLANTING PIT'. UNWRAP TOP HALF OF BALL. BACKFILL W/MIXTURE 1/3 PEAT MOSS-2/3 TOP-SOIL & TAMP. WRAP TRUNK W/PAPER TAPE TO FIRST BRANCH & SECURE TO STAKE W/RUBBER HOSE GUY WIRE. LAY-IN (POROUS) FABRIC WEED BARRIER & FORM 3" SAUCER TO ENCIRCLE STOCK. FILL W/3" SHREDDED WOOD & STOCK MULCH. FLOOD IMMEDIATELY & WATER FREQUENTLY.
2. PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE.



QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	PLANTING SIZE	PLANTING METHOD	DESIGN SIZE	
						SPREAD	HEIGHT
14	GREEN COLUMNAR JUNIPER	HETZII COLUMNARIS	15'-0" TO 18'-0"	5'-0"	B & B	5'-0" TO 8'-0"	15'-0" TO 18'-0"

SITE PLAN
APPROVED 2/1/2021 BY

PLANTING DETAILS — SCALE: N.T.S. | 2

at&t
12930 OLIVE BLVD
CREVE COEUR, MO 63141

Network Real Estate LLC
5055 Hwy N, Suite 200
St. Charles, MO 63304

FULLERTON ENGINEERING · DESIGN
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BROADWAY AND 12TH

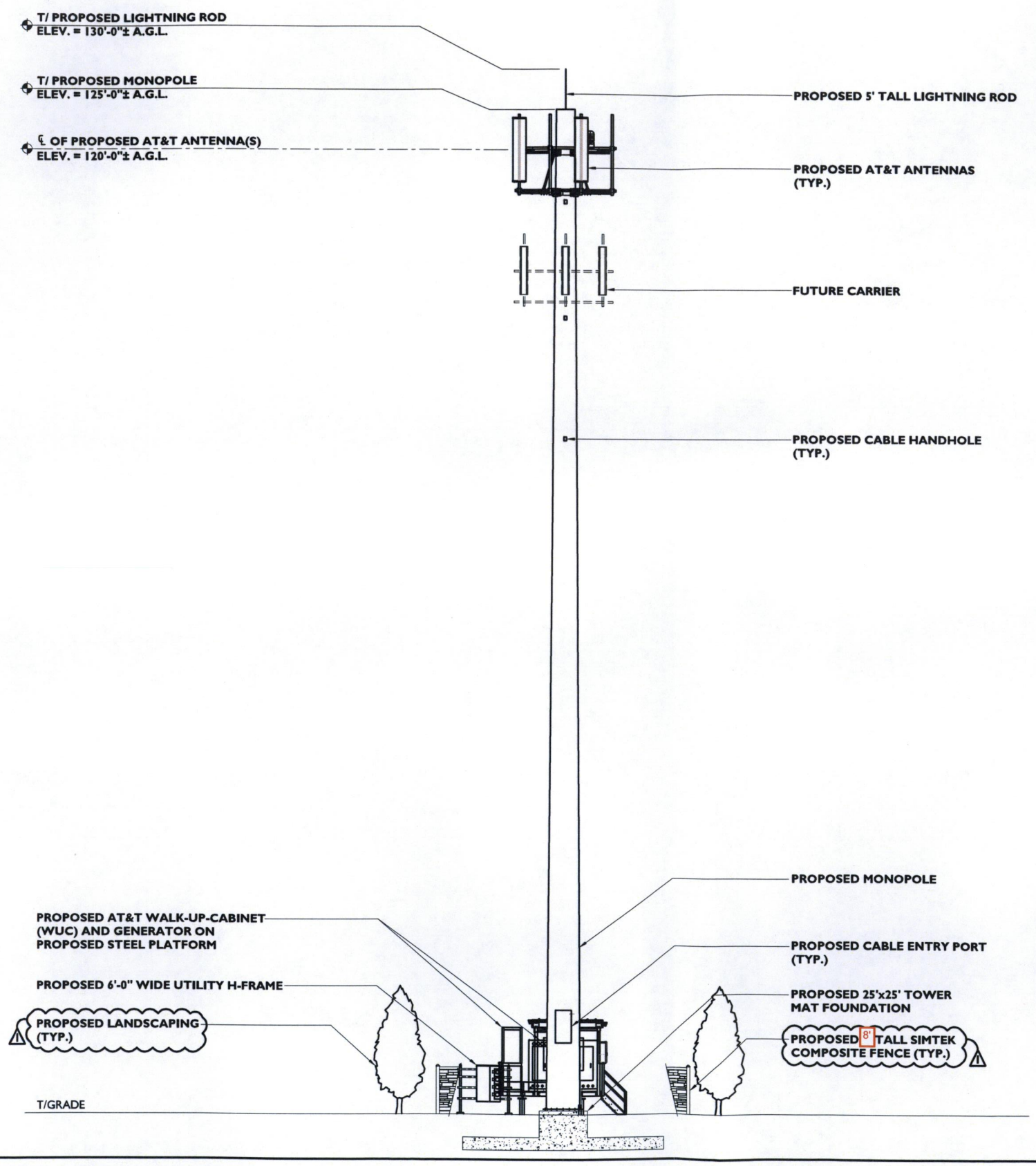
SITE NO.
KS4608

SITE ADDRESS
625 EAST 14TH STREET NORTH
WICHITA, KS 67214

SHEET NAME
LANDSCAPING PLAN AND DETAILS

SHEET NUMBER
Z-3

PROJECT# 2020.0013.0007



SITE PLAN

APPROVED 2/1/2021 BY

0 4' 8' 16' 24'

TOWER ELEVATION

SCALE: 1/16" = 1'-0" | 1

at&t

12930 OLIVE BLVD
CREVE COEUR, MO 63141

Network Real Estate LLC

5055 Hwy N, Suite 200
St. Charles, MO 63304

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24307
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SITE NAME
BROADWAY AND 12TH

SITE NO.
KS4608

SITE ADDRESS
625 EAST 14TH STREET NORTH
WICHITA, KS 67214

SHEET NAME
TOWER ELEVATION

SHEET NUMBER
Z-4

PROJECT# 2020.0013.0007