



Wichita-Sedgwick County Metropolitan Area Planning Department

August 14, 2020

Tru-Ridge, LLC
Attn: Jeff C. Jones
544 South Ridge Road
Wichita, KS, 67209

Network Real Estate
Attn: Glen Klocke
5055 Highway N
Suite 200
St. Charles, MO 63304

Re: **BZA2020-00036**: City Administrative Permit to allow a wireless communication facility with 100-foot tall monopole on property zoned PUD Planned Unit Development (PUD), generally located south of West Maple Street and east of South Julia Street (5929 West Maple Street).

PARENT PARCEL DESCRIPTION:

Beginning at a point 310.1 feet East of the Northwest corner of the East 10 acres of the West 40 acres of the North half of the Northeast Quarter of Section 27, Township 27 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, said point being 1300.1 feet East of the Northwest corner of said Northeast Quarter, THENCE South 1318.33 feet to the South line of said North half; THENCE East 187.1 feet; THENCE North 1318.25 feet to the section line; THENCE West 189.27 feet to the point of beginning; EXCEPT that part platted into part of West Maple Gardens; ALSO EXCEPT that part described as follows: Commencing at the Northwest corner of said Northeast Quarter; THENCE N88° 36'03"E (assumed Kansas Grid South Bearing), a distance of 1300.10 feet, coincident with the North line of said Section 27, for a Point of Beginning, said point of beginning being 310.10 feet east of the Northwest corner of the East 10 acres of the West 40 acres of the North half of said Section 27; THENCE continuing N88°36'03"E, a distance of 189.27 feet; THENCE S01°10'31"E, a distance of 283.35 feet; THENCE S88°36'03"W, a distance of 188.81 feet, parallel with the north line of said Section 27; THENCE N01°16'09"W, a distance of 283.35 feet to the point of beginning.

All subject to road rights-of-way of record.

Mr. Jones:

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 generally located south of West Maple Street and east of South Julia Street (5929 West Maple Street).

You propose a 100-foot tall tower on the PUD zoned subject site, which provides in General Provision (3) of Tru-Building Commercial PUD #71:

Uses in Parcel 1 shall be limited to those permitted by right in the OW Office Warehouse District, in addition to the following: Outdoor Storage without the limitations of Article III-15.e.2.b; Manufacturing, General (limited to inside a building), Asphalt or Concrete Plant, General (limited to the production of concrete in the on-site manufacturing of durable goods); Wireless Communication Facility; and restaurants. Any Wireless Communication Facility shall require a separate submittal for an Administrative Permit and shall be confined to the area shown on the approved PUD plan within the 50-foot by 50-foot tower compound. Said Wireless Communication Facility shall not exceed the maximum height permitted in the OW Office Warehouse District and shall not be subject to the Compatibility Height restrictions per the Unified Zoning Code.

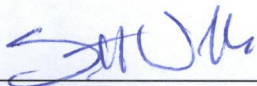
In reviewing the request's conformance to the provisions of the approved Tru-Build Commercial PUD # 71, we find the following:

1. The proposed site for the wireless communication facility to be a 100-foot tall self-support galvanized steel, monopole cell phone tower on PUD Planned Unit Development (PUD) zoned described above and subject to the condition that it does not exceed the maximum height of 120 feet for the OW Office Warehouse (OW) zoning district.
2. The proposed location is within the compound identified within the PUD site plan approved by the City of Wichita City Council, and as designated in the legal description of the lease area attached hereto.

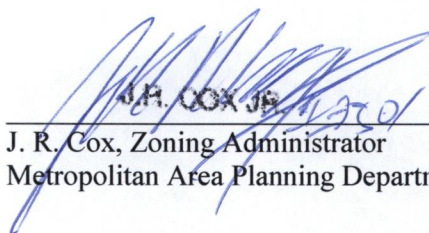
Based on compliance with the approved Planned Unit Development conditions, our signatures below indicate that an Administrative Permit for a wireless communication facility is hereby **GRANTED** for the above-referenced property, subject to the following conditions:

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 PUD zoned subject property, 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.



Scott Wadle, Planning Director
Metropolitan Area Planning Department



J. R. Cox, Zoning Administrator
Metropolitan Area Planning Department

cc: Councilman Jeff Blubaugh, District IV
Mark Clark, Appraiser's Office
Paul Hays, Metropolitan Area Building and Construction Department

Legal Description:

LEASE AREA DESCRIPTION:

That part of the Northeast Quarter of Section 27, Township 27 South, Range 1 West of the 6th PM., Sedgwick County, Kansas, and being more particularly described as follows:

Referring to the Northeast corner of the described Parent Parcel, a #4 Rebar with Orange cap found for corner; thence southerly, on a Grid bearing of South 01°11'20" East, on the East line of said parcel, 306.59 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 01°11'20" East, on the East line of the described Parent parcel, 50.00 feet, thence departing said East line, westerly, South 88°48'40" West, 50.00 feet; thence northerly, North 01°11'20" West, 50.00 feet; thence easterly, North 88°48'40" East, 50.00 feet, thence to the Point of Beginning.

Containing a total calculated area of 2,500 square feet, or 0.057 acres, more or less.

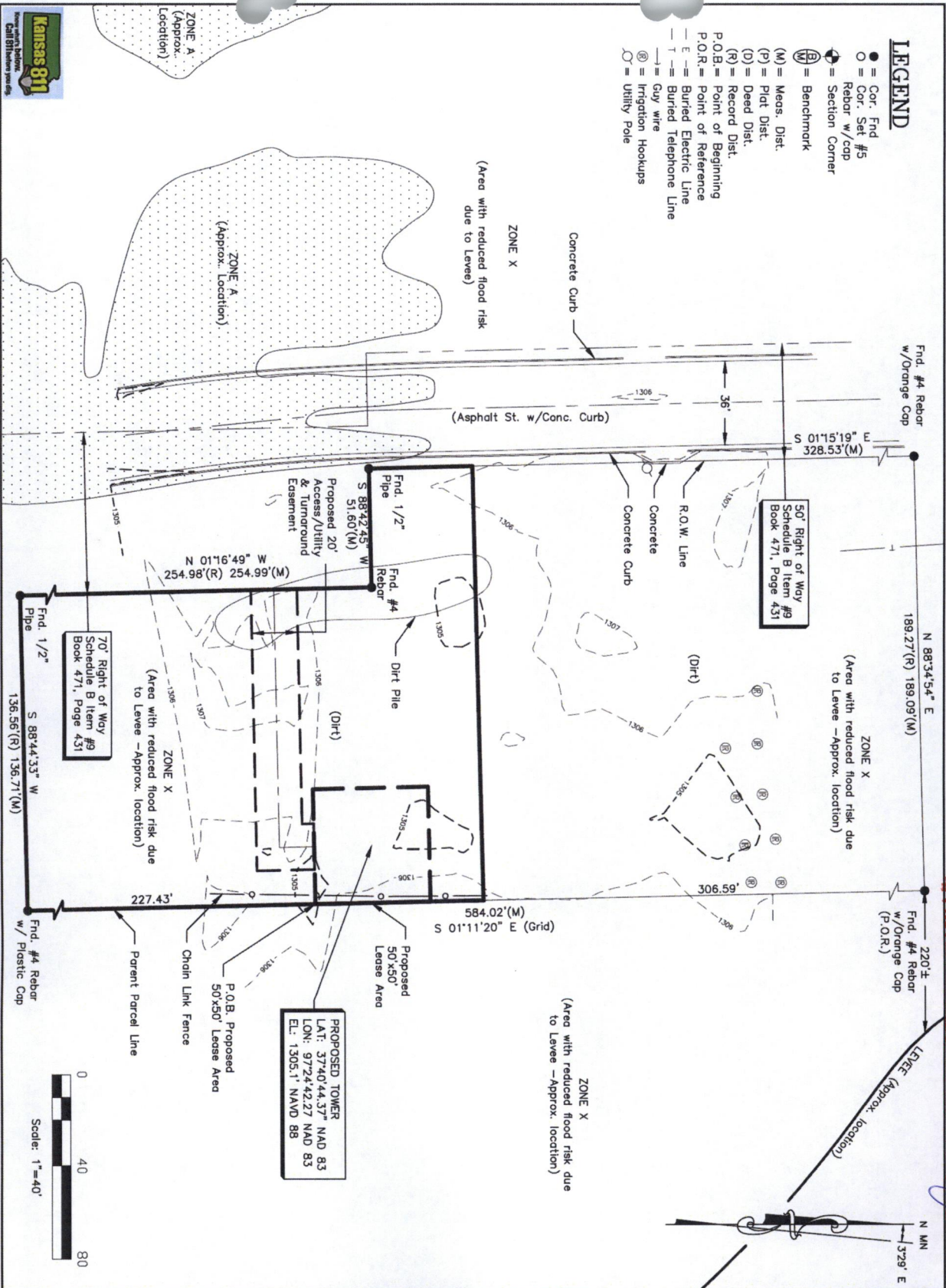
ACCESS/UTILITY & TURNAROUND EASEMENT DESCRIPTION:

An Access/Utility and Turnaround Easement, 20 feet in width, located in that part of the Northeast Quarter of Section 27, Township 27 South, Range 1 West of the 6th PM., Sedgwick County, Kansas, the centerline being more particularly described as follows:

Referring to the Northeast corner of the described Parent Parcel, a #4 Rebar with Orange cap found for corner; thence southerly, on a Grid bearing of South 01°11'20" East, on the East line of said parcel, 306.59 feet, to the Northeast corner of the described Lease Area; thence following the perimeter of the Lease Area on the following bearings and distances: southerly, South 01°11'20" East, on the East line of the described Parent parcel, 50.00 feet, thence departing said East line, westerly, South 88°48'40" West, 25.00 feet, to the Point of Beginning for the centerline of the described Access/Utility and Turnaround Easement; thence following the centerline of the easement on the following bearings and distances: southerly, South 01°11'20" East, 15.00 feet; thence westerly, South 88°48'40" West, 112.05 feet, to a point of intersection on the easterly right-of-way line Julia Street, also being the Point of Termination for the centerline of the described Access/Utility and Turnaround Easement.

SITE PLAN

APPROVED 8-14-2000 BY *[Signature]*



12851 MANCHESTER ROAD ST. LOUIS, MO 63131		5055 Hwy N, Suite 200 St. Charles, MO 63304	
FULLERTON ENGINEERING DESIGN 1100 E. WOODFIELD ROAD, SUITE 500 SCHEIDT, ILLINOIS 60173 TEL: 847-898-4800 www.fullertonengineering.com		HUSKER SURVEYING 4535 Normal Blvd., Ste #101 Lincoln, NE 68506 (402) 443-3500 (402) 443-3511 www.huskersurveying.com	
SITE NAME: RIDGE ROAD		SITE NUMBER: KS4339	
SITE ADDRESS: WITCHITA, KS		SHEET NAME: SITE PLAN	
SHEET NUMBER: SS-2		DATE: 8-14-2000	



1299 OLIVE BLVD
CREVE COEUR, MO 63141



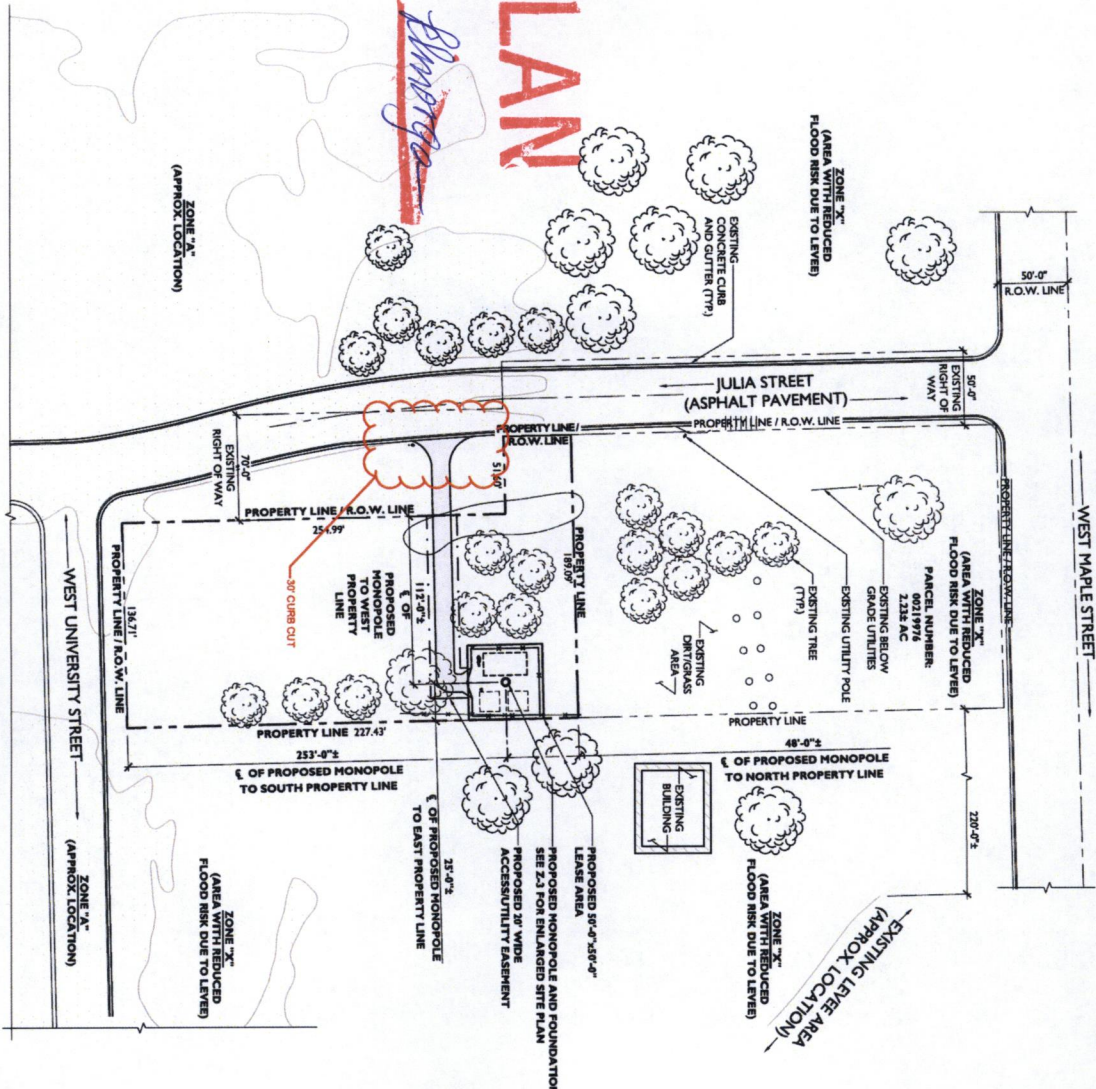
5055 Hwy N, Suite 200
St. Charles, MO 63304

FULLERTON
ENGINEERING & DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
ST. CHARLES, MISSOURI 63304
TEL: 865-654-4400
COW: E-1939
www.fullertonengineering.com

#	DATE	DESCRIPTION	BY
A	3/18/20	PRELIM. ZONING	JW
B	6/23/20	PRELIM. ZONING	JW

SITE NAME	RIDGE ROAD
SITE NO.	KS4339
SITE ADDRESS	5909 WEST MAPLE STREET WINCHESTER, KS 67309
SHEET NAME	OVERALL SITE PLAN
SHEET NUMBER	Z-1

PROJECT# 2019.0275.0023



SITE PLAN

APPROVED 8-14-2020 BY *Blmorga*

OVERALL SITE PLAN

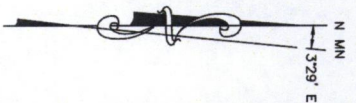
TITLE REPORT:

Based on title report provided by U.S. Title Solutions, File No. 64069-KS1900-5039, with an effective DATE of October 10, 2019, the following are of survey matters:

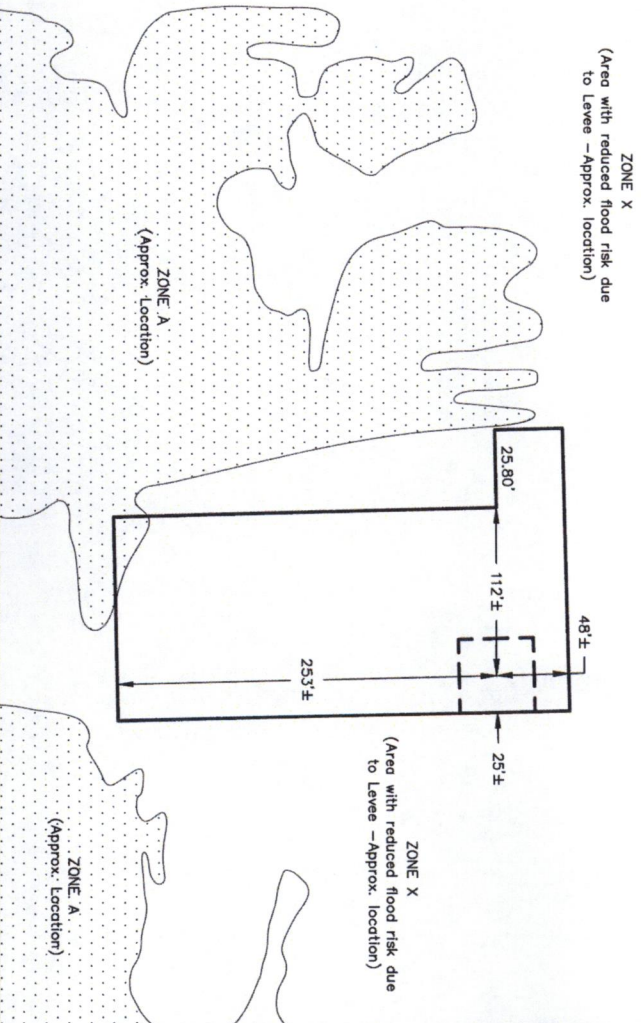
7. Right of Way by J.S. McLaughlin, and wife to Kansas Gas and Electric Company, a corporation, dated 3/17/1949 in book 243 page 237. Notes: Clear timber, trim necessary trees and remove transmission lines. Does not affect proposed Lease Area or proposed Access/Utility and Turnaround Easement and is not shown hereon.
8. Ordinance No. 31-690 between GOVERNING Body of the City of Wichita Kansas and Submain Sewer District for Submain 4, Southwest Interceptor Sewer dated 7/6/1971 recorded 7/8/1971 in book 659 page 29 in instrument No. 13657. Affects Parent Parcel but cannot be plotted because it is blanked in nature. According to KS Ticket 19585424, lot status is clearing conflict.
9. N. E. 1/4 Sec. 27, Twp. 27, R. 1W recorded 11/1/1980 in book 471 page 431. Affects Parent Parcel. Does not affect proposed Lease Area or proposed Access/Utility and Turnaround easement and is shown hereon.

SITE PLAN

APPROVED 8-14-2020 *Blair*



TOWER DISTANCE DIAGRAM (N.T.S.)



FULLERTON ENGINEERING DESIGN

1100 E. WOODFIELD ROAD, SUITE 500
SCARLEBURG, ILLINOIS 60173
TEL: 847-908-8400
www.fullertonengineering.com

REV	DATE	DESCRIPTION	BY
1	07/08/20	PRELIMINARY	ME
2	07/20/20	REVISED / ADD LOGS & TITLE	ME
3	08/14/20	FINAL	ME
4	08/13/20	WORK EXEMPT	ME
5	08/27/20	UPDATE PER / UPDATE LOGS / FINAL	ME

6170



4535 Norwood Blvd., Ste #101
Lincoln, NE 68508
(402) 453-3211
www.huskersurveying.com

SITE NAME:

RIDGE ROAD

SITE NUMBER:

KS4339

SITE ADDRESS:

WITCHITA, KS

SHEET NAME:

SITE PLAN

SHEET NUMBER:

SS-4

SITE PLAN

APPROVED 8-14-2008 BY *Blumeyer*



12851 MANCHESTER ROAD
ST. LOUIS, MO 63131



5555 Hwy N, Suite 200
St. Charles, MO 63304

FULLERTON
ENGINEERING-DESIGN

1100 E. WOODFIELD ROAD, SUITE 500
SCHALMERS, ILLINOIS 60173
TEL: 815-208-4800
www.fullertonengineering.com

REV	DATE	DESCRIPTION	BY
1	04.20.01	PRELIMINARY	TH
2	04.20.01	REVISION / ADD LOCALS & TITLE	TH
3	04.24.01	FINAL	TH
4	04.13.01	WORK EXISTENT	TH
5	08.27.01	UPDATE PER / UPDATE LOCALS / FINAL	TH

61770



4535 Normal Blvd, Suite 9101
Lincoln, NE 68502
(402) 423-3202
(402) 423-3211
www.huskersurveying.com

SITE NAME

RIDGE ROAD

SITE NUMBER

KS4339

SITE ADDRESS

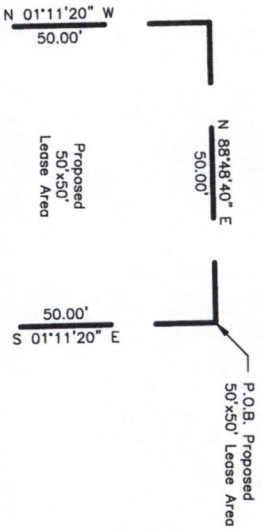
WITCHITA, KS

SHEET NAME

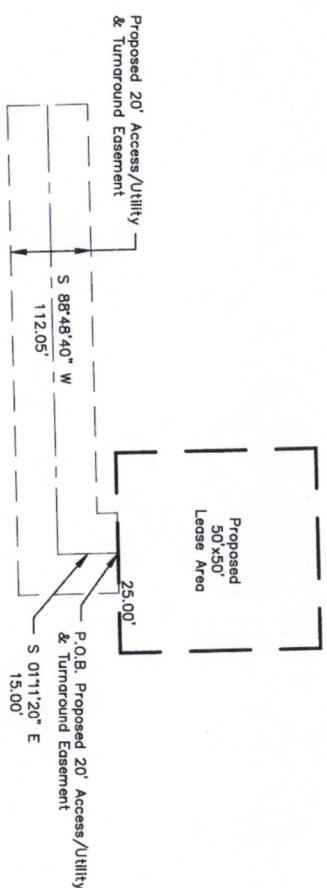
SITE PLAN

SHEET NUMBER

SS-3

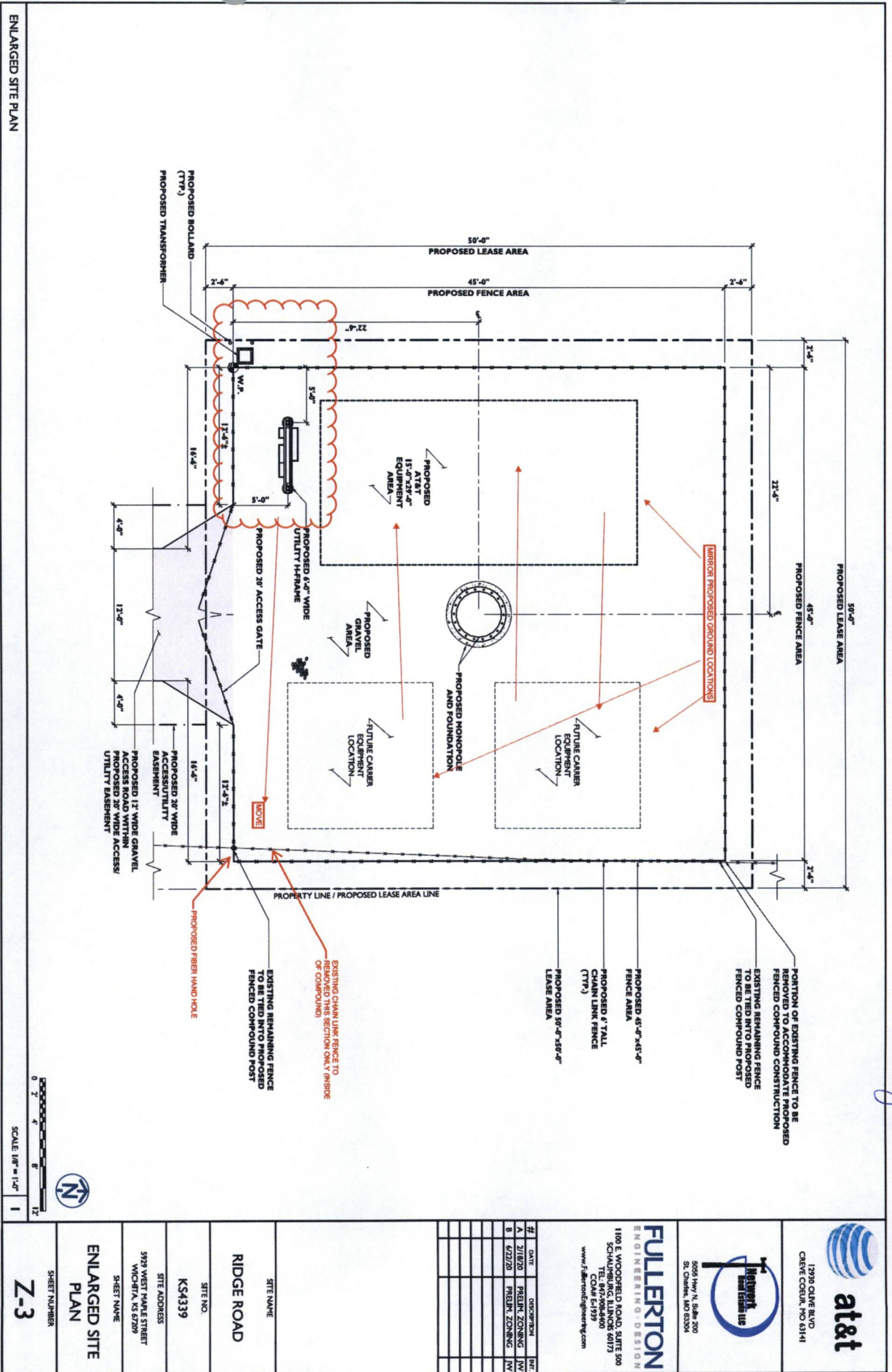


LEASE AREA DETAIL
Scale: 1" = 20'



ACCESS/UTILITY & TURNAROUND EASEMENT DETAIL
Scale: 1" = 30'

Approved
8-14-2020
P. Morgan



ENLARGED SITE PLAN



1230 OLIVE BLVD
CHRYE COEUR, MO 63141



5055 Hwy 11, Suite 200
St. Charles, MO 63041

FULLERTON
ENGINEERING-DESIGN
1109 E. WOODFIELD ROAD, SUITE 500
ST. CHARLES, MISSOURI 63043
TEL: 917-088-4400
COAH E-1939
www.FullertonEngineering.com

#	DATE	DESCRIPTION	INT.
A	2/18/20	PRELIM ZONING	INT.
B	6/22/20	PRELIM ZONING	INT.

SITE NAME	RIDGE ROAD
SITE NO.	KS4339
SITE ADDRESS	3979 WEST HARRIS STREET WINCHESTER, KS 67099
SHEET NAME	ENLARGED SITE PLAN
SHEET NUMBER	Z-3

PROJECT# 2019.0275.0023