Wichita-Sedgwick County Metropolitan Area Planning Department

September 30, 2024

Landlord, LLC.
PO Box 20171
Wichita, KS 67208

Tillman Infrastructure
Attn: Patrick Erwin
PO Box 25783
Overland Park, KS 66225

RE: **CON2024-00184:** Administrative Adjustment in the City to CON2022-00048 extend the construction deadline for a 155-foot Wireless Communications Facility on property zoned LI Limited Industrial District, east of South Southwest Boulevard and 600 feet north of West Pawnee Avenue (3800 W. Pawnee Ave.).

Legal Description: SW 1/4 LYING S OF AT&SF RY ROW & W OF MOP RY ROW SEC 36-27-1W

Dear Applicant,

We reviewed your Administrative Adjustment request to extend the deadline in order to construct a 155-foot Wireless Communications Facility approved by CON2022-00048. Condition of Approval #2 of CON2022-00048 stated that construction of the Wireless Communications Facility was to be constructed within one-year of final approval. If approved, the construction timeframe would be extended for 1 year from the date of the approval letter. There is no request to change any other conditions from the original Conditional Use.

We find that the adjustment to the extend the deadline to construct a Wireless Communications Facility as proposed meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to CON2022-00048 should have no impact on the safety and convenience of vehicular traffic and pedestrian circulation in the vicinity of the application area.

2) Impact on existing uses in surrounding areas: The subject site and surrounding properties are zoned LI Limited Industrial District and developed with industrial uses. Through the process to obtain a building permit, a Determination of No Hazard must be obtained from the FAA based on the proposed tower's location to Eisenhower National Airport.

3) Compatibility with existing or permitted uses on abutting sites: The subject site and surrounding properties are zoned LI Limited Industrial District and developed with

industrial uses. Through the process to obtain a building permit, a Determination of No Hazard must be obtained from the FAA based on the proposed tower's location to Eisenhower National Airport.

4) Effect on public health, safety, or welfare: It is not anticipated to have any significant negative impacts on the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that the Administrative Adjustment to extend the deadline for construction for CON2022-00048 is hereby GRANTED, subject to the following conditions:

1. All original conditions of CON2022-00048 shall be adhered to.
2. The site shall be developed in general conformance with the approved, revised site plan submitted with this application.
3. The tower shall be constructed within one year of the date of this approval letter.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, 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 Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

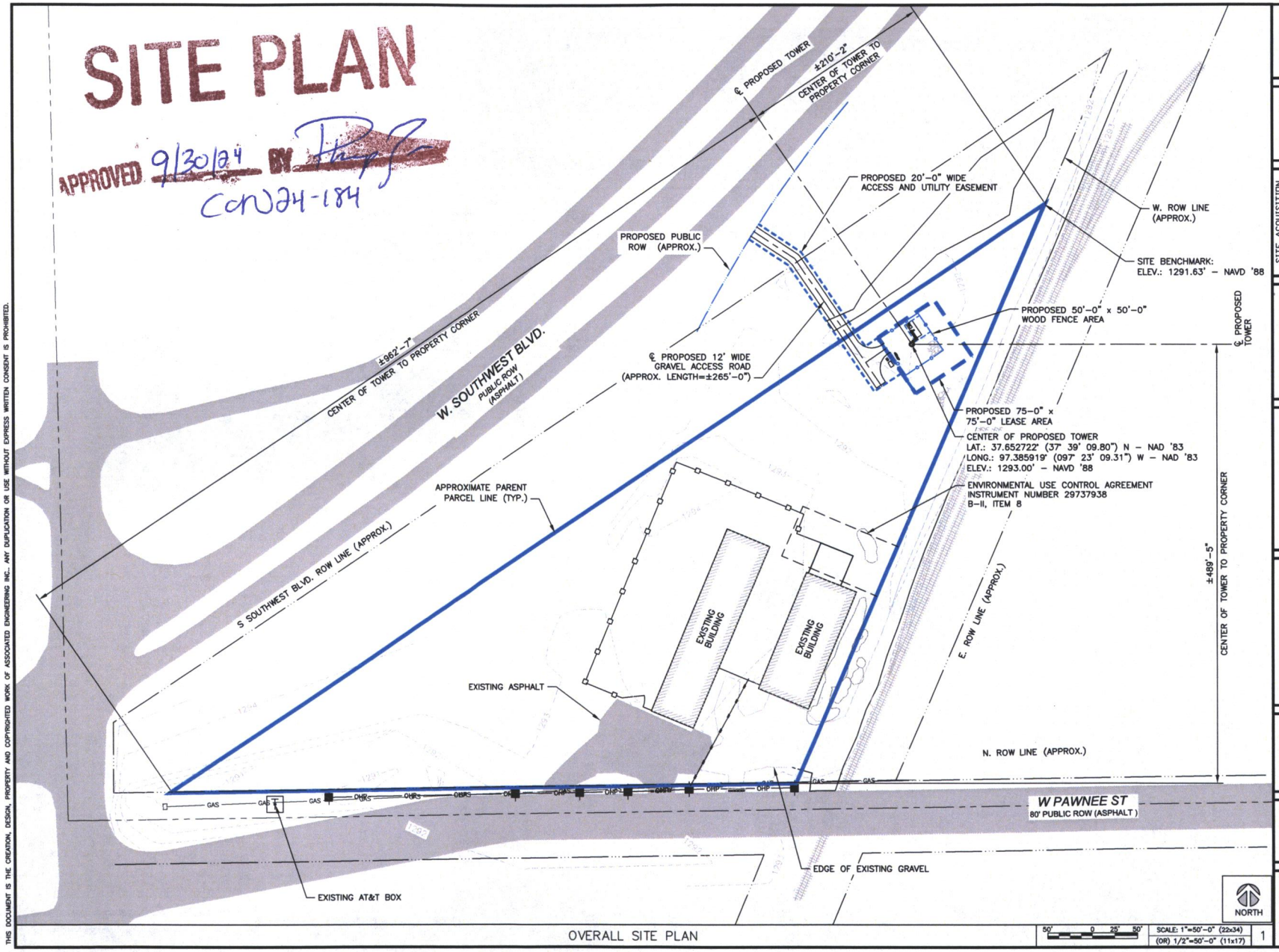
cc: MABCD

Dalton Glasscock, CM District IV

Brooke Kauchak, CSR District IV

SITE PLAN

APPROVED 9/30/24 BY
CON24-184



OVERALL SITE PLAN

50' 0 25' 50'

SCALE: 1"=50'-0" (22x34)
(OR) 1/2"=50'-0" (11x17)

1

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF ASSOCIATED ENGINEERING INC., ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

SITE OWNER

APPLICANT

TILLMAN INFRASTRUCTURE

SITE ACQUISITION /ENGINEERING

SKYWARD LAND SERVICES INC

ASSOCIATED Engineering & Surveying

AE INC. Project #5963

SITE INFORMATION

SW WICHITA K[illegible]
TI-OPP-19262 B/FA# 15[illegible]69
PACE# MRKSL044084
PT# TBD
3800 W PAWNEE AVE,
WICHITA, KS 67213

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
1	11/01/23	CLIENT REVISIONS	MS
0	11/15/22	FINAL DRAWINGS	MS
A	11/03/22	PRELIM DRAWINGS	MS

PROFESSIONAL STAMP

GAUTAM (TOM) MEDHI
LICENSED
16252
KANSAS
PROFESSIONAL ENGINEER

ENGINEER

Tom Medhi 11-01-2023
Tom Medhi Date
MY LICENSE RENEWAL DATE IS 04/30/2025

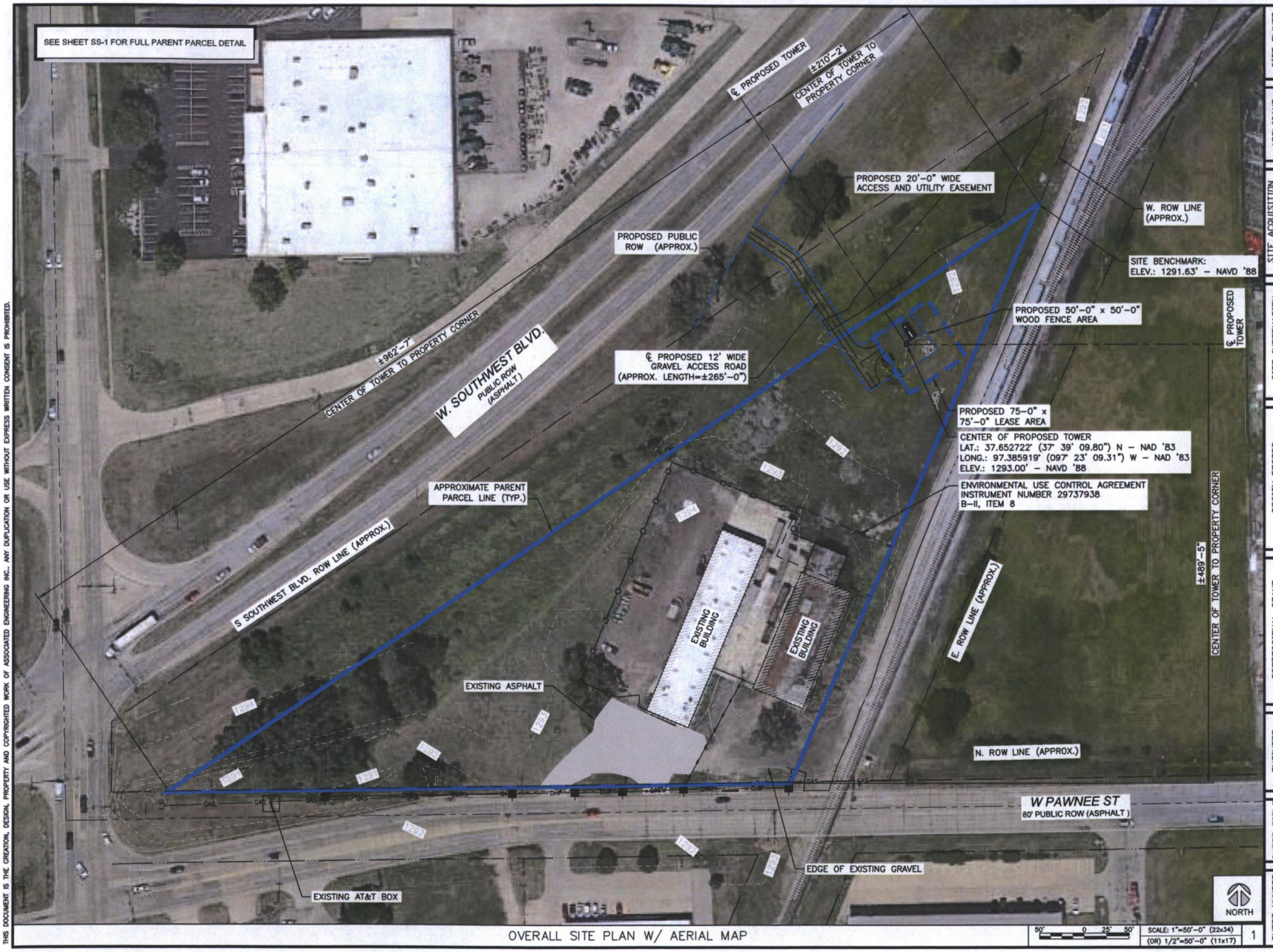
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C-1.0



OVERALL SITE PLAN W/ AERIAL MAP

50' 0 25' 50'

SCALE: 1"=50'-0" (22x34)
(OR) 1/2"=50'-0" (11x17)

1

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SITE OWNER

TILLMAN INFRASTRUCTURE

APPLICANT

SKYWARD LAND SERVICES, INC

ASSOCIATED Engineering & Surveying

AE INC. Project #596

SITE ACQUISITION /ENGINEERING

SITE INFORMATION

SW WICHITA KS
TI-OPP-19262 B/FA# 15331169
PACE# MRKSL044084
PT# TBD
3800 W PAWNEE AVE,
WICHITA, KS 67213

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
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0	11/15/22	FINAL DRAWINGS	MS
A	11/03/22	PRELIM DRAWINGS	MS

PROFESSIONAL STAMP

GAUTAM (TOM) MADHI LICENSED 18252 KANSAS PROFESSIONAL ENGINEER

ENGINEER

Tom Madhi 11-01-2023
Tom Madhi Date
MY LICENSE RENEWAL DATE IS 04/30/2025

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C-0.0