

February 12, 2001

W. A. Michaelis Jr.
Michaelis Real Estate Co. #10 L.L.C.
P.O. Box 247
Wichita, KS 67201-0247

Re: CON2001-00010 – Administrative Permit for a temporary 106-foot high wireless communication facility on property zoned “LI” Limited Industrial. Generally located south of Pawnee and east of St. Francis (2550 S. St. Francis) on Lot 7, Sager Addition.

Dear Mr. Michaelis:

We have reviewed your request for an Administrative Permit for a temporary 106-foot high wireless communication facility on property zoned “LI” Limited Industrial. Your application indicates that a temporary “cellular on wheels” (C.O.W.) is needed for Cricket Communications to provide wireless phone coverage in the area until a permanent wireless communication facility is approved and constructed. You estimate it will take until July 1, 2001 before a permanent wireless communication facility can be operational.

Section III-D.6.g.(3)(c) of the Wichita-Sedgwick County Unified Zoning Code states that new ground-mounted wireless communication facilities up to 150 feet in height in the “LI” Limited Industrial zoning district shall be approved by Administrative Permit if they conform to the Location/Design Guidelines of the Wireless Communication Master Plan and the Compatibility Height Standards of Section IV-C.5 of the Unified Zoning Code.

In reviewing your request’s conformance to the Location/Design Guidelines of the Wireless Communication Master Plan, we find that the Location/Design Guidelines provide policy guidance regarding the placement of permanent wireless communication facilities and do not specifically address the placement of temporary facilities such as a C.O.W. We find that the impact of the temporary facility on surrounding properties will be limited due to the short time period for which the 106-foot high C.O.W. will be located on your property; therefore, we find that the request conforms to the Location/Design Guidelines of the Wireless Communication Master Plan

The Compatibility Height Standards require the proposed 106-foot high C.O.W. to be located no closer than 106 feet from the lot line of property zoned “TF-3” Two-Family Residential or more restrictive. The proposed 106-foot high C.O.W., as shown on the site plan submitted with this application, is located

approximately 180 feet from property to the east zoned "TF-3"; therefore, we find that the request conforms to the Compatibility Height Standards.

Our signatures below indicate that an Administrative Permit for a temporary 106-foot high wireless communication facility on the aforementioned property is hereby GRANTED, subject to the following conditions:

1. The temporary wireless communication facility approved for placement on the site is a 106-foot high cellular on wheels, which shall be removed from the site no later than July 1, 2001.
2. The site and the temporary wireless communication facility shall be developed in general conformance with the approved site plans and elevation drawings. All improvements shall be completed before the facility becomes operational.
3. The site and the temporary wireless communication facility shall be developed and operated in compliance with all federal, state, and local rules and regulations.
4. Any violation of the conditions of approval shall render this Administrative Permit null and void.

The zoning adjustment sign may now be removed from the property.

Marvin S. Krout
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Attachments (4)

cc: Kim Edgington, Austin Miller P.A., 355 N. Waco, Suite 200, Wichita, KS 67202
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection