

February 28, 2001

Gerald L. Dunnegan
3330 E. MacArthur
Wichita, KS 67216

Re: CON2001-00011 – Administrative Permit for 150-foot high wireless communication facility on property zoned “LI” Limited Industrial. Generally located south of MacArthur and west of K-15 Highway (3330 E. MacArthur) on Lot 1, Block A Dunnegan Industrial Addition.

Dear Mr. Dunnegan:

We have reviewed your request for an Administrative Permit for a 150-foot high wireless communication facility on property zoned “LI” Limited Industrial. Section III.D.6.g.(3)(d) 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 Compatibility Height Standards of Section IV-C.5 of the Unified Zoning Code and the Location/Design Guidelines of the Wireless Communication Master Plan.

The Compatibility Height Standards require the proposed 150-high wireless communication to be located no closer than 150 feet from the lot line of property zoned “TF-3” Two-Family Residential or more restrictive. The proposed 150-high monopole, as shown on the site plan submitted with this application, is located approximately ½ mile from property to the south zoned “SF-20”. Therefore, we find that your request conforms to the Compatibility Height Standards.

In reviewing your request’s conformance to the Location/Design Guidelines of the Wireless Communication Master Plan, we find the following:

1. The applicant has demonstrated that there is no available space on existing or approved wireless communication facilities or other structures and there is no other economically or technically feasible opportunity to rebuild or modify existing structures in order to meet the applicant’s communication needs. An existing tower located immediately north of the subject property could be rebuilt; however, only one additional carrier could be accommodated on the rebuilt tower and two carriers currently require antennas to be located in this vicinity.

2. The proposed wireless communication facility is not located in manner that would cause a potential hazard to flight safety as long as the facility is approved by the FAA and complies with all conditions of FAA approval.
3. The proposed wireless communication facility minimizes the silhouette of the facility by its monopole design and uses materials and colors that minimize glare.
4. The proposed wireless communication facility is placed where trees and buildings obscure some of the facility from view.

Based on these findings of conformance with the Compatibility Height Standards of the Unified Zoning Code and the Location/Design Guidelines of the Wireless Communication Master Plan, our signatures below indicate that an Administrative Permit for a 150-foot high wireless communication facility is hereby GRANTED, 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 permits necessary to construct the wireless communication facility, and the wireless communication facility shall be erected within one year of the issuance of this Administrative Permit.
3. The site shall be developed in general conformance with the approved site plans and elevation drawings that are attached to this Administrative Permit. All improvements shall be completed before the facility becomes operational.
4. The monopole shall be silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
5. The monopole shall not exceed 150 feet in height and shall be designed and constructed to accommodate communication equipment for at least four wireless service providers.
6. The applicant shall obtain FAA approval of 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 MAPD, Office of Central Inspection, and Director of Airport Engineering for the City of Wichita prior to the issuance of a building permit.
7. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
8. 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

cc: Greg Ferris, Ferris Consulting, P.O. Box 573, Wichita, KS 67201
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