CITY OF WICHITA

SEDGWICK COUNTY KANSAS

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

February 28, 2001

Church of God in Christ
2459 N. Hillside
Wichita, KS 67219

Re: CON2001-00016 – Administrative Permit for a temporary 85-foot high wireless communication facility on property zoned "LC" Limited Commercial. Generally located north of 23rd Street North and west of Hillside (2459 N. Hillside).

Dear Sir or Madam:

We have reviewed your request for an Administrative Permit for a temporary 85-foot high wireless communication facility on property zoned "LC" Limited Commercial. 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 up to seven months 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 85 feet in height in the "LC" Limited Commercial 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 85-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 85-foot high C.O.W. to be located no closer than 85 feet from the lot line of property zoned "TF-3" Two-Family Residential or more restrictive. The proposed 85-foot high C.O.W., as shown on the site plan submitted with this application, is located only 60 feet from property to the south zoned "SF-6"; therefore, we find that the request does not conform to the Compatibility Height Standards.

While the request does not conform to the Compatibility Height Standards, Section V.I of the Unified Zoning Code allows the Planning Director, with the concurrence of the Zoning Administrator, to reduce or waive the Compatibility Height Standards as long as the adjustment does not have any of the negative impacts stated in Section V-I.6. We find that temporarily reducing the setback required by the Compatibility Height Standards

from 85 feet to 60 feet from the residential property to the south meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

1. Impact on safety and convenience of vehicular and pedestrian circulation: Reducing the required setback from the facility to abutting residential property to the south will have no impact on the safety and convenience of vehicular and pedestrian circulation.
2. Impact on existing uses in surrounding areas: The visual impact from the facility on surrounding areas should not be increased by reducing the setback from abutting residential property to south since the facility will be installed only temporarily.
3. Compatibility with existing or permitted uses on abutting sites: The incompatibility of the facility with existing or permitted uses on abutting sites should not be increased by reducing the setback from abutting residential property to south since the facility will be installed only temporarily.
4. Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an Administrative Permit for a temporary 85-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 an 85-foot high cellular on wheels, which shall be removed from the site no later than September 28, 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.

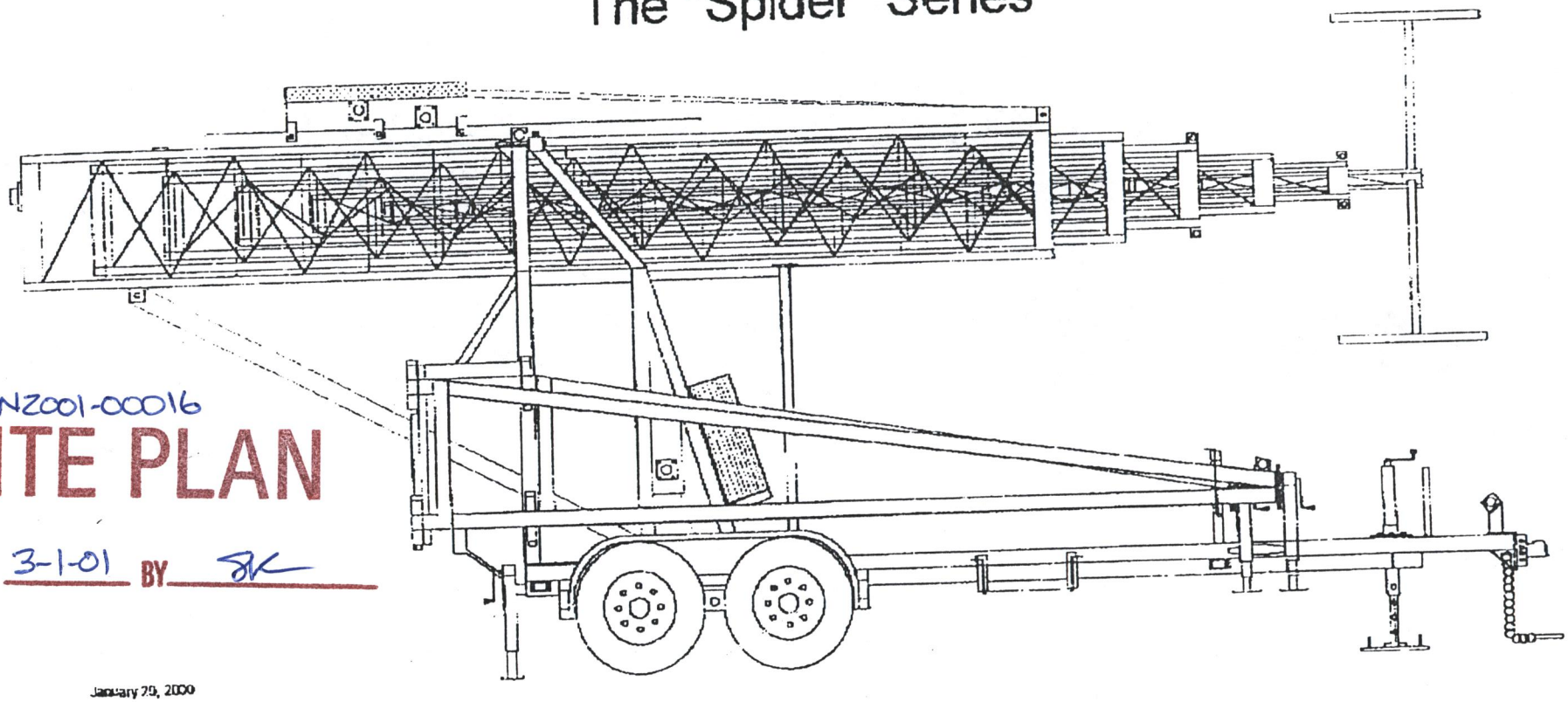
Marvin S. Krout
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Attachments

cc: Greg Ferris, Ferris Consulting, P.O. Box 573, Wichita, KS 67201
Cricket Communications, 1401 E. 31st St. S., Wichita, KS 67217
Horizon Telecommunications, 2546 S. Leonine, Wichita, KS 67217
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

AllTech Communications ATC-106
The "Spider" Series



CONZ001-00016

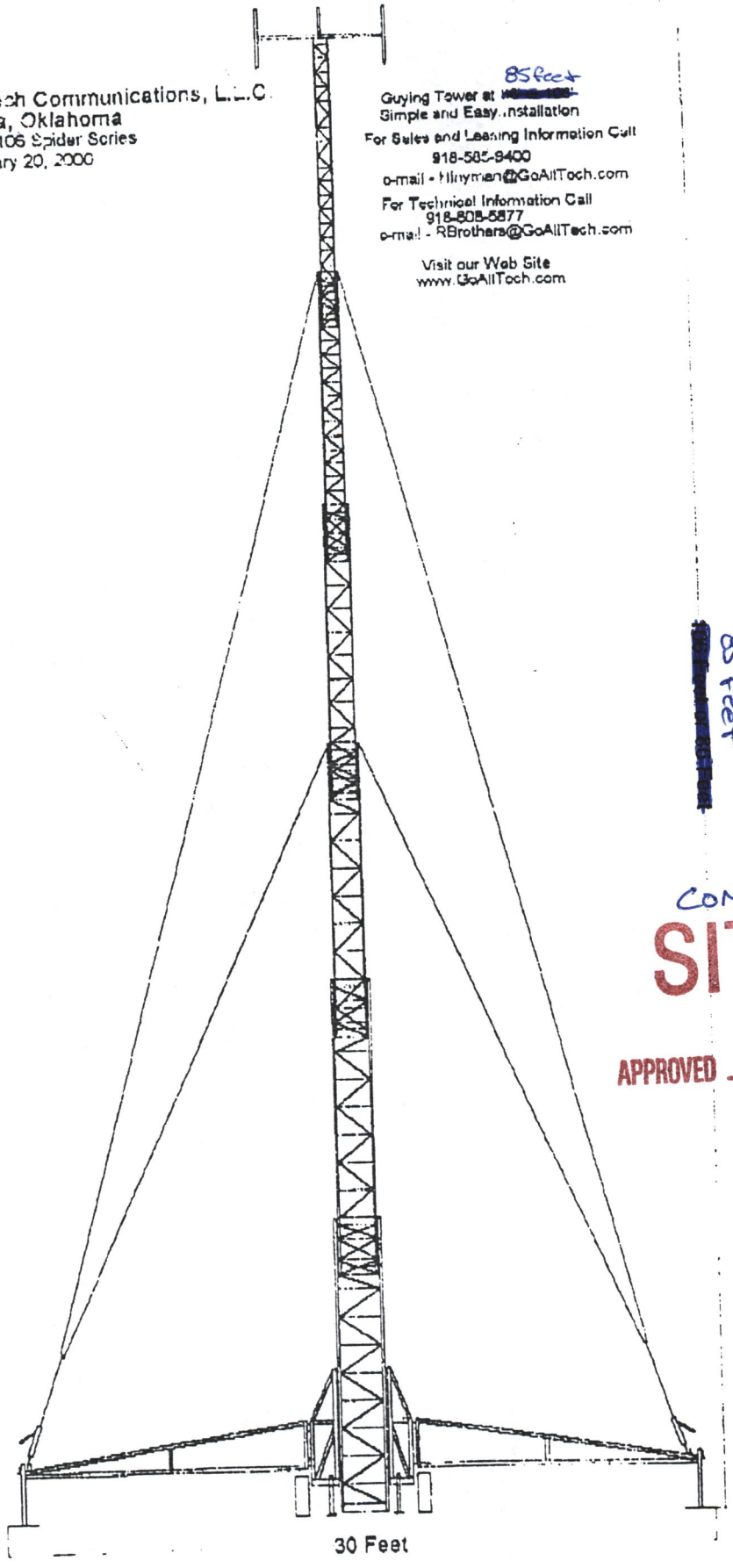
SITE PLAN

APPROVED 3-1-01 BY SK

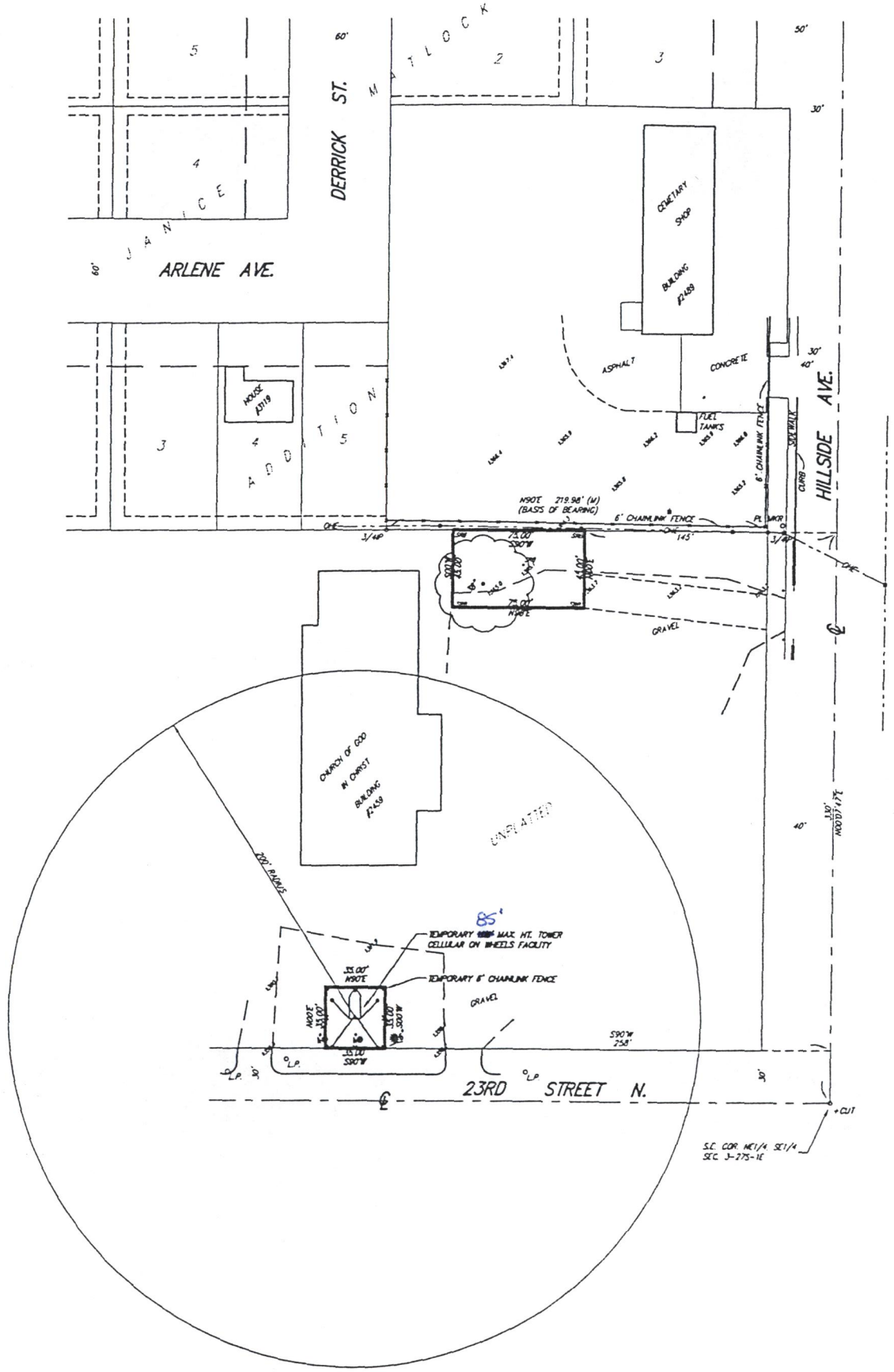
January 29, 2000

AllTech Communications, L.L.C.
Tulsa, Oklahoma
ATC-106 Spider Series
January 20, 2000

85 feet +
Guying Tower at [redacted]
Simple and Easy Installation
For Sales and Leasing Information Call
918-585-9400
e-mail - Hinyman@GoAllTech.com
For Technical Information Call
918-808-5877
e-mail - RBrothers@GoAllTech.com
Visit our Web Site
www.GoAllTech.com



CON2001-00016
SITE PLAN
APPROVED 3-1-01 BY SK



SRB

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

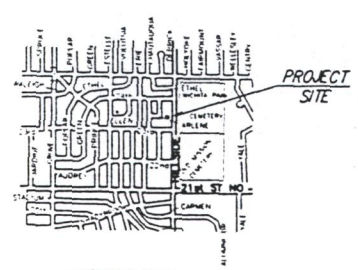
1 inch = 40 ft.

BENCH MARK: CITY OF WICHITA BENCH MARK
S.E. CORNER OF INTERSECTION OF HILLSIDE & 25TH ST. N.
ELEV.= 1366.70 N.G.V.D.

LEGEND

OHE = OVERHEAD ELECTRIC LINES

- TELE. PED ..... TELEPHONE PEDESTAL
- E.B. ..... ELECTRIC BOX
- G.M. ..... GAS METER
- W.M. ..... WATER METER
- W.V. ..... WATER VALVE
- F.H. ..... FIRE HYDRANT
- M.W. ..... MONITOR WELL
- C.O. ..... CLEAN OUT
- L.P. ..... LIGHT POLE
- ■ ..... POWER POLE
- ■ ..... HIGH LINE POLE
- ← ..... GUY ANCHOR
- ◁ ..... SIGN
- G.P. ..... GUARD POST
- SWS M.H. ..... STORM WATER SEWER MANHOLE
- SS M.H. ..... SANITARY SEWER MANHOLE



VICINITY MAP
N.T.S.

D.M. TOWER SITE

WICHITA, SEDGWICK COUNTY, KANSAS

PERMANENT LEASE AREA:
That part of the NE1/4 of the SE1/4 of Sec. 3, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.E. Corner of the NE1/4 of said SE1/4; thence north, along the east line ot the NE1/4 of said SE1/4, 330 feet; thence west, parallel with the south line of the NE1/4 of said SE1/4, 145 feet for a place of beginning; thence contiouing west, along the last described line, 75 feet; thence south, at right angles, 45 feet; thence east, at right angles 75 feet; thence north, at right angles, 45 feet to the place of beginning.

TEMPORARY LEASE AREA:
That part of the NE1/4 of the SE1/4 of Sec. 3, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as commencing at the S.E. Corner of the NE1/4 of said SE1/4; thence north, along the east line ot the NE1/4 of said SE1/4, 30 feet; thence west, parallel with the south line of the NE1/4 of said SE1/4, 258 feet for a place of beginning; thence continuing west, along the last described line, 35 feet; thence north, at right angles, 35 feet; thence east, at right angles 35 feet; thence south, at right angles, 35 feet to the place of beginning.

State of Kansas)
) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we did on this 13th day of February, 2001, perform a survey of the above described property.

There are no buildings on said parcel. There are no encroachments on said parcel by buildings on the adjacent parcels.

The accompanying sketch is a true and correct exhibit of said survey.

_____ Surveyor
Mark A. Savoy RLS #788

NOTES:

1) *FLOOD ZONE DESIGNATION: According to the FEMA/FIRM Community Panel No. 200328 0010 B, effective May 15, 1986; the property shown hereon is located in Zone C, an area of minimal flooding.*

CON2001-00016

SITE PLAN

APPROVED 3-1-01 BY SK

D.M. TOWER KS-31

CRICKET KANSAS PROPERTY COMPANY
TULSA, OK.

SRB
824 NORTH MAIN
WICHITA, KANSAS 67203
http://www.srb1.com
316-264-8008
FAX 264-4621
E-mail srb@srb1.com

SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

PROJECT NUMBER
01A01867A

DESIGN	DRAWN	UTILITY	REVIEW	DATE	REVISED
	R.C.		M.A.S.	7 FEB 01	13 FEB 01

DWG FILE: 01867A1-R.C.
PROJECT NO. 01A01867A

01867A1-R.C.

SHEET 1 OF 1