



**Wichita-Sedgwick County Metropolitan Area Planning Department**

August 6, 2009

Westar Energy  
Attn: Steve Ingersoll  
818 S Kansas  
Topeka, KS 66612

**RE: CON2009-00017** - City Conditional Use for a 300' Wireless Communication Facility on property zoned SF-5 Single-Family Residential, generally located northwest of the terminus of Seneca Street, 1/2 mile north of 40th Street North (4401 N Seneca).

Dear Ladies and Gentlemen:

At its regular meeting on July 9, 2009, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the conditions stated in the enclosed resolution.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jess McNeely'.

Jess McNeely, AICP  
Senior Planner  
Current Plans Division

JMC:mc  
Enclosures

Copies to: PEC, PA, Attn: Rob Hartman, 303 S Topeka, Wichita, KS 67202  
Kansas Gas & Electric Co., Box 208, Wichita, KS 67201  
Doug Young, 122 SW 2<sup>nd</sup> St. Topeka, KS 66603  
Harbor Isle (Sub-Div 1), Bernie Patrick, 2450 W. Timbercreek Ct, Wichita, KS 67204  
Harbor Isle South, South Harbor LLC, 4647 N Meridian, Wichita, KS 67204

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichita.gov](http://www.wichita.gov)

WICHITA-VALLEY CENTER FLOOD CONTROL  
CHISHOLM CREEK DIVERSION  
CONDEMNATION CASE A-39338

PROPOSED 300'  
SELF-SUPPORT TOWER  
CENTER OF TOWER:  
N 1,714,802.8598  
E 1,843,484.3236  
LAT: 37° 45' 45.094" N  
LON: 97° 21' 18.100" W

ZONE: X

LEASE CORNER  
N 1,714,655.4126  
E 1,843,493.5174

FLOODWAY BOUNDARY

N84°41'19"E 196.08'

AREA = 11.23 ACRES

LEASE CORNER  
N 1,714,578.6119  
E 1,843,437.6008

LEASE CORNER  
N 1,714,536.5775  
E 1,843,519.3871

LEASE CORNER  
N 1,714,550.8480  
E 1,843,475.5970

LEASE CORNER  
N 1,714,611.0748  
E 1,843,518.3737

502  
POINT "B"

SENECA STREET

NOT TO SCALE 2,649.90'

ice  
ding

Gravel  
Parking Lot

Retaining Wall

Abandoned  
Cooling Tower

18" CP Riser  
(Typ.)

Vertical 18" Steel  
Waterline (Typ.)

Vertical 18" Steel  
Waterline (Typ.)

Vertical 18" Steel  
Waterline (Typ.)

Shed

Manhole

Chain-Link Fence

POINT "A"

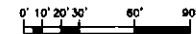


CALL BEFORE YOU  
DIG - DRILL - BLAST  
800-344-7233  
(DIG-SAFE)  
(316) 687-3753  
(FAX)

KANSAS ONE CALL SYSTEM, INC.

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

OVERALL SITE PLAN



2836 N.W. Hwy 24  
Topeka, KS 66618  
Phone: (785) 232-1840  
Fax: (785) 232-1877



8500 W. 110th Street, Suite 300  
Overland Park, Kansas 66210  
Phone: 913-436-7700 Fax: 913-436-7771

DESIGNER: H. SEAN

LEAD EE: S.D. KEISLING

LEAD CE/SE: M.L. OWENS

SUBMITTALS		
NO.	DATE	DESCRIPTION
1	8/28/08	ISSUED FOR BIDDING

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO WESTAR ENERGY IS STRICTLY PROHIBITED.

SITE NAME  
**RIPLEY POWER PLANT**

SITE NUMBER

SITE ADDRESS  
4401 NORTH SENECA STREET  
WICHITA, KS 67204

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**A-1**

**RE: CON2009-00017 - City Conditional Use for a 300' Wireless Communication Facility on property zoned SF-5 Single-Family Residential, generally located northwest of the terminus of Seneca Street, 1/2 mile north of 40th Street North (4401 N Seneca).**

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July 27, 2009

Harbor Isle Third, 4647 N. Meridian, Wichita, KS 67204  
Kechi Township, James W Mckenney, 502 E 69th St North, Wichita, KS 67219  
WCC VI, Janet Miller, Mail Stop 1-13  
N.A. VI, Terri Dozal, Mail Stop 1-135  
Julianne Kallman, Engineering, Mail Stop 1-71  
Kurt Schroeder, Office of Central Inspection, Mail Stop 1-72  
J. R. Cox, Office of Central Inspection, Mail Stop 1-72  
Paul Hays, Office of Central Inspection, Mail Stop 1-72

**CONDITIONAL USE RESOLUTION NO. CON2009-17**

**WHEREAS**, Westar Energy, c/o Steve Ingersoll, (Owner(s)); pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for a for a 300' Wireless Communication Facility, on .92 acres zoned SF-5 Single-family Residential ("SF-5") described as:

Commencing at the Northeast corner of the Northeast Quarter; thence South 01 degrees 01'41" East along the East line of said Northeast Quarter, a distance of 498.87 feet; thence South 88 degrees 58'19" West, a distance of 241.13 feet to the point of beginning; thence South 36 degrees 05'39" West, a distance of 94.00 feet; thence South 53 degrees 54'21" East, a distance of 67.00 feet; thence North 36 degrees 05'39" East, a distance of 40.00 feet; thence North 03 degrees 08'41" East, a distance of 64.35 feet; thence North 53 degrees 54'21" West, a distance of 32.00 feet to the point of beginning; generally located northwest of the terminus of Seneca Street, 1/2 mile north of 40th Street North (4401 N Seneca).

**WHEREAS**, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

**WHEREAS**, the MAPC did, at the meeting of July 9, 2009, consider said application; and

**WHEREAS**, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Area Planning Commission that this application be approved to allow a 300' Wireless Communication Facility, on .92 acres zoned SF-5 Single-family Residential ("SF-5") described as:

Commencing at the Northeast corner of the Northeast Quarter; thence South 01 degrees 01'41" East along the East line of said Northeast Quarter, a distance of 498.87 feet; thence South 88 degrees 58'19" West, a distance of 241.13 feet to the point of beginning; thence South 36 degrees 05'39" West, a distance of 94.00 feet; thence South 53 degrees 54'21" East, a distance of 67.00 feet; thence North 36 degrees 05'39" East, a distance of 40.00 feet; thence North 03 degrees 08'41" East, a distance of 64.35 feet; thence North 53 degrees 54'21" West, a distance of 32.00 feet to the point of beginning; generally located northwest of the terminus of Seneca Street, 1/2 mile north of 40th Street North (4401 N Seneca).

Approved subject to the following conditions:

- A. All requirements of Art. III Sec. III.D.6.g. of the Unified Zoning Code shall be met.
- B. 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 approval of the Conditional Use by the MAPC or governing body, as applicable.
- C. The support structure shall be a design that generally conforms to the approved elevation and that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- D. The support structure shall not exceed 300 feet in height and shall be designed and constructed to accommodate communication equipment for at least three (3) wireless service providers.

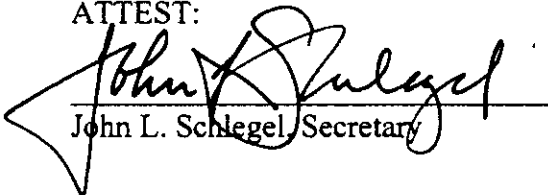
- E. The tower shall conform to FAA regulations in regards to analysis of airspace in the area, which includes conformation that the height of the tower is not a hazard to air navigation (including the need or not for lighting) and that the tower does not interfere with other radio/communication frequencies. The applicant shall submit a current copy of FAA approval to the MAPD and the Code Enforcement Office prior to the issuance of a building permit.
- F. The tower site located within the Ripley site shall be developed in general conformance with the approved site plan.
- G. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- H. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

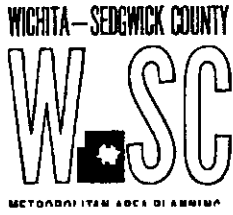
Adopted this 6th Day of August 2009

METROPOLITAN AREA PLANNING COMMISSION

  
Darrell Downing, Chair MAPC

ATTEST:

  
John L. Schlegel, Secretary



## STAFF REPORT

MAPC July 9, 2009  
DAB VI July 6, 2009

**CASE NUMBER:** CON2009-17

**OWNERS/APPLICANTS:** Westar Energy, c/o Steve Ingersoll (owner); PEC, PA, c/o Rob Hartman (agent)

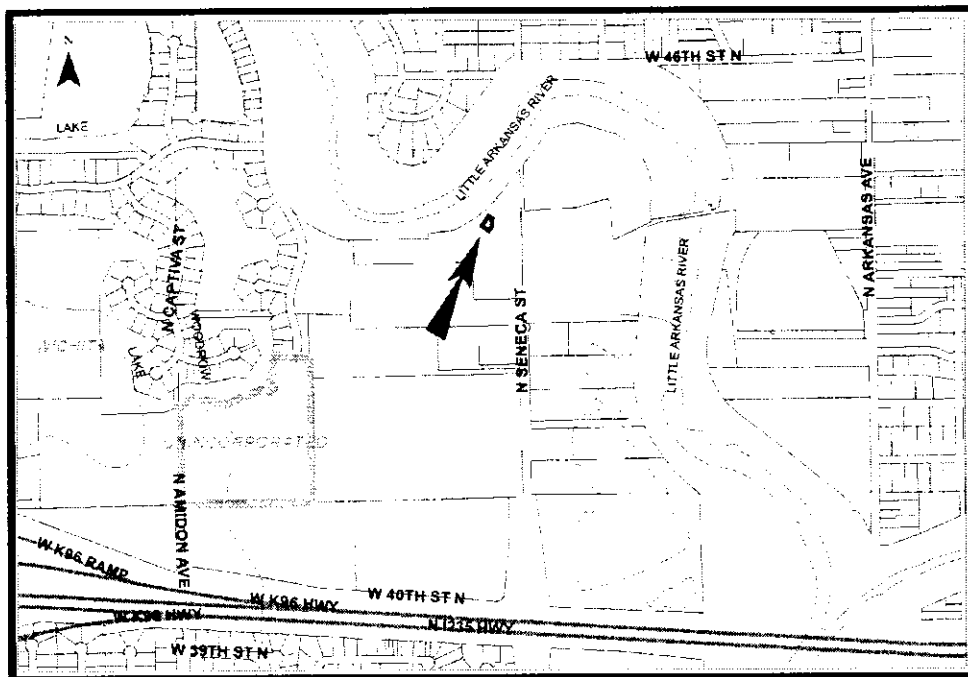
**REQUEST:** Conditional Use for a wireless communication facility

**CURRENT ZONING:** SF-5 Single-family Residential ("SF-5")

**SITE SIZE:** 0.12-acres

**LOCATION:** Generally located northwest of the terminus of Seneca Street, 1/2 mile north of 40th Street North (4401 N Seneca)

**PROPOSED USE:** 300-foot wireless communication tower



**BACKGROUND:** The applicant, Westar Energy, seeks a Conditional Use to permit the construction of a 300-foot high, galvanized steel, lattice, wireless communication tower. The tower site is located in the SF-5 Single-family Residential ("SF-5") zoned 52-acre Ripley Power Plant site. The Ripley site is no longer used as a power plant, as it was for decades. The site still has power plant infrastructure, and is now used as a Westar training facility. In building this tower, Westar will dismantle their existing tower at 1900 East Central. Per the amended Wireless Communication Facility Ordinance (adopted by the City Council on April 8, 2008), new wireless communication facilities over 65-feet in height in the SF-5 zoning district may be permitted with a Conditional Use.

The 52-acre Ripley site is north of the terminus of Seneca, just south of the Little Arkansas River, and north of I-235. This site is zoned SF-5, but was home to a power plant for decades. North of the river are SF-5 zoned single-family residences. South of the site is LI Limited Industrial ("LI") zoning, developed with a residence and an office/warehouse combination. Also south of the site is an SF-5 zoned technical college, and SF-5 residences built along a retired sand pit. East of the site, across the river, is an SF-5 zoned park and school. West of the site is a platted SF-5 residential subdivision (the South Harbor Addition). The eastern most lots in this addition, those nearest the Ripley site, are not yet built. The residences north of the site, across the river, are over 600 feet from the proposed tower, with significant vegetation buffering along the river. Residences south of the site are over 800 feet from the proposed tower. The park east of the site, across the river, is over 1,800 feet from the site, with significant vegetation buffering along the river. The residential lots west of the site are over 1,400 feet from the proposed tower.

The applicant's letter (see attached) states that the proposed facility is needed for a private radio system, for microwave radio, and for a data acquisition function. The tower will also accommodate other wireless functions in the future if necessary. Westar found this tower necessary, as the existing Westar East Central tower, and other towers in the area, do not accommodate necessary coverage, and/or will not meet structural requirements.

Art. IV Sec. IV-C.5.b. of the Unified Zoning Code (UZC) requires a setback equal to the height of the communication tower from abutting properties. The attached site plan demonstrate that the 300-foot tower meets compatibility setback requirements. The proposed tower and its associated communication frequencies and wattages must meet standards determined by the Federal Aviation Administration (FAA) not to pose a hazard to air navigation or interfere with other radio/communication frequencies. The applicant has not provided an analysis of airspace in the area, which must be provided to staff prior to building permits being issued. The applicant has stated that lighting will be provide for aircraft warning (an FAA requirement), including daytime white and nighttime red lighting. The proposed galvanized surface of the tower will blend into the sky more readily than a red or white paint, which meets the intent of the Design Guidelines of the Wireless Communication Master Plan. The proposed tower must allow co-location for three (3) other providers.

**CASE HISTORY:** The site is located on a portion of Government Lot 3 in the Northeast Quarter of Section 30, Township 26 South, Range 1 East of the 6<sup>th</sup> P.M.

**ADJACENT ZONING AND LAND USE:**

NORTH:	SF-5	Little Arkansas River, single-family residences
SOUTH:	LI, LC, SF-5	Warehousing and office, technical college, single-family residences
EAST:	SF-5	Little Arkansas River, park, school
WEST:	SF-5	Vacant single-family residential lots

**PUBLIC SERVICES:** The site has access to Seneca, classified as a local street at this location. Seneca is a paved two-lane street with a 70-foot right of way at this location.

**CONFORMANCE TO PLANS/POLICIES:** Per the amended Wireless Communication Facility Ordinance (adopted by the City Council on April 8, 2008), new wireless communication facilities over 65-feet in height in the SF-5 zoning district may be permitted with a Conditional Use.

The Wireless Communication Master Plan is an element of the Comprehensive Plan that outlines the guidelines for locating wireless communication facilities. The Location Guidelines of the Wireless Communication Master Plan requires a Conditional Use for new undisguised ground mounted facilities over 65-feet in height in the SF-5 zoning district; and requires compliance with the compatibility setback standards. The Design Guidelines of the Wireless Communication Master Plan indicate that new facilities should: preserve the pre-existing character of the area as much as possible; minimize height, mass, or proportion; minimize the silhouette; use colors, textures, and materials that blend in with the existing environment; be concealed or disguised as a flagpole, clock tower, or church steeple; be placed in areas where trees and/or buildings obscure some or all of the facility; be placed on walls or roofs of buildings; be screened through landscaping, walls, and/or fencing; and, be painted red and white instead of using strobe lighting. The site was a power plant for decades, and still retains an industrial character with smoke stacks, buildings, and cooling towers. The tower will have a galvanized surface, which will blend into the sky more readily than red or white paint. There are existing mature trees around the site, screening the site from surrounding residential uses.

The 2030 Functional Land Use Guide classifies the Ripley site as “Major Utility / Transportation.” It defines “Major Utility / Transportation” as encompassing utility and transportation facilities and includes a range of such uses as airports, landing strips, landfills, waste transfer stations, water treatment and sanitary sewer plant facilities.

**RECOMMENDATION:** Based upon these factors and the information available prior to the public hearings, planning staff recommends that the request be APPROVED subject to the following conditions:

- A. All requirements of Art. III Sec. III.D.6.g. of the Unified Zoning Code shall be met.
- B. 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 approval of the Conditional Use by the MAPC or governing body, as applicable.
- C. The support structure shall be a design that generally conforms to the approved elevation and that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.

- D. The support structure shall not exceed 300 feet in height and shall be designed and constructed to accommodate communication equipment for at least three (3) wireless service providers.
- E. The tower shall conform to FAA regulations in regards to analysis of airspace in the area, which includes conformation that the height of the tower is not a hazard to air navigation (including the need or not for lighting) and that the tower does not interfere with other radio/communication frequencies. The applicant shall submit a current copy of FAA approval to the MAPD and the Code Enforcement Office prior to the issuance of a building permit.
- F. The tower site located within the Ripley site shall be developed in general conformance with the approved site plan.
- G. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- H. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: This site is zoned SF-5, but was home to a power plant for decades. North of the river is SF-5 zoned single-family residences. South of the site is LI zoning, developed with a residence and an office/warehouse combination. Also south of the site is an SF-5 zoned technical college, and SF-5 residences built along a retired sand pit. East of the site, across the river, is an SF-5 zoned park and school. West of the site is a platted SF-5 residential subdivision (the South Harbor Addition).
2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned SF-5, was used as a power plant for decades, and is now used as a Westar training facility. The site is suitable for its continued use as a training facility. A Conditional Use may be granted to permit a wireless communication tower in the SF-5 zoning district; however, the facility should conform to the guidelines of the Wireless Communication Plan as much as possible. The Locational Guidelines of the Wireless Communication Master Plan recommends industrial areas as possible/preferred sites for towers. The proposed facility conforms to most of the plan's guidelines.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed tower and its lighting will be visible from some nearby residences. However, this site, with large smoke stacks and cooling towers, already had an industrial character. The site is well screened from all surrounding residences with existing vegetation. Likewise, proposed aircraft warning lighting is designed to have minimal visibility from ground level. Given the existing industrial nature of site, the proposed tower should have minimal affect on nearby property.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The 2030 Functional Land Use Guide classifies the Ripley site as “Major Utility / Transportation.” It defines “Major Utility / Transportation” as encompassing utility and transportation facilities and includes a range of such uses as airports, landing strips, landfills, waste transfer stations, water treatment and sanitary sewer plant facilities. The proposed wireless communication facility mostly conforms to the Design Guidelines of the Wireless Communication Master Plan. The site meets the UZC compatibility setback requirement from private property.
  
5. Impact of the proposed development on community facilities: FAA approval should ensure that the proposed tower is not a hazard to air navigation (including the need or not for lighting) and that the tower does not interfere with other radio/communication frequencies.