CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 18, 2010

Leslie & Venessz Albert
12822 W Central
Wichita, KS, 67235

T-Mobile Central, LLC
c/o George Wyrich
4533 Enterprise Drive
Oklahoma City, OK, 73128

Re: CON2010-00039: Sedgwick County Administrative Permit for a 120-foot high wireless communication facility on property zoned SF-20 Single-Family Residential ("SF-20"); generally located 1/2-mile north of Central and1/2-mile west of 119th Street West. (BoCC #3)

Legal Description: Generally described as a 50-foot (x) 50-foot portion of the east half of the southwest quarter in Section 13, Township 27, Range 2W in Sedgwick County.

Dear Sir:

We have reviewed your request for an Administrative Permit for a 120-foot monopole communication tower for use by T-Mobile Central, LLC on property zoned SF-20 Single-Family Residential ("SF-20"). Sec.III.D.6.g. (3) (d) of the Wichita-Sedgwick County Unified Zoning Code (UZC) states that new ground-mounted wireless communication facilities up to 120 feet in height in the SF-20 zoning district shall be approved by Administrative Permit if they conform to the Compatibility Height Standards of Art.IV, Sec.IV-C.5.b. of the UZC and the Location/Design Guidelines of the Wireless Communication Master Plan.

The Compatibility Height Standards require the proposed 120-foot tall monopole communication tower to be located no closer than 120 feet from the property line of property zoned TF-3 Two-Family Residential ("TF-3") or more restrictive. There is SF-5 Single-Family Residential ("SF-5") zoned properties located north and east of the proposed site; the SF-5 zoning district is more restrictive than TF-3 zoning district. Your consultant's letter ("Ferris Consulting," dated September 27, 2010) states the location of the proposed tower will meet the required 120-foot Compatibility Height Standards. Your site plans confirms the tower conforms to the120-foot Compatibility Height Standards.

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

1. The consultant's (Ferris Consulting) letter and your existing tower map reveal no towers within a mile of the proposed site. The information provided locates the nearest tower, an AT &T tower, 1-1/4 mile north of the site. You have stated (including the T-Mobile's RF Engineer's letter and coverage map) that the AT&T tower would not provide the coverage needed for T-Mobile customers, with the end result being the same for T-Mobile, the need for another tower. The AT & T tower was permitted as CU 544, a 90-foot tall monopole, with the ability to become a 120-foot tall monopole, approved December 16, 1999. All other towers, including those already being used by T-Mobile, are located 1-3/4-mile to 2-miles outside this site. The information provided does note that there is a church within a mile of the site with a steeple. The Wireless Plan (Sec. VI. A (1) b) encourages the use of existing structures if possible through modification or replacement; however the owner of the existing structure must agree to allow the structure to be used for housing communication antennas. You have stated that contact with the church revealed that the steeple was not constructed to house communication antennas and that the Church was not interested in reconstructing the temple.
2. The proposed wireless communication facility is located in the County on SF-20 zoned agricultural land, abutting northern and eastern SF-5 zoned land located within the Wichita City Limits. The SF-5 zoned land is developed as single-family residential subdivisions (built 2000 – 2003). The Wireless Plan (Sec. V. C) recognizes that as the number of users increase, the need for additional coverage and capacity means location of towers in close proximity or in residential areas will become more common. The balancing of market place demands with public expectations for an orderly and attractive environment is the point where the appropriateness of a wireless communication tower site can be contested. There have been no protests to the proposed site. Several of the towers (the T-Mobile and AT & T towers along Maize Road, between Maple and 13th Streets) shown on your "Existing Towers" map are located in as close proximity to single-family residential subdivisions as the proposed site.
3. The applicant needs to provide a current copy of FAA approval to the MAPD and the Sedgwick County Department of Code Enforcement prior to the issuance of a building permit.
4. The proposed and "generally" favored monopole type of wireless communication facility minimizes (as stated in the Wireless Plan) the silhouette of the facility by its use of materials and colors (flat grey finish) that minimize glare. For reduction of the tower's silhouette the Wireless Plan also prefers for antennas to be mounted flush to the support structure over triangular "top hat" antenna arrays. The Wireless Plan also recognizes that the typical top hat antenna has a greater range than flush mounted antennas and as such potentially reduces the number of towers to achieve the same coverage. Your letter states that the proposed monopole will not need lighting.
5. Although the area around the site is generally open field with single-family residential subdivisions, the proposed wireless communication facility is placed where existing trees obscures some of the facility from view. Solid screening and landscaping will also reduce the visibility of the base of the tower and the equipment around it.

Based on compliance with the Compatibility Height Standards of the Unified Zoning Code and with the Location/Design Guidelines of the Wireless Communication Master Plan, our signatures below indicate that an Administrative Permit for a 120-foot tall monopole wireless communication facility is hereby GRANTED for the above-referenced property, 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 plan and elevation drawing. Access onto the site and any parking areas on the site shall be on an improved all surface, with the intent being a minimum of gravel to keep mud off of Hickory Street a paved local residential street; Hickory

provides access to the site. Per the County's Service Drive Code, the proposed access easement must be 30 feet wide, with 20 feet of its width developed as road with an approved road surface. All improvements shall be completed before the facility becomes operational. Landscaping shall consist of Wintergreen Junipers (Juniperus chinensis), 4 per side on the outside of a 6-8 tall wooden fence, a minimum of 5-foot tall at the time of planting.

4. The 120-foot tall support structure shall be a monopole design and shall be silver or gray or a similar unobtrusive color with a matte finish to minimize glare. No lighting except for lighting needed for the maintenance of the equipment and what the FAA may require. No signs.
5. The 120-foot tall monopole tower shall be designed and constructed to accommodate communication equipment for at least two other wireless service providers.
6. The applicant shall obtain FAA approval regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures" for the proposed wireless communication facility and shall comply with all conditions of FAA approval, including any required lighting. The applicant shall submit a copy of FAA approval to the MAPD, the Sedgwick County Department of Code Enforcement, and the Director of Airports prior to the issuance of a building permit.
8. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
9. If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Permit, 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 Administrative Permit is null and void.

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

John Schlegel
Planning Director

Glen Wiltse
Director of Sedgwick County Department of Code Enforcement
(Zoning Administrator)

cc: Greg Ferris, PO Box 573, Wichita, KS, 67001
Mark Clark, Appraiser's Office, 538 N Main Street, Wichita, KS, 67203
John Oswald, Wichita Airports, Mail Stop 10
Glen Wiltse, Director of Sedgwick County Department of Code Enforcement, 1144 S Seneca Street, Wichita, KS, 67213
Commissioner Karl Peterjohn, Dist. #3, Third floor

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
10	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	MIN 2" CAL.

NOTE
IRRIGATION PROVIDED BY
WATER TRUCK

1"=20'

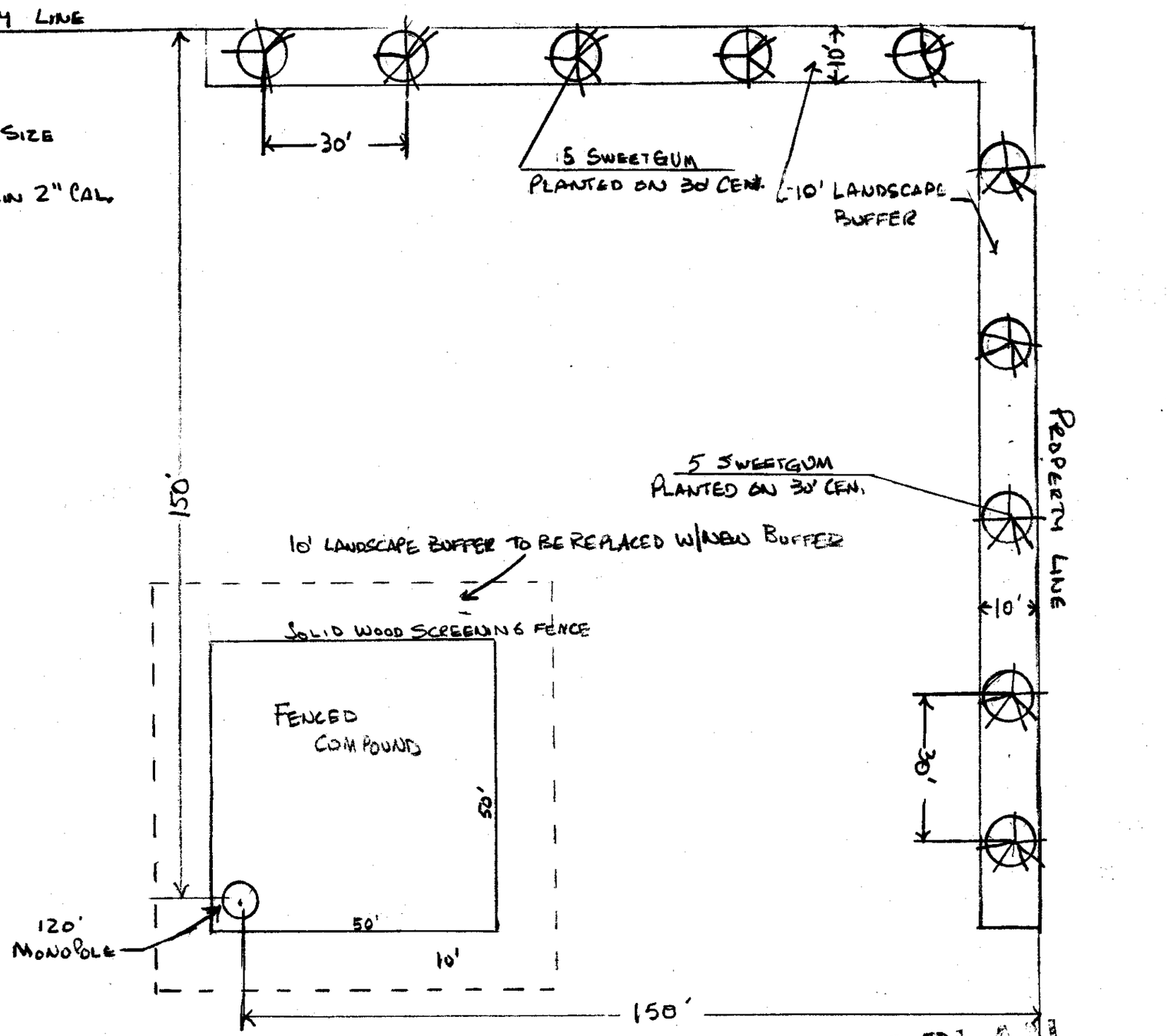
0 5 10 15 20

PART OF THE E/2 OF THE SW/4
OF SECTION 13 T27S-R2W
SEDGWICK COUNTY KS

LANDSCAPE PLAN

CON2010-00039

NOV 25, 2011



SITE PLAN

11-28-2011 BY Bill Longnecker