CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 16, 2012

Wichita Inn Suites, Inc.
c/o Doug Maryott
4011 Tara Circle
Wichita, KS, 67226-3336

Re: BZA2012-00029 – City Administrative Permit for a 40' x 40' wireless communication facility with a 120-foot tall self supporting galvanized steel, monopole cell phone tower on property zoned "C Limited Commercial ("LC").

Legal Description: Lot 2, New Western Addition, Wichita, Sedgwick County, Kansas (see attached legal); generally located on the south side of Kellogg Drive/US 54, midway between Oliver Avenue and Edgemoor Drive (5211 E. Kellogg Drive).

Mr. Maryott:

We have reviewed your request for an Administrative Permit for a wireless communication facility with a 120-foot tall self supporting galvanized steel, monopole, cell phone tower for use by AT&T on the LC Limited Commercial ("LC") zoned site; Lot 2, New Western Addition. Sec.VI.A.2. of the Wireless Communication Master Plan states that new ground-mounted wireless communication facilities up to 120 feet in height in the LC zoning district may be approved by Administrative Permit if they conform to: the Compatibility Height Standards of Section IV-C.5.b. of the Wichita-Sedgwick County Unified Zoning Code (UZC), and; the Location/Design Guidelines of the Wireless Communication Master Plan, and; are designated on the "Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map" on zoning lots located within the City of Wichita.

You have stated that the facility is needed for linking wireless coverage along the Kellogg/US 54 corridor and improving the coverage in the surrounding neighborhoods to the north and south. You have stated that the nearest ground mounted tower is located approximately 2.2-miles east of the proposed site, thus the tower is a new use introduced to the area.

You propose a 120 feet tall tower on the LC zoned lot, which is the maximum height for the LC zoning district. The Compatibility Height Standards require the proposed 120-foot tall tower be located no closer than 120 feet from the lot line of property zoned TF-3 Two-Family Residential ("TF-3") or more restrictive. The proposed 120-foot tall tower would be located over 350 feet from the nearest property zoned TF-3 or more restrictive; therefore, we find that the request conforms to the Compatibility Height Standards.

In addressing the Location/Design Guidelines of the Wireless Communication Master Plan you have commented on other potential sites in the immediate area. The closest tower (a 147' tall monopole) is located approximately

2.22-miles east of the site and would not provide the desired coverage. Other co-location possibilities in the area that you have noted are confined to four roof top facilities located within 1.50-miles of the site. You have stated these roof top facilities, including the height of the buildings, range from 120-150 feet tall. The two closest roof top facilities are located approximately ¾-mile or less southwest of the site, off of the Lincoln Street and Oliver Avenue intersection. You comment that the existing structures in the area do not meet your coverage needs, that the roof top facilities would have to be taller and that the modification would severely stress the underlying roofs. Your site plan shows the proposed facility to be shielded by the existing 4-story motel on the north and west side and a 10' tall stucco wall (matching the wall material of the motel) and landscaping along the site's south and east sides. Existing trees along the east abutting drainage channel offer additional buffering. You propose the monopole to be a light or powder grey, which is the preferred color.

Your site is shown as one designated on the "Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map" on zoning lots located within the City of Wichita. The site is located within Airport Overlay District C and you have provided the FAA Notice Criteria Tool for towers in regards to height and radio frequency, which per that criteria, you have stated (per the FAA Notice Criteria Tool) that the proposed tower does not exceed that criteria.

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

1. The proposed 40' x 40' wireless communication facility with a 120-foot tall self supporting galvanized steel, monopole cell phone tower on LC Limited Commercial ("LC") zoned Lot 2, New Western Addition, does not exceed the maximum height of 120 feet for the LC zoning district.
2. The proposed 120-foot tall tower conforms to the Compatibility Height Standards
3. 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 feasible opportunity to rebuild or modify existing structures in order to meet the applicant's communication needs.
4. The site is shown as one designated on the "Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map" on zoning lots located within the City of Wichita.
5. Per the FAA Notice Criteria Tool for towers in regards to height and radio frequency, which per that criteria, you have stated (per the FAA Notice Criteria Tool) the proposed tower does not exceed that criteria.

Based on the compliance the Compatibility Height Standards of the Unified Zoning Code and compliance with the Location/Design Guidelines of the Wireless Communication Master Plan, our signatures below indicate that an Administrative Permit for a 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 40' x 40' wireless communication facility with a 120-foot tall self supporting galvanized steel, monopole cell phone tower shall be developed in general conformance with the approved site plan, landscape plan and elevation drawing. The site shall be located on the LC zoned Lot 2, New Western Addition, as described in the attached legal description and the approved site plan. All improvements shall be completed before the facility becomes operational.
4. The 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.

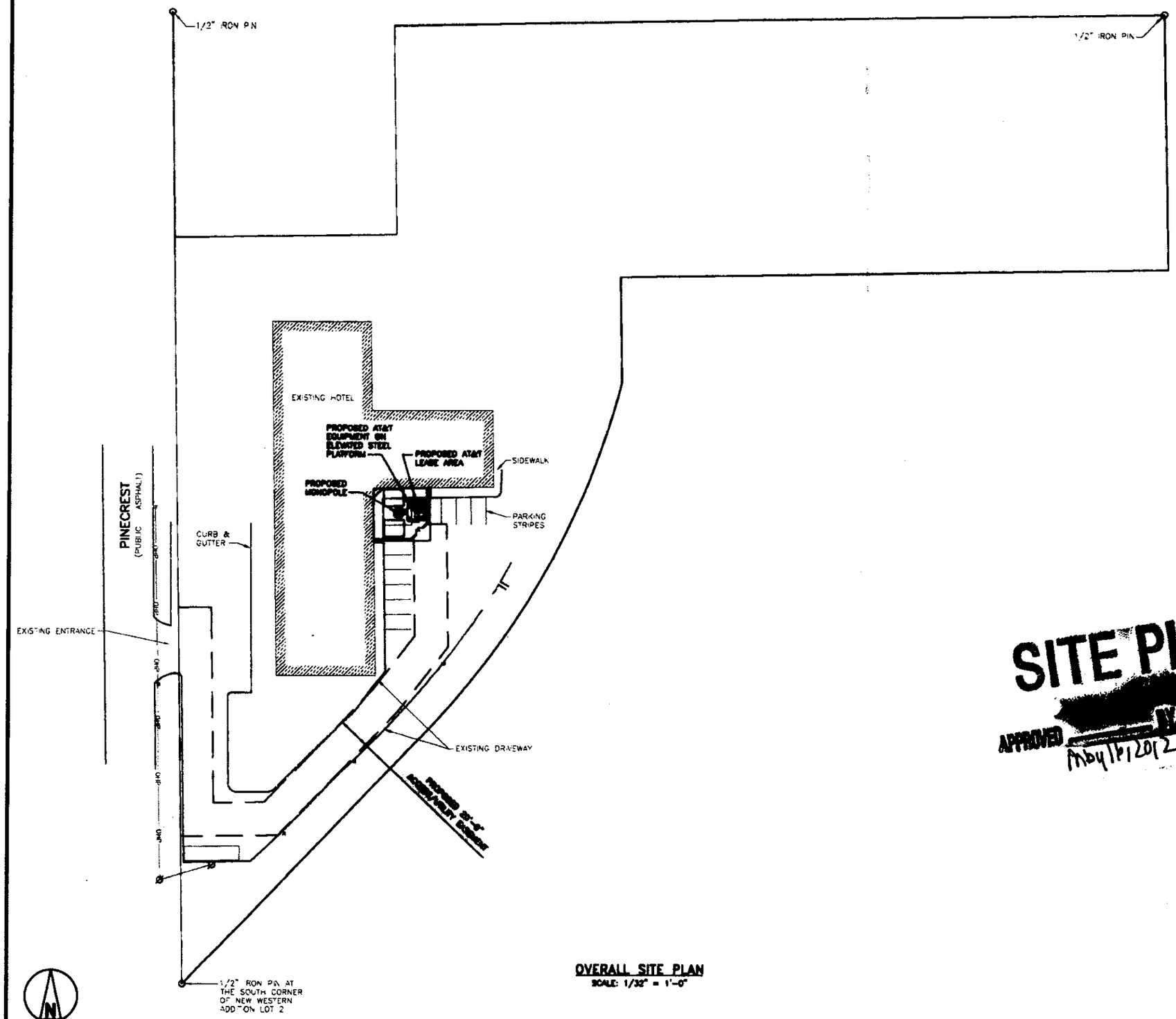
5. The facility shall be 120 feet in height and shall be designed and constructed to accommodate communication equipment for at least three wireless service providers.
6. The applicant shall submit a copy of FAA approval to the Office of Central Inspection prior to the issuance of a building permit.
7. The applicant shall obtain a Permit Exemption for Area C of the Airport Hazard Zoning Ordinance 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 L. Schlegel
Planning Director

Rick Stubbs
Superintendent of Central Inspection

cc: Councilman James Clendenin, District III
Janet Johnson, NA District III
Black & Veatch Corp., c/o Angelina Weller, 15450 S. Outer Forty Drive, Suite 200, Chesterfield, MO, 63017
Mark Clark, Appraiser's Office
John Oswald, Wichita Airports
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection



OVERALL SITE PLAN
SCALE: 1/32" = 1'-0"

SITE PLAN

APPROVED
May 1, 2012

at&t

7801 FARLEY
OVERLAND PARK, KS 66204

BLACK & VEATCH

10850 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:	168986
DRAWN BY:	JDR
CHECKED BY:	JJH

REV	DATE	DESCRIPTION
0	05/02/11	ISSUED FOR CONSTRUCTION
B	04/15/11	AFDS VER 5
A	04/27/11	ISSUED FOR REVIEW

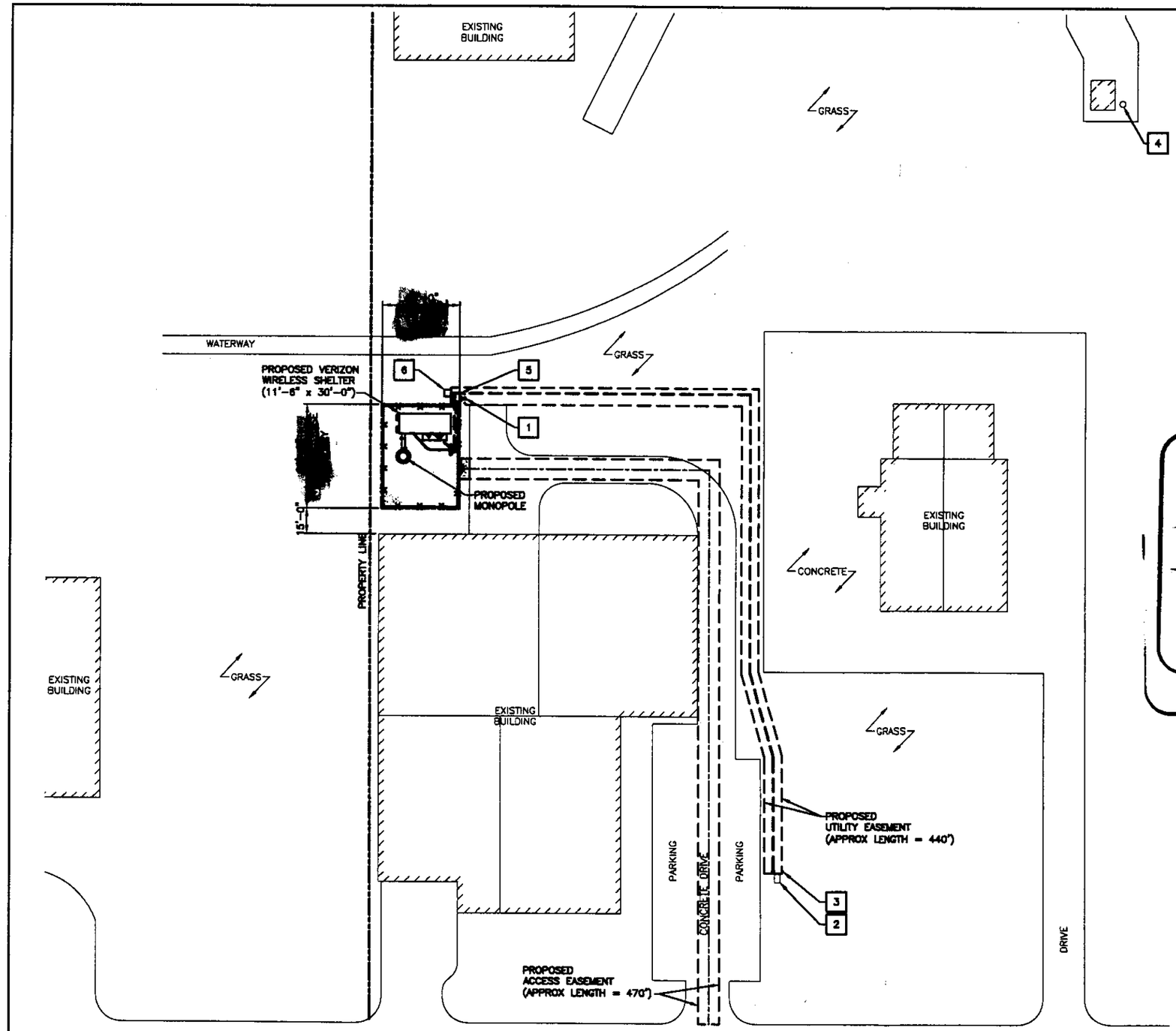
P. H. DOYLE
LICENSED
14805
KANSAS
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

KS4787
COLLEGE HILL
5211 E KELLOGG ST
WICHITA, KS 67218
NSB – MONOPOLE

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1



NOTES:

1. 4" PVC FOR TELCO. STUB OUT 2'-0" BEYOND FENCE, CAP & STAKE. (CONTRACTOR SHALL FIELD VERIFY & COORDINATE CONNECTION POINT WITH LOCAL UTILITY)
2. EXISTING UTILITY TRANSFORMER. INSTALL 3" PVC FOR POWER TO PROPOSED UTILITY TRANSFORMER AT SITE. (APPROX LENGTH = 460') (CONTRACTOR SHALL FIELD VERIFY & COORDINATE CONNECTION POINT WITH LOCAL UTILITY)
3. EXISTING TELCO PEDESTAL
4. [redacted]
5. OPTIONAL PRE-CONSTRUCTION SITE TELCO RACK
6. PROPOSED PAD MOUNTED TRANSFORMER (BY UTILITY COMPANY)

LEASE AREA: 2,700 SQUARE FEET

N

KANSAS ONE-CALL SYSTEMS, INC.

CALL BEFORE YOU DIG - DRILL - BLAST
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(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 1

APPROVED
Date: Bill Longnecker
Date: June 4, 2013

verizon wireless
10740 NALL AVE., SUITE 400
OVERLAND PARK, KS 66211
PHONE: (913) 344-2800

SSC
9225 Indian Creek Pkwy, Suite 400
Overland Park, Kansas 66210
Phone: 913-438-7700 Fax: 913-438-7777

PRELIMINARY DRAWINGS: NOT TO BE USED FOR CONSTRUCTION

STATE OF KANSAS
CERTIFICATE OF AUTHORIZATION #E-871
RESPONSIBLE ENGINEERS:

MLO MICHAEL L. OWENS	19917	STRUCTURAL/CIVIL
KV KEVIN VANMAELE	22105	STRUCTURAL
SOK SHELTON D. KEISLING	13664	ELECTRICAL
TMS TERRANCE M. SUPER	9259	ELECTRICAL

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DESIGNER:	R.K. TETER
LEAD EE:	T.M. SUPER
LEAD CE/SE:	M.L. OWENS

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	02/22/12	ISSUED FOR ZONING	RKT

SITE NAME
WICC
JOHNSON CONTROLS

SITE NUMBER
254789

SITE ADDRESS
9020 EAST 35TH STREET NORTH
WICHITA, KANSAS
67226

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A01