



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

December 13, 2012

Sedgwick County  
c/o Rob Lawrence  
538 N Main  
Wichita, KS, 67203

**REFERENCE: CON2012-00047** – County Conditional Use for a wireless communication facility on RR Rural Residential zoned property, generally located east of K-42 - 183rd Street West, on the north side of 71st Street South.

Legal Description: Lot 1, Block A, Sedgwick County Clonmel Yard Addition to Sedgwick County, Kansas

Dear Applicant:

At its regular meeting on **December 6, 2012**, 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 of the attached Resolution. Because there were no valid appeals or protest petitions filed opposing this action by **December 20, 2012**, the action of the MAPC will be considered final.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Longnecker'.

Bill Longnecker  
Senior Planner

Copies to: Bob Parnacott, County Attorney, e-mail  
Karl Peterjohn, BoCC #3, e-mail  
Black & Veatch Corp, c/o Laurie Hatfield, 10950 Grandview Dr., Overland Park  
KS, 66201  
Kelly Dixon, County Code Enforcement, e-mail  
Jim Weber County Public Works, e-mail

**CONDITIONAL USE RESOLUTION NO. CON2012-00047**

**WHEREAS**, Sedgwick County, c/o the Sedgwick County Board of County Commissioners (owner); 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 “Wireless Communication Facility”, on approximately a 100’ (x) 100’ site located within approximately 15-acres zoned Rural Residential (“RR”), described as:

Lot 1, Block A, Sedgwick County Clonmel Yard Addition, Sedgwick County, Kansas; generally located east of K-42 Highway - 183rd Street West on the north side of 71st Street South.

**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 December 6, 2012, 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 Conditional Use for a “Wireless Communication Facility”, on approximately a 100’ (x) 100’ site located within approximately 15-acres zoned Rural Residential (“RR”), described as:

Lot 1, Block A, Sedgwick County Clonmel Yard Addition, Sedgwick County, Kansas; generally located east of K-42 Highway - 183rd Street West on the north side of 71st Street South.

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. Waive the compatibility setback requirement.
- 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 300-foot tall self supporting lattice design that generally conforms to the approved site elevation and that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- D. The 300-foot tall support structure shall be designed to allow structural modifications that would accommodate communication equipment for at least three (3) wireless service providers, per Sec. VI-A.7 of the Wireless Communication Master Plan.
- 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 14.97-acre Lot 1, Block A, Sedgwick County Clonmell Yard shall be developed in general conformance with the approved site and landscape plan. These plans must show the type and size of fencing around the site, parking, all light poles, lights, power poles,

cabinets, equipment or buildings within the fenced in site or in the immediate area if it is to be used by the site. The plan must identify existing and/or proposed trees and shrubs, give their total numbers and their general size. All improvements and construction of the facility/tower shall be completed within a year and before the facility becomes operational.

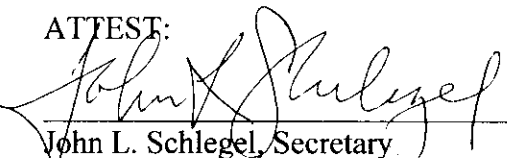
- G. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- H. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies 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 6<sup>th</sup> day of December 2018.

METROPOLITAN AREA PLANNING COMMISSION

  
\_\_\_\_\_  
David Dennis, Chair MAPC

ATTEST:

  
\_\_\_\_\_  
John L. Schlegel, Secretary



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

December 13, 2012

Sedgwick County  
c/o Rob Lawrence  
538 N Main  
Wichita, KS, 67203

**REFERENCE: CON2012-00047** – County Conditional Use for a wireless communication facility on RR Rural Residential zoned property, generally located east of K-42 - 183rd Street West, on the north side of 71st Street South.

Legal Description: Lot 1, Block A, Sedgwick County Clonmel Yard Addition to Sedgwick County, Kansas

Dear Applicant:

At its regular meeting on **December 6, 2012**, 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 following conditions:

- A. All requirements of Art. III Sec. III.D.6.g. of the Unified Zoning Code shall be met. Waive the compatibility setback requirement.
- 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 300-foot tall self supporting lattice design that generally conforms to the approved site elevation and that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- D. The 300-foot tall support structure shall be designed to allow structural modifications that would accommodate communication equipment for at least three (3) wireless service providers, per Sec.VI-A.7 of the Wireless Communication Master Plan.
- 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

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)

**REFERENCE: CON2012-00033** – County Conditional Use for a wireless communication facility on RR Rural Residential (“RR”) zoned property; generally located east of K-42 – 183<sup>rd</sup> Street West, on the north side of 71<sup>st</sup> Street South.

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December 13, 2012

- approval to the MAPD and the Code Enforcement Office prior to the issuance of a building permit.
- F. The tower site located within the 14.97-acre Lot 1, Block A, Sedgwick County Clonmell Yard shall be developed in general conformance with the approved site and landscape plan. These plans must show the type and size of fencing around the site, parking, all light poles, lights, power poles, cabinets, equipment or buildings within the fenced in site or in the immediate area if it is to be used by the site. The plan must identify existing and/or proposed trees and shrubs, give their total numbers and their general size. All improvements and construction of the facility/tower shall be completed within a year and before the facility becomes operational.
  - 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.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a “valid” petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 1,000 feet of the property for which the application was filed, and must be submitted to the County Clerk within 14 days of the conclusion of the MAPC hearing, by **December 20, 2012, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 1,000 feet of the perimeter of the application area, unless the County Commission overrides such a protest and approves the application by a vote of 4 of its members.

If there are no valid appeals or protest petitions filed opposing this action by **December 20, 2012**, the action of the MAPC will be considered final. If appeals or protest petitions are filed, your application will be forwarded to the County Commission meeting for review and final action at a date to be announced.

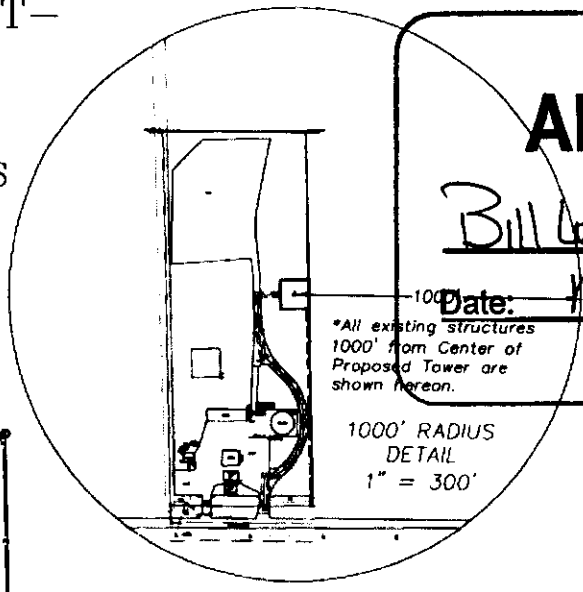
This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,  
  
Bill Longnecker  
Senior Planner

**SEDGWICK COUNTY RADIO PROJECT-  
CLONMEL SURVEY**  
PART OF LOT 1, BLOCK A,  
SEDGWICK COUNTY CLONMELL YARD,  
AN ADDITION TO SEDGWICK COUNTY, KANSAS

**APPROVED**

Bill Longnecker  
Date: March 22, 2013



**LEGEND**

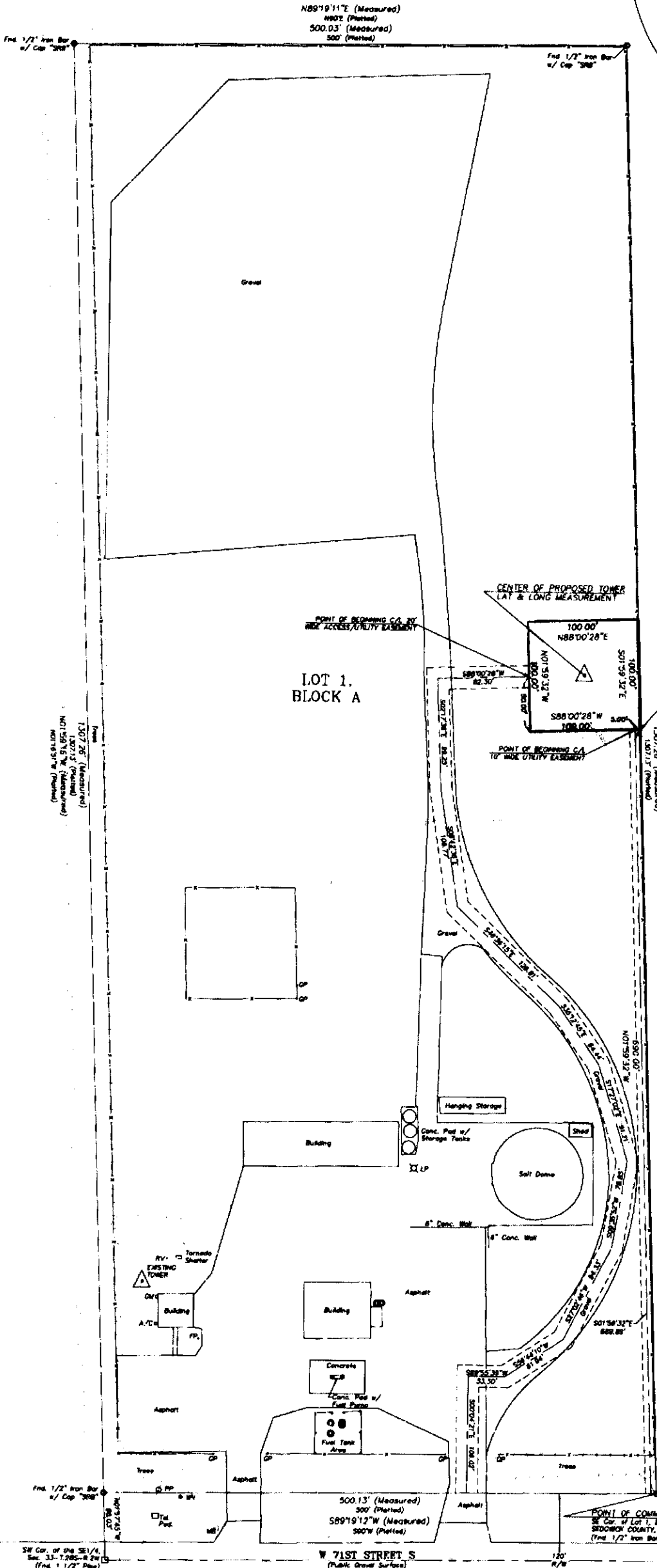
POWER POLE	⊙ PP
LIGHT POLES	⊙ LP
TELEPHONE PEDESTAL	⊙ TP
ANCHOR	⊙ AN
GAS METER	⊙ GM
WATER VALVE	⊙ WV
MAIL BOX	⊙ MB
AC UNIT	⊙ A/C
GATE POST	⊙ GP
GUARD POST	⊙ GP
FLAG POLE	⊙ FP
SECTION CORNER	⊙ SC
PROPERTY CORNER	⊙ PC
ROOF VENT	⊙ RV
FUEL TANK	⊙ FT
TOWER POINT	⊙ TP
TREE LINE	—
FENCE	—
OVERHEAD POWER LINE	—

A current Title Commitment had not been provided by the owners as of the date of issuance of this Plat of Survey. This company has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

**Notes:**  
Bearings shown hereon are based on Kansas State Plane Coordinate System of 1983 (NAD 83).  
Coordinates were derived using GPS Static Survey methods and post processed data with Magellan/Ashtech receivers and "Locus System" processor software.  
Set 1/2" iron bar at Lease corners unless otherwise noted.

The purpose of this survey is to establish and describe a Lease Parcel and associated easements. This is not a boundary survey of the Parent Parcel.

The utilities as shown on this drawing were developed from the information available (existing utility maps, aboveground observations and/or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractor's responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.



**PROPOSED CELL TOWER DATA**  
Center of Tower  
Lat 37°33'53.648" North  
Long 97°32'29.740" West  
Ground Elevation = 1391ft

**PROPERTY DESCRIPTION: LEASE AREA, ACCESS/UTILITY EASEMENT, AND UTILITY EASEMENT**

A 100 foot by 100 foot Lease Area, a 20 foot wide Access/Utility Easement, and a 10 foot wide Utility Easement, situated in Lot 1, Block A, SEDGWICK COUNTY CLONMELL YARD, more particularly described as follows:

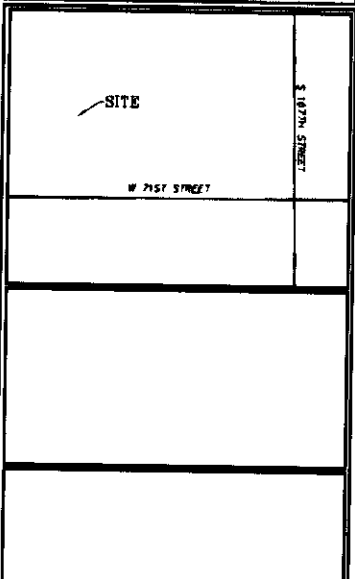
COMMENCING at the Southeast Corner of said Lot 1 (Fnd 1/2" Iron Bar w/Cap "SRB"); thence along the East line of said Lot, North 01°59'32" West, a distance of 690.00 feet to the POINT OF BEGINNING of said Lease Area; thence leaving said East line, South 88°00'28" West, a distance of 100.00 feet; thence North 01°59'32" West, a distance of 100.00 feet; thence North 01°59'32" West, a distance of 100.00 feet to the East line of said Lot 1; thence along said East line, South 01°59'32" East, a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,000 square feet.

A 20 foot wide Access/Utility Easement, lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Southeast Corner of said Lot 1 (Fnd 1/2" Iron Bar w/Cap "SRB"); thence along the East line of said Lot, North 01°59'32" West, a distance of 690.00 feet to the POINT OF BEGINNING of said Lease Area; thence leaving said East line, South 88°00'28" West, a distance of 100.00 feet; thence North 01°59'32" West, a distance of 50.00 feet to the POINT OF BEGINNING of said centerline; thence South 88°00'28" West, a distance of 82.30 feet; thence South 02°17'36" East, a distance of 99.25 feet; thence South 08°42'36" East, a distance of 108.77 feet; thence South 48°36'15" East, a distance of 126.81 feet; thence South 35°12'45" East, a distance of 64.44 feet; thence South 17°27'02" East, a distance of 91.21 feet; thence South 09°35'52" West, a distance of 78.85 feet; thence South 27°02'46" West, a distance of 94.33 feet; thence South 56°44'10" West, a distance of 81.94 feet; thence South 89°35'39" West, a distance of 33.50 feet; thence South 00°04'21" East, a distance of 106.02 feet to the South line of said Lot 1 and the POINT OF TERMINATION.

AND a 10 foot wide Utility Easement, lying 5.00 feet on each side of the following described centerline:

COMMENCING at the Southeast Corner of said Lot 1 (Fnd 1/2" Iron Bar w/Cap "SRB"); thence along the East line of said Lot, North 01°59'32" West, a distance of 690.00 feet to the POINT OF BEGINNING of said Lease Area; thence leaving said East line, South 88°00'28" West, a distance of 5.00 feet to the POINT OF BEGINNING of said centerline; thence South 01°59'32" East, a distance of 689.89 feet to the South line of said Lot 1 and the POINT OF TERMINATION.

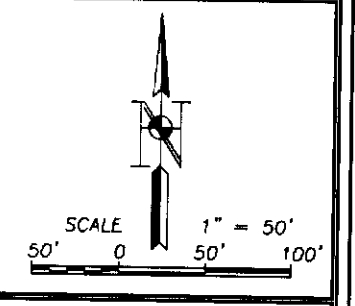


**LOVELACE & ASSOCIATES**  
Land Surveying - Land Planning  
Telecommunications Surveys  
929 SE 3rd Street, Suite 101, Summit, Missouri 64083  
Phone: (816) 347-9997 Fax: (816) 347-9979

**SURVEY COORDINATED BY:**  
LOVELACE AND ASSOCIATES, LLC  
P.O. BOX 68,  
LEE'S SUMMIT, MO 64063  
TELEPHONE: 816-347-9997  
FAX: 816-347-9979

**SURVEY PROVIDED BY:**  
LOVELACE AND ASSOCIATES, LLC  
P.O. BOX 68,  
LEE'S SUMMIT, MO 64063  
TELEPHONE: 816-347-9997  
FAX: 816-347-9979

**SURVEY PROVIDED FOR:**  
BLACK & VEATCH CORPORATION  
10950 GRANDVIEW DR.,  
OVERLAND PARK, KS 66211  
TELEPHONE: 913-458-4869



**FLOOD NOTE:**  
According to my interpretation of Community Panel No. 20173C0475E of the Flood Insurance Rate Map for Sedgwick County, Kansas, dated 02-02-2007, the subject property is in Flood Zone "X", i.e. "areas determined to be Outside 500 year flood plain".



**SITE NAME:** SEDGWICK COUNTY RADIO PROJECT-CLONMEL SURVEY  
**SITE LOCATION:** 17500 W 71ST ST S, SEDGWICK COUNTY, KS  
**LA PROJECT NO.:** 12379  
**DRAWN BY:** A.C.I.  
**CHECKED BY:** J.B.L.  
**DATE:** 08-16-12  
**FIELDWORK DATE:** 08-15-12  
**SHEET NUMBER:** 1 OF 1

**CERTIFICATION:**  
I HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND OF THE LEASE AREA, LEASE ACCESS EASEMENT, AND LEASE UTILITY EASEMENT DESCRIBED HEREIN, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS OVER SAID LEASE, PROJECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JEFFREY B. LOVELACE KS-LS1326  
DATE:

**NOTE:**  
1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

**CASSIDIAN**

1301 WEST  
PRESIDENT GEORGE BUSH HIGHWAY  
SUITE 150  
RICHARDSON, TX 75080



**BLACK & VEATCH**

10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

PROJECT NO: 177397

DRAWN BY: AR

CHECKED BY: WEB

REV	DATE	DESCRIPTION
A	08/12/12	ISSUED FOR REVIEW

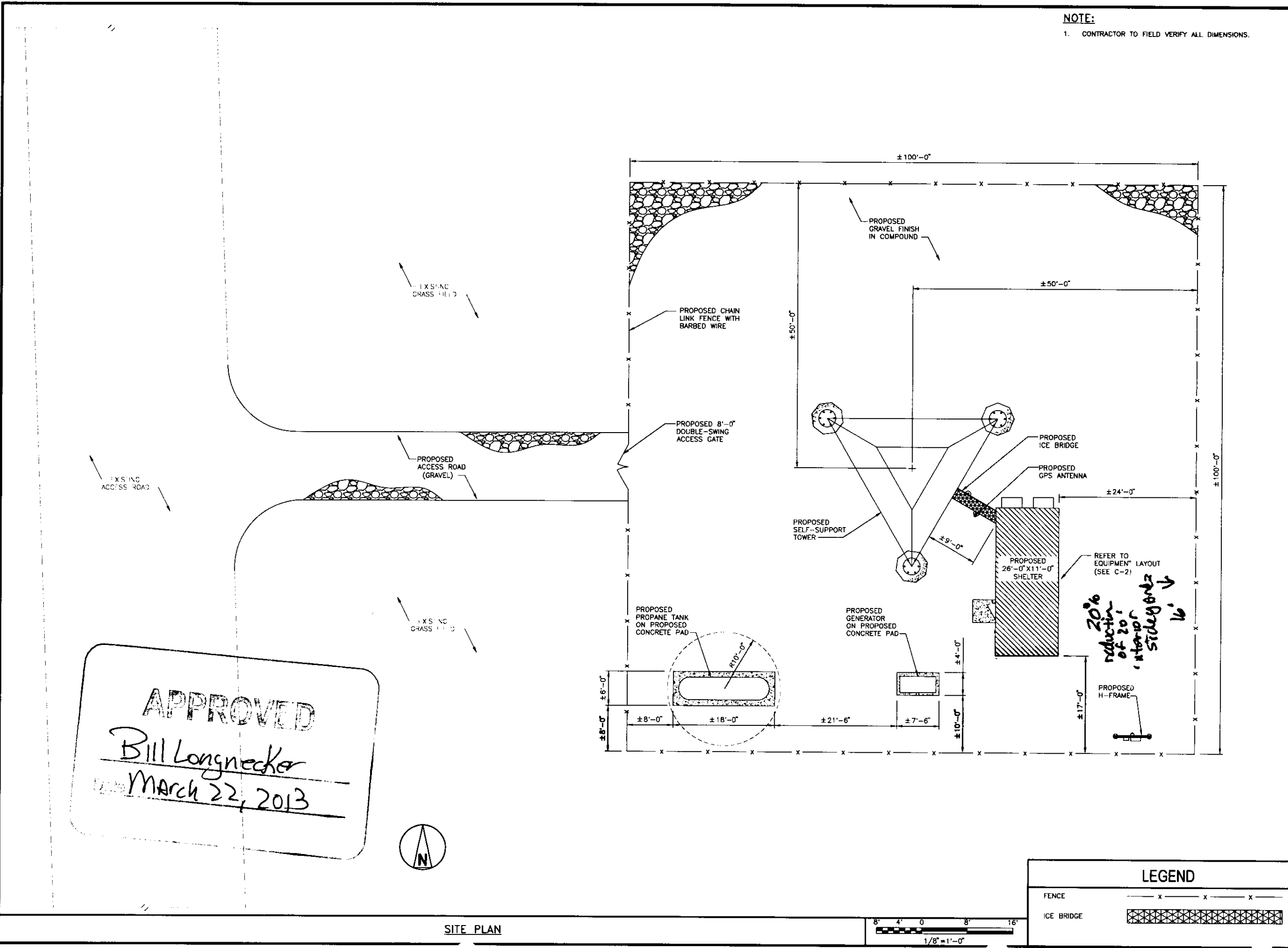
**NOT TO BE USED FOR CONSTRUCTION**

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.

**CLONMEL**  
17500 W. 71TH ST. S.  
VIOLA, KS 67149

SHEET TITLE  
**SITE PLAN**

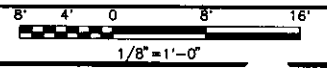
SHEET NUMBER  
**C-1**



**APPROVED**  
*Bill Longnecker*  
*MARCH 22, 2013*



**SITE PLAN**



**LEGEND**

FENCE	— x — x — x —
ICE BRIDGE	