1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed expanded and reconfigured site plan/equipment compound should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity, as it is located well behind and away from any vehicular and pedestrian circulation in the vicinity.

2) Impact on existing uses in surrounding areas: There should be no negative impact on the existing uses in surrounding areas as a result of the proposed adjustment. The proposed 29-foot x 23-foot addition to the equipment compound and the 25% increase in the height of the monopole is needed for the additional antenna panel for AT&T. The proposed 25% increase in the height of the monopole for the additional antenna panel meets the co-location standards of the Wireless Master Plan, which is intended to reduce the number of towers in the Wichita-Sedgwick County community, while providing the community with its service needs.

3) Compatibility with existing or permitted uses on abutting sites: CON2006-00044, a Conditional Use for a wireless communication facility was found to be compatible with the area's character, which was described as having a variety of industrial uses at the arterial intersection and having sufficient buffers in setbacks and vegetation between the 85-foot tower and the nearby residential areas. The proposed expansion of the site/equipment compound by another 29-foot x 23-foot and the tower to 106 feet does greatly increase its presence.

4) Effect on public health, safety or welfare: There should be no 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 Adjustment for a 29-foot x 23-foot addition to the equipment compound and the 25% increase in the height of the monopole is needed for the additional antenna panel for AT&T on the aforementioned property is hereby GRANTED, subject to the following conditions:

(1) All conditions of CON2006-00044 will remain, with the exception of allowing a 29-foot x 23-foot addition to the equipment compound and the 25% increase in the height of the monopole from 85 feet to 106 feet to allow the additional antenna panel.
(2) The applicant shall obtain all permits, reviews and inspections necessary for the above noted changes to CON2006-00044.
(3) All requirements of Section III.D.6.g. of the Unified Zoning Code shall remain in effect.
(4) The site shall be developed in general conformance with the approved site plans and elevation drawings. All improvements shall be completed before the facility becomes operational.
(5) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.

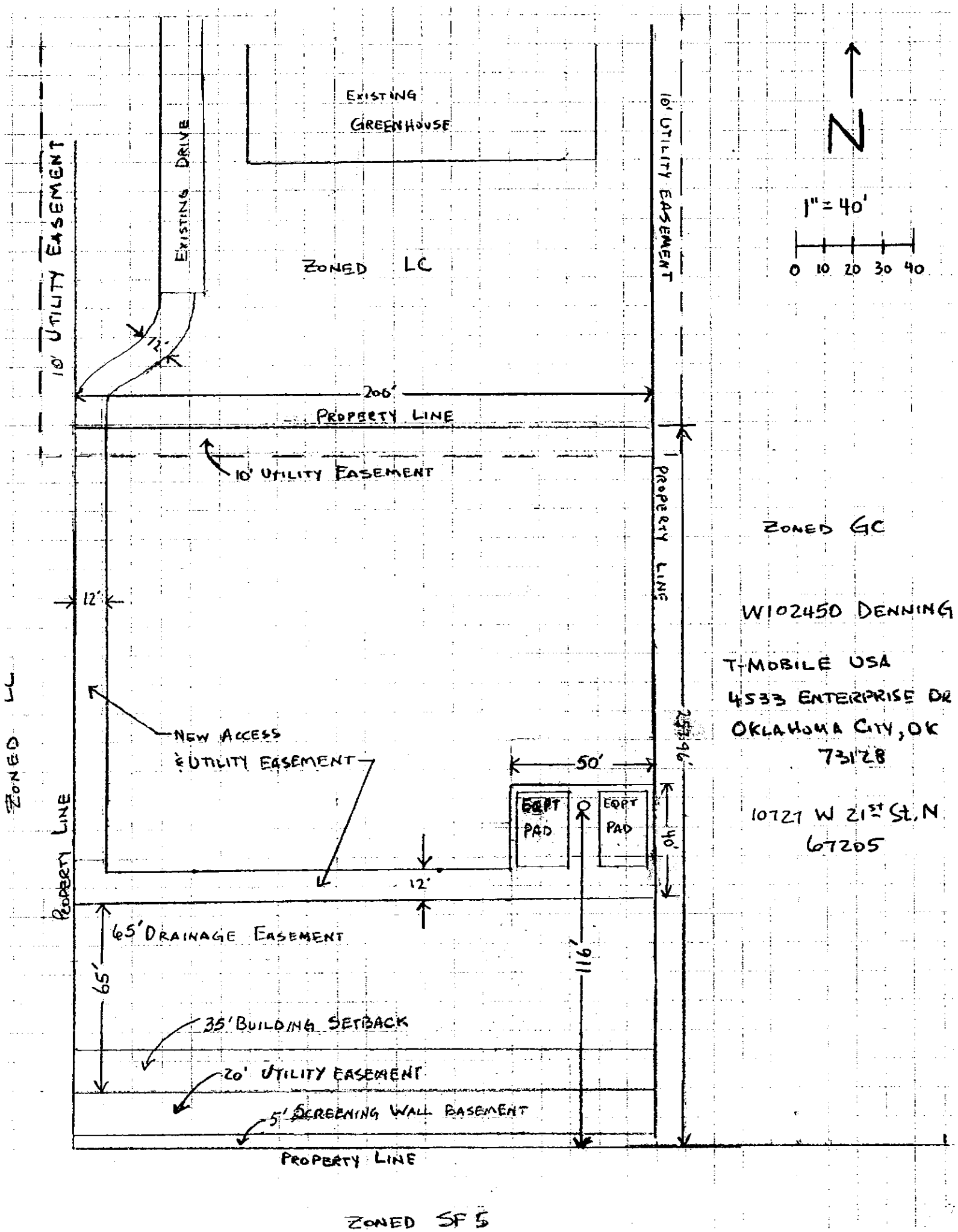
(6) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Administrative Permit is null and void.

The zoning adjustment sign may now be removed from the property.

John L. Schlegel
Planning Director

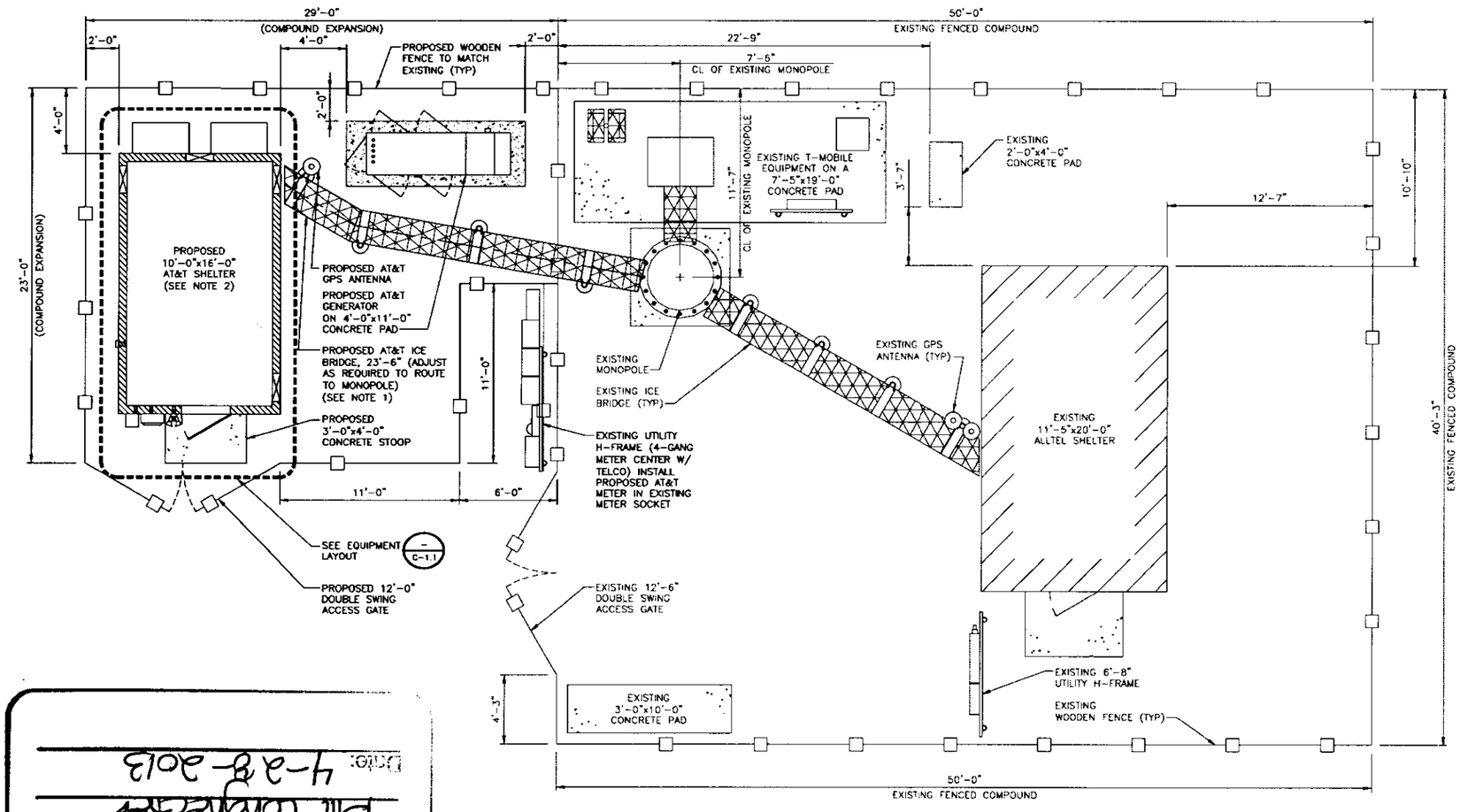
Tom Stolz, Director, MABCD
Zoning Administrator

cc: SSG, Inc., c/o Justin Anderson, 9900 W 109th Street, St 300, Overland Park, KS, 66210
Paul Hays, Sr. Plans Examiner, MABCD


EXISTING GREENHOUSE
EXISTING DRIVE
10' UTILITY EASEMENT
ZONED LC
12'
206'
PROPERTY LINE
10' UTILITY EASEMENT
10' UTILITY EASEMENT
PROPERTY LINE
N
1" = 40'
0 10 20 30 40
ZONED GC
W102450 DENNING
T-MOBILE USA
4533 ENTERPRISE DR
OKLAHOMA CITY, OK
73128
10721 W 21ST ST, N
67205
12'
NEW ACCESS & UTILITY EASEMENT
50'
EQPT PAD
EQPT PAD
40'
253.96'
12'
PROPERTY LINE
65' DRAINAGE EASEMENT
65'
119'
35' BUILDING SETBACK
20' UTILITY EASEMENT
5' SCREENING WALL EASEMENT
PROPERTY LINE
ZONED LC
ZONED SF 5

NOTES:

1. MAXIMUM DISTANCE OF 6" GAP SHALL EXIST BETWEEN ICE BRIDGE AND ADJACENT STRUCTURE WHEN INSTALLING THE ICE BRIDGE.
2. SHELTER SHALL BE SET PER MANUFACTURER'S SPECIFICATIONS. SEE MANUFACTURER DRAWINGS FOR LIFTING, STORAGE AND TRANSPORTATION DIAGRAM.



APPROVED
Bill Longacre
Date: 4-28-2013

LEGEND

FENCE	x x x
LEASE AREA	
ICE BRIDGE	
OVERHEAD POWER	OHP OHP OHP
UNDERGROUND POWER	UGP UGP UGP
OVERHEAD UTILITIES	OHU OHU OHU
UNDERGROUND TELCO	UGT UGT UGT

N

4' 2' 0 4' 8'
1/4"=1'-0"

SITE PLAN

at&t
7801 FARLEY
OVERLAND PARK, KS 66204

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

PROJECT NO:	122041
DRAWN BY:	MAB
CHECKED BY:	GJS

REV	DATE	DESCRIPTION
0	2/19/13	ISSUED FOR CONSTRUCTION

P.H. DOYLE LICENSED 14805 02/20/13 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.

MAIZE & 13TH
KS4338
10709 WEST 21ST ST. NORTH
WICHITA, KS 67212
NSB

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 10, 2013

James & Rebecca Denning
10707 W 21st Street North
Wichita, KS, 67205

CON2013-00010 – City request for an Administrative Adjustment to CON2006-44, to allow an expansion of the LC Limited Commercial ("LC") zoned wireless communication site, generally located on the south side of 21st Street North and west of Maize Road (10709 W 21st Street North, CUP DP-184).

Legal: See attached site plan

Dear Sir:

We have reviewed your request for an Administrative Adjustment to the site plan of CON2006-44, which will reconfigure the existing 50-foot x 40-foot equipment compound by adding another 29-foot x 23-foot to the equipment compound to allow more on ground equipment to accommodate an additional antenna panel for AT&T.

Your application also shows the monopole to increase 25% in height from 85 feet to 106 feet. The Wireless Master Plan, Sec.VI.A.1.c., allows; "Modification and/or replacement of wireless communication facilities, including cumulative height extension of up to 25% above the original structure height that comply with the compatibility height standards of the Unified Zoning Code ("UZC"). CON2006-00044's site plan showed the 85-foot tall tower to be 116 feet from the abutting SF-5 Single-Family Residential ("SF") zoned property. The monopole's proposed extension to 106 feet still conforms to the UZC's compatibility height standards; UZC Art IV, Sec IV-C.5

Art. V, Sec. V-D.14 of the UZC states that the Planning Director, with the concurrence of the Zoning Administrator, may approve minor adjustments to approved Conditional Use site plans or conditions of approval, unless finding that the proposed development would have one or more of the negative impacts stated in Sec. V-I.6, as set out below: