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

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Greg Ferris, P.O. Box 573, Wichita, KS 67201
George Wyrick, T-Mobile Wireless, P.O. Box 573, Wichita, KS 67201
Mark Clark, Appraiser's Office
John Oswald, Wichita Airports
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J.R. Cox, Office of Central Inspection

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

July 13, 2005

Janyce L. Putnam, Trustee
14149 Pinnacle Drive
Wichita, KS 67230

Vera J Casado
236 South Topeka
Wichita, KS 67202

T-Mobile Wireless
Attention: George Wyrick
4533 Enterprise Dr.
Oklahoma City, OK 73128

Greg Ferris
P.O. Box 573
Wichita, KS 67201

Re: BZA2005-00035 – Administrative Permit for a 100-foot high wireless communication facility on property zoned "GC" General Commercial.

Legal Description: Lot 1 EXC BEG 179 FT W of E LI on N LI TH W 100 FT S 129 FT E 100 FT N 129 FT TO BEG GOLF PARK ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS. Generally located south of Harry Street and east of Woodlawn.

We have reviewed your request for an Administrative Permit for a 100-foot high monopole tower for use by T-Mobile Wireless on property zoned "GC" General Commercial. Section III.D.6.g.(3)(d) of the Wichita-Sedgwick County Unified Zoning Code states that new ground-mounted wireless communication facilities up to 150 feet in height in the "GC" General Commercial zoning district shall be approved by Administrative Permit if they conform to the Compatibility Height Standards of Section IV-C.5.b. of the Unified Zoning Code and the Location/Design Guidelines of the Wireless Communication Master Plan.

The Compatibility Height Standards require the proposed 100-foot high monopole to be located no closer than 100 feet from the lot line of property zoned "TF-3" Two-Family Residential or more restrictive. The proposed 100-foot high monopole, as shown on the site plan submitted with this application, is located greater than 100 feet from property zoned "TF-3" or more restrictive; therefore, we find that the request does conform to the Compatibility Height Standards.

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

1. 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. The nearest available tower is located approximately two miles from that site. That tower has two carriers already and does not meet T-Mobile's coverage needs, as indicated by the applicant's application.
2. The proposed wireless communication facility is compatible with the character of the area, which is developed with a variety of commercial uses along the Harry Street corridor and has significant buffers in the form of setbacks exceeding 200 feet; the tower is partially obscured by a building and will require no strobe lighting.
3. The proposed wireless communication facility is located in the McConnell Airport Overlay District III-N., and will be required to be approved by the FAA before building permits are to be issued.
4. The proposed wireless communication facility minimizes the silhouette of the facility by its monopole design and uses materials and colors that minimize glare.

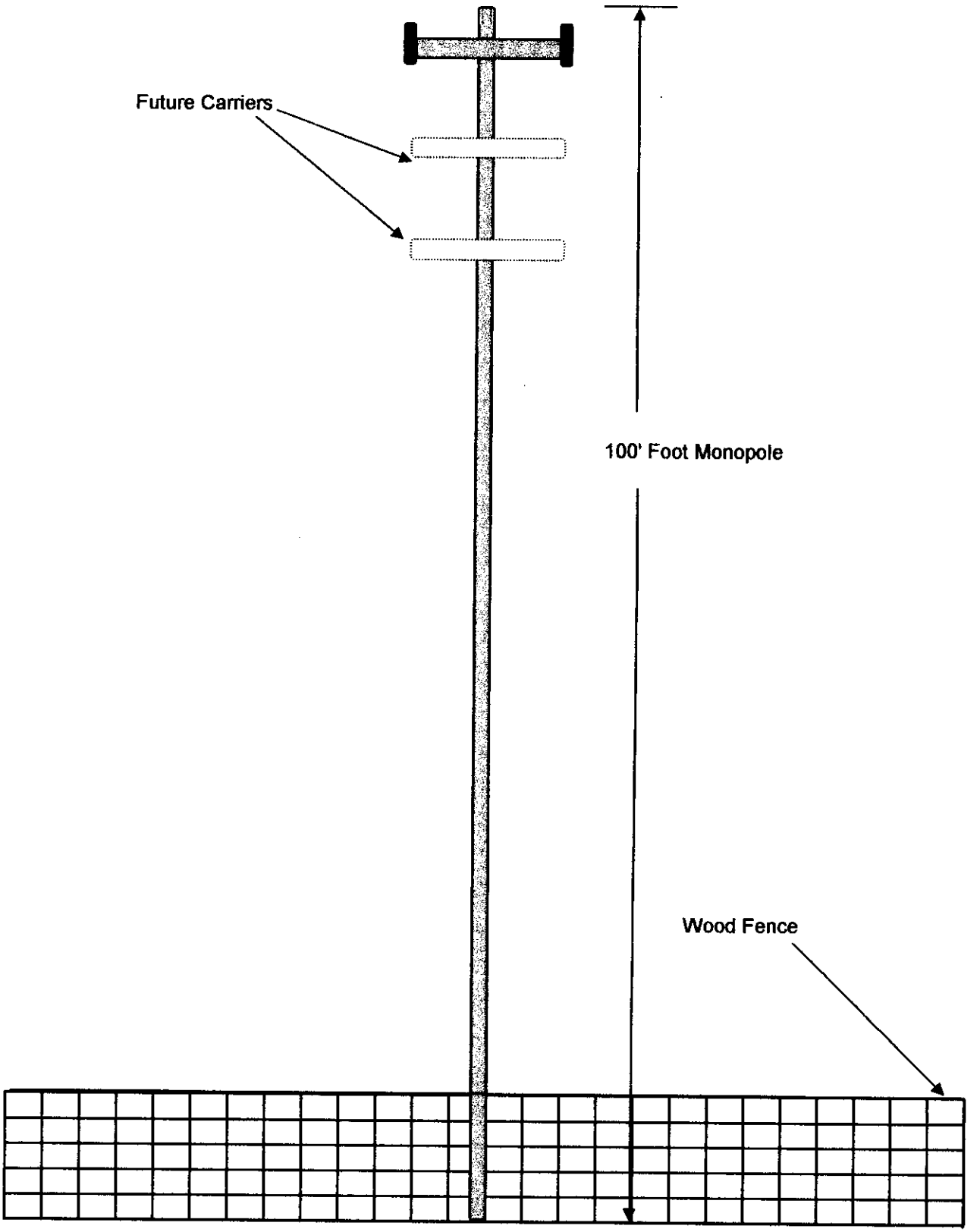
Based on compliance with the Location/Design Guidelines of the Wireless Communication Master Plan, our signatures below indicate that an Administrative Permit for a wireless communication facility is hereby GRANTED for the above-referenced property, subject to the following conditions:

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 site shall be developed in general conformance with the approved site plan and elevation drawing. 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 monopole shall be 100 feet in height and shall be designed and constructed to accommodate communication equipment for at least three 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. The applicant shall submit a copy of FAA approval to the MAPD, Office of Central Inspection, and Director of Airports prior to the issuance of a building permit.
7. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
8. 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.



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6/29/2005



Drawning Not to Scale