



Wichita-Sedgwick County Metropolitan Area Planning Department

April 28, 2008

RRGNL LLC
PO Box 75337
Wichita, KS 67275

T-Mobile Central LLC attn George Wyrick
4533 Enterprise Dr.
Oklahoma City, OK 73128

Greg Ferris
PO Box 573
Wichita, KS 67210

Re: CON2008-21 – Administrative Permit for a 150-foot monopole wireless communication tower on property zoned LI Limited Industrial. Generally located west of N Ridge and north of 29th Street North (3201 N Ridge Rd).

Legal Description: that part of Lot 10 beginning 215 ft southeast of westerly most corner; then northeast 145 ft; then southeast 343.35 ft to a point on the east line lot 10; then south 227.53 ft to the southernly most corner; then northwest 518.69 ft to the beginning of Block A, Ridge Port Commercial Park Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

We have reviewed your request for an Administrative Permit for a 150-foot monopole wireless tower on property zoned LI. 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 LI zoning district shall be approved by Administrative Permit if they comply with the Compatibility Height Standards of Section IV-C.5 of the Unified Zoning Code and the Location/Design Guidelines of the Wireless Communication Master Plan. This area is included in the map adopted by the City Council designating areas suitable for administrative tower permits.

The Compatibility Height Standards require the proposed 150-high wireless communication to be located no closer than 150 feet from the lot line of property zoned "TF-3" Two-Family Residential or more restrictive. The proposed tower meets this requirement.

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

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

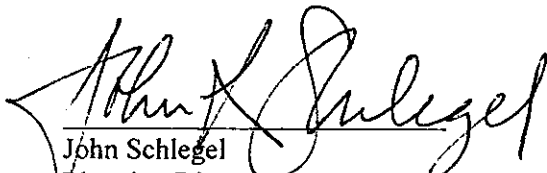
www.wichita.gov

1. The applicant and the owner of the proposed wireless communication facility have acknowledged their responsibilities and restrictions under the Unified Zoning Code regarding lighting, signage, co-location, reconstruction, and removal as they relate to the proposed wireless communication facility.
2. 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 economically or technically feasible opportunity to rebuild or modify existing structures in order to meet the applicant's communication needs.
3. The proposed wireless communication facility is not located in manner that would cause a potential hazard to flight safety as long as the facility is approved by the FAA and complies with all conditions of FAA approval.
4. The proposed wireless communication facility minimizes the silhouette of the facility by its monopole design and uses materials and colors that minimize glare.
5. The proposed wireless communication facility is placed where trees and buildings obscure some of the facility from view.

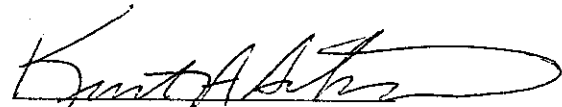
Based on these findings of conformance with the Compatibility Height Standards of the Unified Zoning Code and the Location/Design Guidelines of the Wireless Communication Master Plan, our signatures below indicate that an Administrative Permit for a 150-foot monopole wireless communication tower is hereby GRANTED, 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 plans and elevation drawings that are attached to this Administrative Permit. All improvements shall be completed before the facility becomes operational.
4. The site shall be screened with an 6-foot high solid screening fence and landscape materials.
5. The tower shall be silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
6. The applicant shall obtain FAA approval of 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 Director of Airport Engineering for the City of Wichita.
7. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
8. Any violation of the conditions of approval shall render this Administrative Permit null and void.

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



John Schlegel
Planning Director



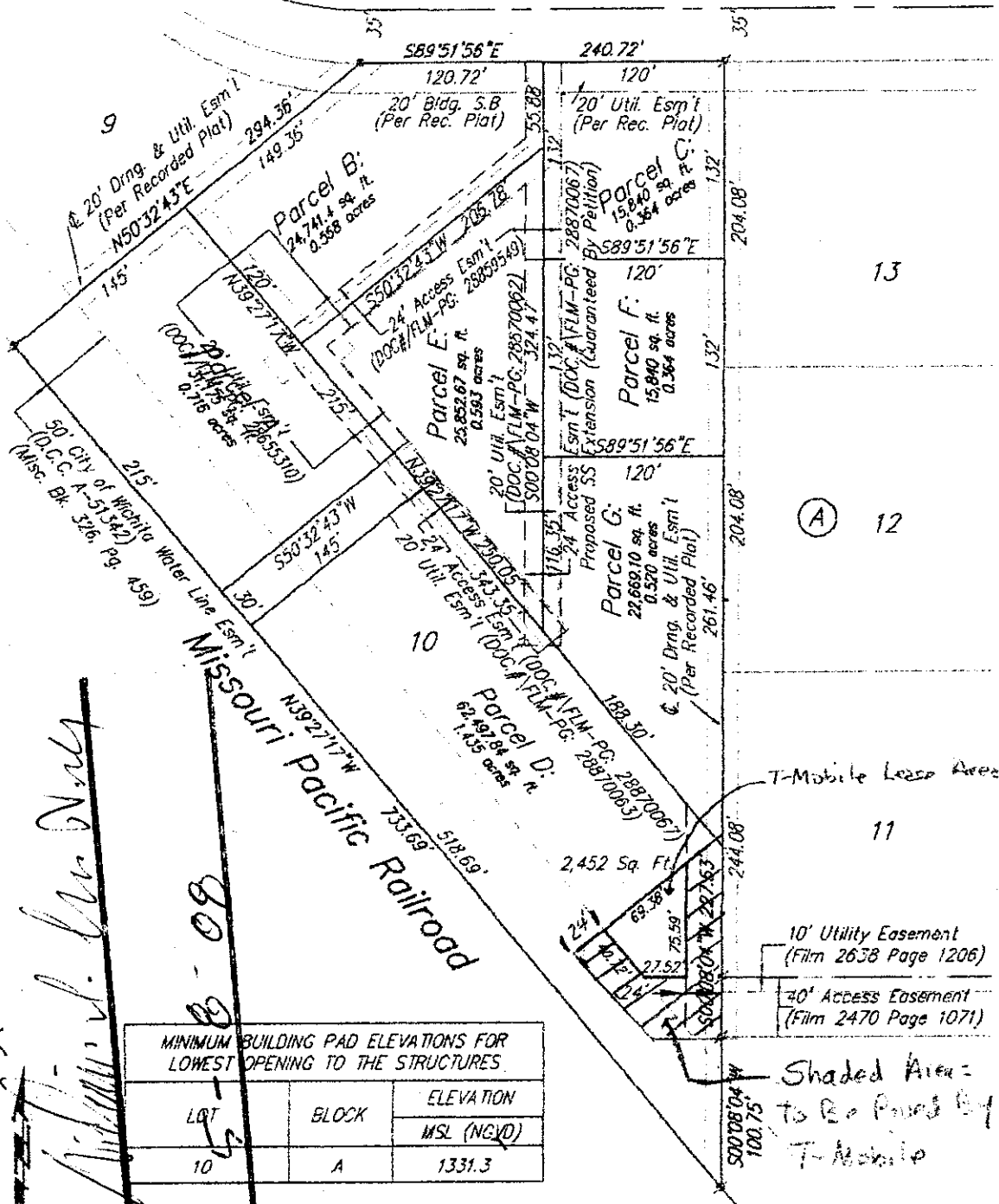
Kurt A. Schroeder
Superintendent of Central Inspection

- Attachments

cc: Jeff Longwell, Wichita City Council Member, District V
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

Lot Split

W. 33RD N.



APPROVED

12-822 N182

Richard L. Lee Vols

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES.		
LOT	BLOCK	ELEVATION
		MSL (NGVD)
10	A	1331.3

Scale: 1"=100'

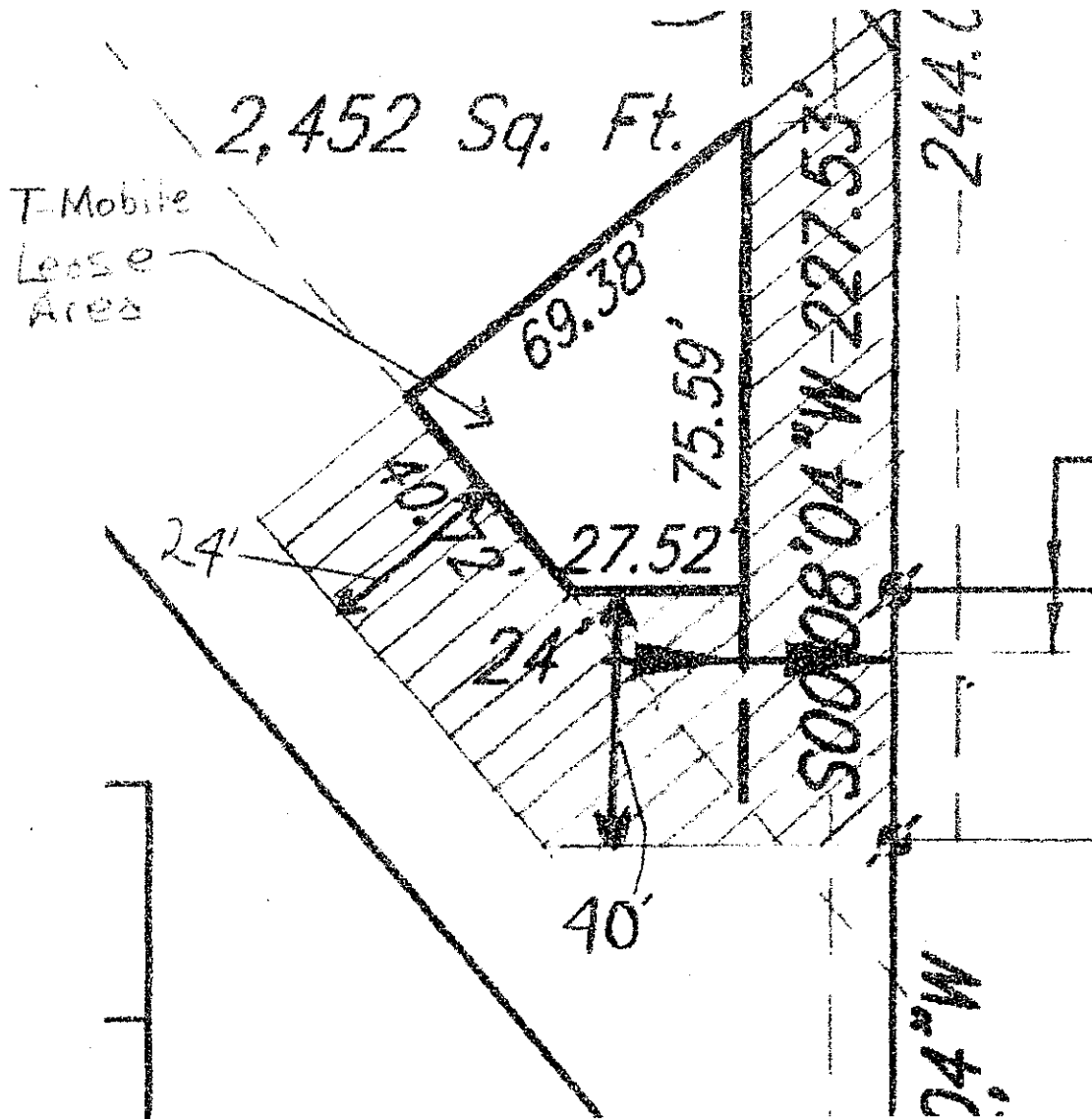
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Project No. 06-11-P034



Drawing File: F:\SURVEY\LOT\ RIDGE PORT COMM PARK LOT 10\dwg\LOT_10_A-G.dwg



Shaded Area = To Be Paved By T-Mobile

APPROVED

SITE PLAN, CON 2008-21

Drawn Not To Scale

William L. Anderson

Date:

5-8-08

Proposed Tower will be
of the same color
and design as shown

APPROVED

ELEVATION CON 2008-21

Michael Van Noy

Date:

5-18-08

