



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

February 12, 2018

Jimmy L. Glazier  
3805 South Broadway  
Wichita, KS, 67216

NTCH-NM, LLC  
c/o Keith Fisher  
1255 Rivera Drive, Suite 1976  
Wrightwood, CA, 92397

T-Mobile Central, LLC  
c/o Adam Reese  
453 Enterprise Drive  
Oklahoma City, OK 73128

Re: BZA2018-00005: City Administrative Permit to allow a wireless communication facility with 120-foot tall monopole on property zoned GC General Commercial (GC), generally located on the east side of Broadway Avenue, north of MacArthur Road at 3833 South Broadway.

Legal Description: A lease area located in the southwestern portion of Lot 7, Block 1, Scott & Weir Addition to Wichita, Sedgwick County, Kansas, as described in the attached documentation.

Ms. Noll:

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 T-Mobile on the GC General Commercial (GC) zoned property at 3833 South Broadway. You have stated that the facility is needed for increasing coverage for voice and data usage to the surrounding areas residents and travelers.

Sec.VI.A.2.d., of the Wireless Communication Master Plan states that new ground-mounted wireless communication facilities up to 120 feet in height in the GC 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, 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, and; the Location/Design Guidelines of the Wireless Communication Master Plan.

You propose a 120-foot tall tower on the GC zoned subject site, which is the maximum height for the GC 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. There are no properties adjacent in these zoning categories; therefore, we find that the request conforms to the Compatibility Height Standards.

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.

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

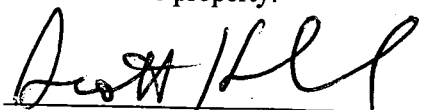
1. The proposed lease site for the wireless communication facility and its 120-foot tall self-supporting galvanized steel, monopole cell phone tower on GC General Commercial ("GC") zoned described portion of Lot 7, Block 1, Scott & Weir Addition, does not exceed the maximum height of 120 feet for the GC zoning district.
2. The proposed 120-foot tall tower conforms to the Compatibility Height Standards.
3. 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.

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:

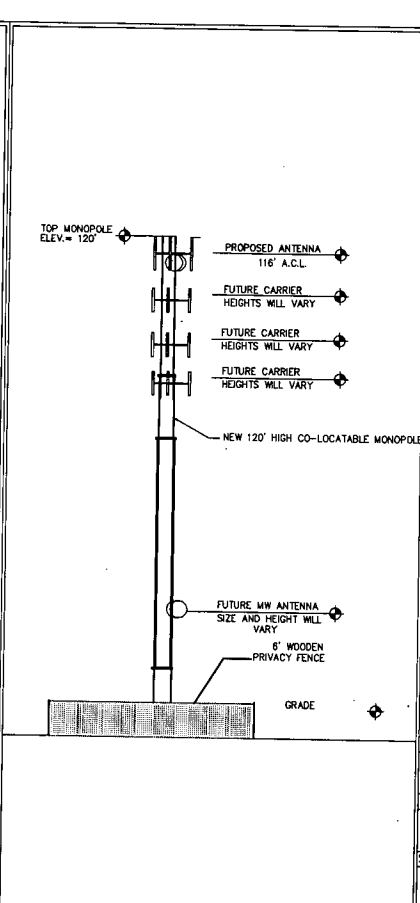
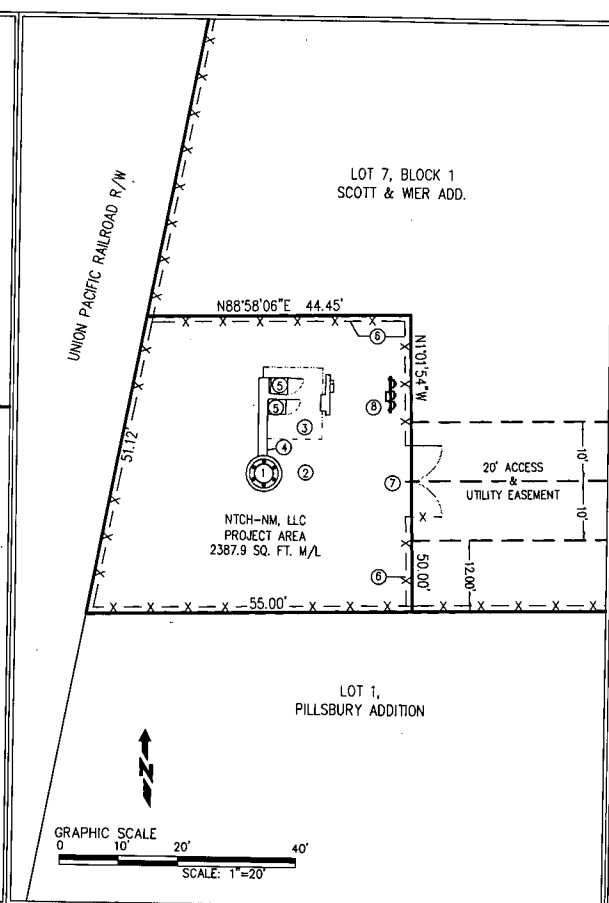
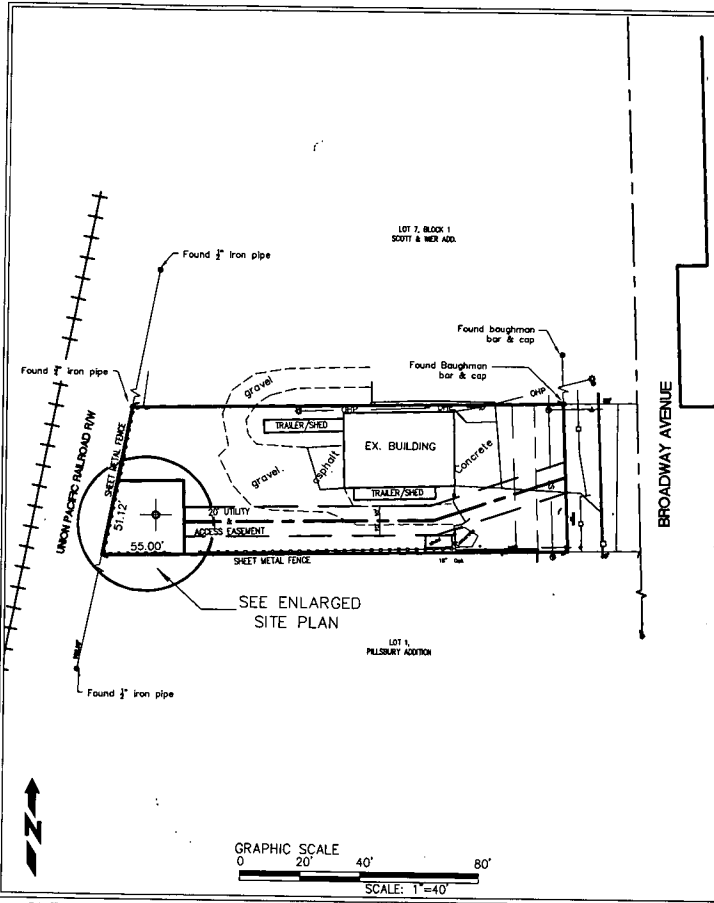
1. All requirements of Section III.D.6.g. of the Unified Zoning Code shall be met.
2. The applicant shall obtain all local, state and federal permits necessary to construct the wireless communication facility, including approval by the FAA for the height of the tower and radio frequency; FAA approval shall be provided to the Metropolitan Area Building and Construction Department at the time of applying for building permits. The wireless communication facility shall be built within one year of approval of the Administrative Permit or it will be declared null and void.
3. The lease site for the wireless communication facility and its 120-foot tall self supporting galvanized steel, monopole cellular tower shall be developed in general conformance with the approved site plan and elevation drawing. The site shall be located on the GC zoned Lot 7, Block 1, Westway Scott & Weir 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 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 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.

  
Dale Miller, Planning Director  
Metropolitan Area Planning Department

  
Scott Knebel, Zoning Administrator  
Metropolitan Area Planning Department

cc: Councilman James Clendenin, District III (e-mail all listed)  
Michael Borchard, Appraiser's Office  
Paul Hays, Office of Central Inspection  
J.R. Cox, Office of Central Inspection



NTCH-NM, LLC  
P.O. BOX 1976  
WRIGHTWOOD, CA 92397

WIO1571D  
AUTOBODY 2

DATE RELEASE: 1/24/18

REVISIONS		
NO.	DATE	ISSUE
1		
2		
3		
4		

CLEAR TALK  
PO BOX 1976  
WRIGHTWOOD, CA 92397  
(303) 748-2714

THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY CLEAR TALK OR ITS CONSULTANTS. ONLY APPARENT (SURFACE EVIDENCE) EASEMENTS ARE SHOWN AND MORE EASEMENTS AND/OR RIGHTS OF WAY MAY EXIST. THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DRAWN BY:  
ALLAN SMITHEE  
SITE NAME

AUTOBODY 2

SITE NUMBER

WIO1571D

SITE ADDRESS

3833 S. BROADWAY AVE  
WICHITA, KANSAS 67216

CUP/VARIANCE NUMBER

SHEET TITLE

SITE PLAN

SHEET NUMBER

ZE-1

**SITE PLAN**  
MAP 2/13/18  
APPROVED [Signature]

- ENLARGED SITE PLAN**
- 1) NEW 120' COLOCATABLE MONOPOLE
  - 2) NEW CONCRETE FOUNDATION
  - 3) CONCRETE EQUIPMENT PAD
  - 4) ICE-BRIDGE
  - 5) EQUIPMENT CABINET
  - 6) 6' WOODEN STOCKADE FENCE
  - 7) 12' SWINGING LOCKABLE ENTRY GATE
  - 8) UTILITY BACK-BOARD

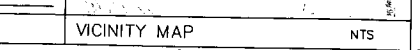
**TOWER ELEVATION** NTS

1) SITE REQUIRES INFREQUENT MAINTENANCE VISITS. WHEN NECESSARY, MAINTENANCE VEHICLE SHALL BE PARKED WITHIN THE FENCED AREA OF THE SITE OR ON THE EASEMENT AREA.

2) UNMANNED TELECOMMUNICATIONS FACILITY

**NOTES**

NOTES: 1. LATITUDE AND LONGITUDE DATUM - NAD 83/92



DESCRIPTION

KEYNOTES

VICINITY MAP NTS

PROJECT INFORMATION

SUBJECT PROPERTY: LOT 7, BLOCK 1, SCOTT & WIER ADDITION, SEDGWICK COUNTY, KANSAS.

LEASE AREA: A TRACT OF LAND IN LOT 7, BLOCK 1, SCOTT & WIER ADDITION, SEDGWICK COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 1, SCOTT & WIER ADDITION, SEDGWICK COUNTY, KANSAS, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7, BLOCK 1, FOR FIFTY-FIVE FEET (55.00') TO A POINT, THENCE NORTH PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 7, BLOCK 1, FOR FIFTY FEET (50.00') TO A POINT, THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, BLOCK 1, FOR FORTY-FOUR AND FORTY-FIVE HUNDREDTHS FEET (44.45') TO A POINT ON THE WEST LINE OF SAID LOT 7, BLOCK 1, THENCE SOUTHWEST ALONG THE WEST LINE OF SAID LOT 7, BLOCK 1, FOR FIFTY-ONE AND TWELVE HUNDREDTHS FEET (51.12') TO THE POINT OF BEGINNING. SAID TRACT OF LAND IS 0.690 ACRES, MORE OR LESS.

PROJECT INFORMATION

SITE NAME: AUTO BODY 2  
SITE NUMBER: WIO1571D  
SITE ADDRESS: 3833 S. BROADWAY AVENUE, WICHITA, KS 67216  
OWNERS NAME: JIMMY K. AND GINA L. GLAZIER  
OWNERS ADDRESS: 3805 S. BROADWAY AVENUE, WICHITA, KS 67216  
LAND USE ZONE: GC (GENERAL COMMERCIAL)  
PROPERTY ID: 00118002  
NET AREA OF UNDERLYING PARCEL(S): 0.690 ACRES M/L  
LATITUDE: N37°37'31.00" LONGITUDE: W98°20'07.19"

DESCRIPTION

KEYNOTES