



Wichita-Sedgwick County Metropolitan Area Planning Department

April 2, 2021

Southwest Presbyterian Church
1511 West 27th Street South
Wichita, KS 67217

RE: CON2021-00006: City Conditional Use for a 125-foot tall wireless communication facility on property zoned SF-5 Single-Family Residential; generally located one-quarter mile west of South Seneca Street, 2,300 feet north of West 31st Street South (1511 West 27th Street South).

Dear Applicant;

At its regular meeting on **March 18, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request subject to the conditions in the enclosed resolution.

No protest petitions were filed against this application. Therefore, the MAPC's decision is final.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Philip Zevenbergen, AICP
Associate Planner

Copies to: MABCD
Jeff Blubaugh, City Council District IV
Rebecca Fields, CSR District IV
Network Real Estate, Glen Klocke, 5055 Hwy North, Ste 200, St. Charles, MO 63304
Southwest Neighborhood Association, Joshua Blick, 2039 S Everett, Wichita KS 67213

CONDITIONAL USE RESOLUTION NO. CON2021-00006

WHEREAS, The Presbytery of Wichita, Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow a 125-foot Wireless Communications Facility on property zoned SF-5 Single-Family Zoning District described as:

That part of Lot 6, Block A, Pankratz 2nd Addition, Wichita, Sedgwick County, Kansas, and being more particularly described as follows: referring to the southeast corner of Lot 8, Block A, Pankratz 2nd Addition, a #5 rebar found for corner; thence northerly, one a grid bearing of N00°53'46"W, on the East line of Lot 8, 48.60 feet; thence departing said east line westerly, S89°06'30"W, 322.43 feet, to the Point of Beginning for the described Lease Area; thence following the perimeter of the Lease Area on the following bearings and distances: westerly, S87°38'40"W, 70.00 feet; thence northerly, N02°21'20"W, 70.00 feet; thence easterly, N87°38'40"E, 70.00 feet; thence southerly S02°21'20"E, 70.00 feet, to the Point of Beginning.

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 March 18, 2021, 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 to allow a 125-foot Wireless Communication Facility on property zoned SF-5 Single-Family Zoning District described as:

That part of Lot 6, Block A, Pankratz 2nd Addition, Wichita, Sedgwick County, Kansas, and being more particularly described as follows: referring to the southeast corner of Lot 8, Block A, Pankratz 2nd Addition, a #5 rebar found for corner; thence northerly, one a grid bearing of N00°53'46"W, on the East line of Lot 8, 48.60 feet; thence departing said east line westerly, S89°06'30"W, 322.43 feet, to the Point of Beginning for the described Lease Area; thence following the perimeter of the Lease Area on the following bearings and distances: westerly, S87°38'40"W, 70.00 feet; thence northerly, N02°21'20"W, 70.00 feet; thence easterly, N87°38'40"E, 70.00 feet; thence southerly S02°21'20"E, 70.00 feet, to the Point of Beginning.

Approved subject to the following conditions:

- A. All requirements of Section III-D.6.g of the Unified Zoning Code shall be met.
- B. The applicant shall obtain all permits necessary to construct the Wireless Communication Facility, and the Wireless Communication Facility within 50 days of submittal of the building permit application, and it 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 "monopole" design that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- D. The support structure shall be no taller than 125 feet in height, plus an additional five (5) feet for lightning suppression equipment.
- E. The equipment compound shall be screened with an eight (8) foot tall solid screening fence.

- F. A site plan and elevation drawing indicating the approved design of the Wireless Communication Facility, screening, and landscape buffer shall be submitted for approval by the Planning Director within 60 days of approval of the Conditional Use and prior to the issuance of the Conditional Use Resolution.
- G. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.
- H. 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 Metropolitan Area Building and Construction Department prior to the issuance of a building permit.
- I. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- J. 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.

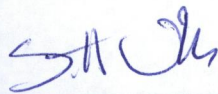
Adopted this 1st Day of April 2021.

METROPOLITAN AREA PLANNING COMMISSION



Michael C. Greene, Chair MAPC

ATTEST:



Scott Wadle, Secretary



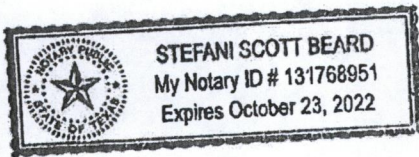
Victoria Rodela, being duly sworn, deposes and says: That he/she is the Principal Clerk of Wichita Eagle a daily newspaper printed and published in Sedgwick County, State of KS, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in Wichita Eagle, as amended, for:

PUBLISHED ON: 2-25-21/4878198

In Testimony Whereof I have hereunto set my hand and affixed my seal, the day and year aforesaid.

Notary: Stefani Beard

My commission expires 10/23/22



LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON FEBRUARY 25, 2021 (4878198)

(One Time Only)
MAPC/BZA March 18, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, March 18, 2021 no earlier than 1:30 p.m.**, the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Century II - Room 1018 - 825 West Douglas Avenue, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 268-4421.

- CON2021-0006** City Conditional Use for a 135-foot tall wireless communication facility on property zoned SF-5 Single-Family Residential, located one-quarter mile west of South Seneca Street, 2300 feet North of West 31st Street South (1571 West 27th Street South)
- CON2021-0007** City Conditional Use to amend PO #3 and to permit a retail car wash within 200 feet of residential zoning on LC Limited Commercial zoned lot, generally located one-half mile south of Kellogg/US Hwy 54 on the east side of South Webb Road
- ZON2021-0005** City Zone Change from Single-Family Residential (SF-5) to Limited Industrial (LI) to build a warehouse, Generally located within 1000 feet east of South Eisenhower Airport Parkway and within 700 feet north of West Harry Street (1515 S Yucca Pl.)
- ZON2021-0006** City Zone Change from Multi-Family Residential (B) and General Commercial (GC) to Limited Industrial, Generally located within 500 feet north of East Lincoln Street and within 1200 feet east of South Broadway Avenue (624 E Morris St.)
- ZON2021-0007** City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential to allow construction of a duplex; generally located 1,200 feet south of West Central Avenue and 500 feet west of I-235 at the northeast corner of N. Eisenhower and W. St. Louis (5820 W. St. Louis)
- ZON2021-0008** City zone change request from B Multi-Family Residential, TF-3 Two-Family Residential, and SF-5 Single Family Residential to CBD Central Business District with Protective Overlay, generally located west of North Seneca Street and south of North McLean Boulevard (560 North Exposition).
- VAC2021-0007** City Vacation of platler's text to allow a portion of Reserve E to be transferred to an adjacent property without Reserve E's restrictions, generally located south of East 21st Street and west of North Greenwich Road (northeast of property addressed 1022 East Glengate Circle).
- VAC2021-0008** City Vacation of access control on South Webb Road to allow egress onto South Webb Road for a retail car wash on LC Limited Commercial zoned lot within 200 feet of residential zoning; generally located one-half mile south of Kellogg/US Hwy 54 on the east side of South Webb Road
- VAC2021-0009** City Vacation of part of a building setback on property zoned LC Limited Commercial; generally located on northeast corner of South Webb Road and East Harry Street (1544 South Webb).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend a virtual connection site in-person (see below).

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (m3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Scott Wadle 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

Please join my meetings from your computer, tablet or smartphone.
<https://global.gotomeetings.com/join/651544141>

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141

Or dial directly: 651544141@67.217.95.2 or 67.217.95.2#651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/651544141>

Attend a Virtual Connection Site In-Person

You may also participate in the hearing by going to meeting room 1018 at Century II (825 West Douglas) to participate in the Planning Commission meeting by "virtual" connection. Planning Department staff members will be available to assist in your participation at this location. This option is intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on February 22, 2021

Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission



12930 OLIVE BLVD
CREVE COEUR, MO 63141



5055 Hwy N, Suite 200
St. Charles, MO 63304

FULLERTON
ENGINEERING · DESIGN

1100 E. WOODFIELD ROAD, SUITE 500
SCHLAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COA# E-1939
www.FullertonEngineering.com

#	DATE	DESCRIPTION	INT.
A	4/14/21	90% REVIEW	JW

SITE PLAN

APPROVED

4/15/21 BY *[Signature]*
Page 2 of 3

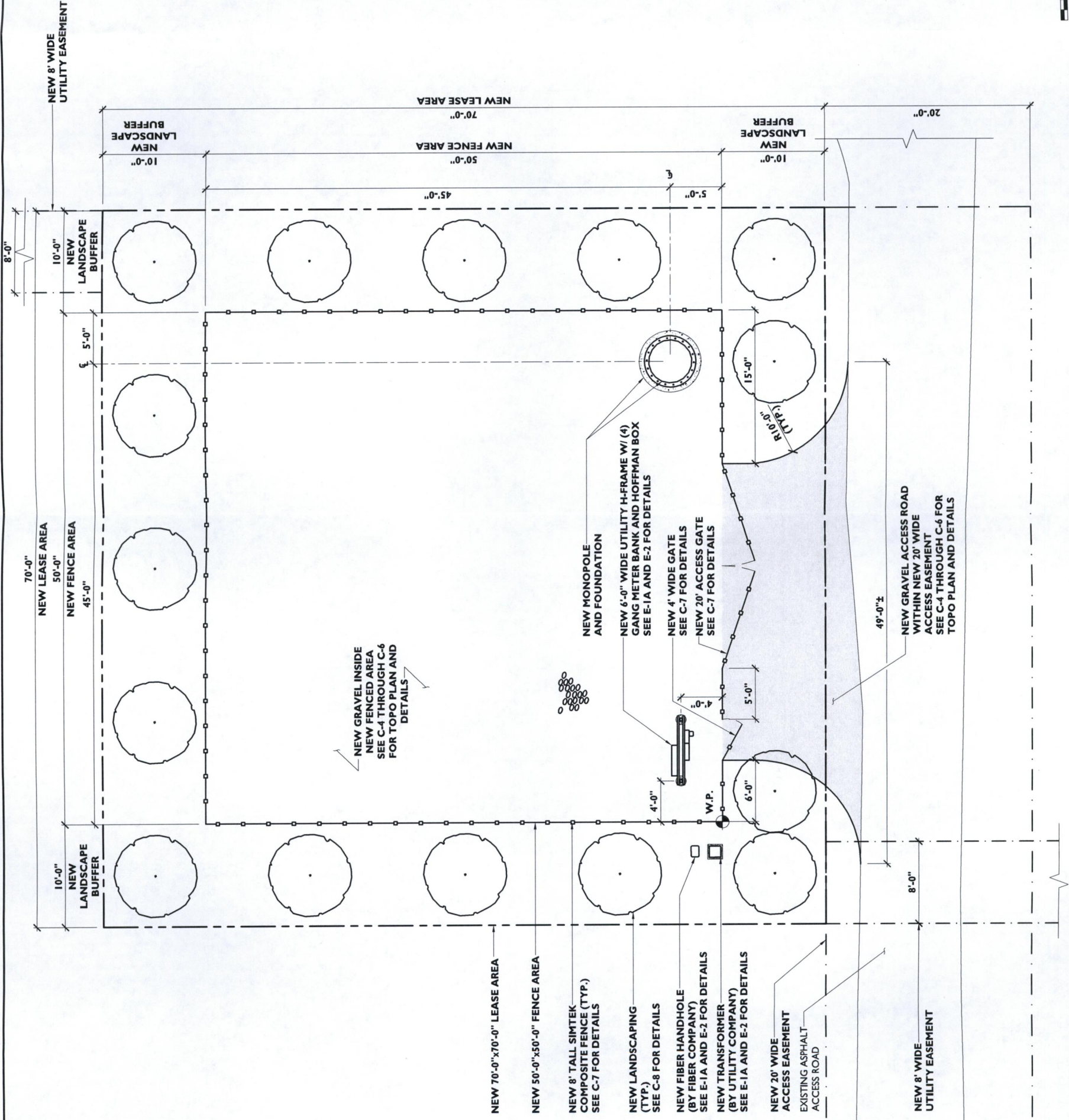
SITE NAME	SENECA AND 31ST ST
SITE NO.	KS4075
SITE ADDRESS	1511 W 27TH ST SOUTH WICHITA, KS 67217
SHEET NAME	ENLARGED SITE PLAN
SHEET NUMBER	C-2



SCALE: 3/32" = 1'-0"

ENLARGED SITE PLAN

PROJECT# 2020.0013.0009



NEW 8' WIDE UTILITY EASEMENT

NEW LANDSCAPE BUFFER

NEW FENCE AREA

NEW LANDSCAPE BUFFER

NEW LEASE AREA

NEW FENCE AREA

NEW GRAVEL INSIDE NEW FENCED AREA SEE C-4 THROUGH C-6 FOR TOPO PLAN AND DETAILS

NEW MONOPOLE AND FOUNDATION

NEW 6'-0" WIDE UTILITY H-FRAME W/ (4) GANG METER BANK AND HOFFMAN BOX SEE E-1A AND E-2 FOR DETAILS

NEW 4' WIDE GATE SEE C-7 FOR DETAILS

NEW 20' ACCESS GATE SEE C-7 FOR DETAILS

NEW GRAVEL ACCESS ROAD WITHIN NEW 20' WIDE ACCESS EASEMENT SEE C-4 THROUGH C-6 FOR TOPO PLAN AND DETAILS

NEW 70'-0" X 70'-0" LEASE AREA

NEW 50'-0" X 50'-0" FENCE AREA

NEW 8' TALL SIMTEK COMPOSITE FENCE (TYP.) SEE C-7 FOR DETAILS

NEW LANDSCAPING (TYP.) SEE C-8 FOR DETAILS

NEW FIBER HANDHOLE (BY FIBER COMPANY) SEE E-1A AND E-2 FOR DETAILS

NEW TRANSFORMER (BY UTILITY COMPANY) SEE E-1A AND E-2 FOR DETAILS

NEW 20' WIDE ACCESS EASEMENT EXISTING ASPHALT ACCESS ROAD

NEW 8' WIDE UTILITY EASEMENT



12930 OLIVE BLVD
CREVE COEUR, MO 63141



5065 Hwy N, Suite 200
St. Charles, MO 63304

FULLERTON
ENGINEERING - DESIGN

1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COA# E-1939
www.FullertonEngineering.com

#	DATE	DESCRIPTION	INT.
A	4/14/21	90% REVIEW	JW

SITE PLAN

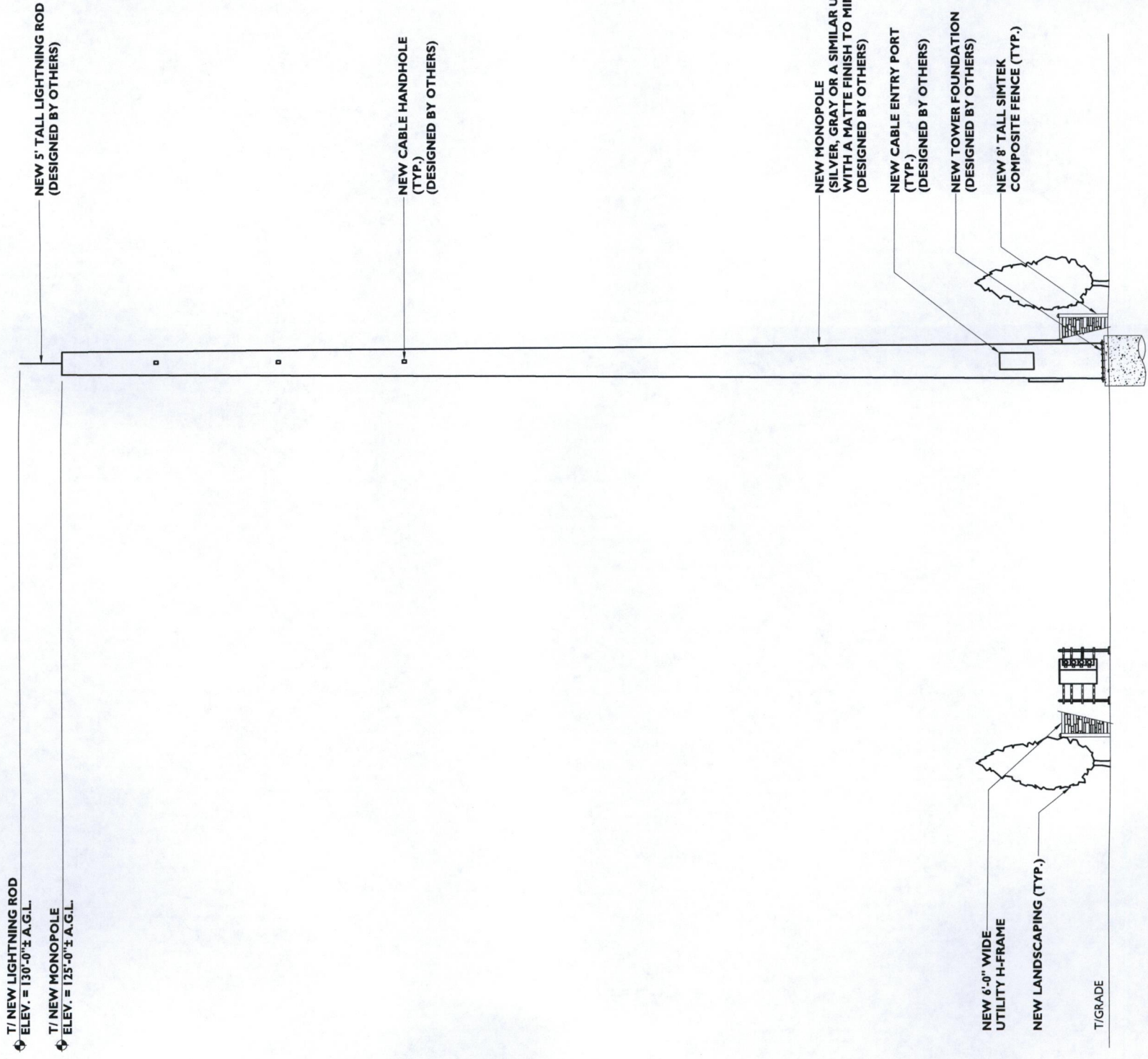
4/15/21 BY *[Signature]*
page 3 of 3

APPROVED

SITE NAME	SENECA AND 31ST ST
SITE NO.	KS4075
SITE ADDRESS	1511 W 27TH ST SOUTH WICHITA, KS 67217
SHEET NAME	TOWER ELEVATION
SHEET NUMBER	C-3

NOTES:

- CALCULATIONS AND DESIGN FOR THE STRUCTURE AND FOUNDATION ARE THE RESPONSIBILITY OF OTHERS AND WERE NOT COMPLETE AT TIME OF ISSUANCE OF THESE CONSTRUCTION DRAWINGS. ALL TOWER RELATED INFORMATION SHOWN IS BASED ON THE BEST AVAILABLE INFORMATION AT TIME OF COMPLETION BUT IS SUBJECT TO CHANGE BASED ON THE COMPLETION OF THE STRUCTURE AND FOUNDATION CALCULATIONS. PRIOR TO CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH AT&T REPRESENTATIVE TO OBTAIN A COPY OF THE STRUCTURE AND FOUNDATION DESIGN AND CALCULATIONS AND REVIEW TO ENSURE THEY ARE COMPATIBLE WITH THE DESIGN SHOWN IN THESE CONSTRUCTION DRAWINGS. IF ANY CONFLICTS ARE NOTED, THE ENGINEER SHALL BE NOTIFIED FOR FURTHER ANALYSIS AND DESIGN.
- TOWER TO BE PAINTED SILVER, GRAY OR A SIMILAR UNOBTRUSIVE COLOR WITH A MATTE FINISH TO MINIMIZE GLARE.



SCALE: 1/16" = 1'-0"

TOWER ELEVATION