Wichita-Sedgwick County Metropolitan Area Planning Department

March 17, 2025

Southern Kansas Telephone Co. Inc.
Attn: Ladonna Savage
PO Box 22845
Oklahoma City, OK 73123

Amazon Kuiper Infrastructure, LLC
PO Box 80863
Seattle, WA 98108

Network Building + Consulting
Attn: Jeff Facey
6095 Marshalee Dr., Ste. 300
Elkridge, MD 21075

Re: **CON2025-00032:** Administrative Permit in the County to permit five, 11.5-foot Wireless Communications Facilities on property zoned GO General Office District, located on the northwest side of Highway K-42, within one-quarter mile southwest of South 119th Street West (12420 W. K-42 Highway).

Legal Description: Lot 1, except beginning at the southwest corner, thence northwesterly 220.49 ft, thence northerly 101.83 feet, thence southeasterly 304.37 feet, thence southwest 59.01 feet to the beginning, Schulte Commercial Addition, Sedgwick County Kansas.

Dear Applicants:

We have reviewed your request for an Administrative Permit for five, 11.5-foot Wireless Communication Facilities (5 dish antennas) on property zoned GO General Office District (GO) located on the northwest side of Highway K-42, within one-quarter mile southwest of South 119th Street West (12420 W. K-42 Highway). A supplemental letter submitted with the application indicates that the purpose is to "deploy a satellite broadband network that will provide high-quality, high-speed internet access to communities that lack reliable internet access."

The Wireless Communication Master Plan (and Section III-D.6.g.3 of the Unified Zoning Code) states that new ground-mounted Wireless Communication Facilities up to 85 feet in height in the GO District shall 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 the Location/Design Guidelines of the Wireless Communication Master Plan.

Compatibility Height Standards, Section IV-C.5.b of the Unified Zoning Code
The Compatibility Height Standards require the proposed 11.5-foot tall dish antennas be located no closer than 11.5 feet from the lot line of property zoned TF-3 Two-Family Residential District (TF-3) or more restrictive. The nearest property zoned TF-3 or more restrictive is immediately abutting to the north and west of the subject site. The site plan illustrates that the pad on which the five dish antennas would be installed is 42 feet from the west property line and approximately 200 feet from the north property line. Therefore, we find that the request conforms to the Compatibility Height Standards of Section IV-C.5.b of the Unified Zoning Code.

Location/Design Guidelines of the Wireless Communication Master Plan

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

1. Preserving the pre-existing character of the area as much as possible.
    a. *Staff review: the pre-existing character of the area is predominantly agricultural land with industrial uses within 1,000 feet of the subject site. The subject site is developed with an office along the highway frontage, and the rear of the subject is undeveloped. The proposed compound would include solid screening. It is in staff opinion that the installation of such an array would not have significant negative impacts on the pre-existing character of the area.*

2. Minimizing the height, mass or proportion of the facility to minimize conflict with the character of its proposed surroundings.
    a. *Staff Review: The proposed height of 11.5 feet is significantly shorter than the permitted 85-foot height that can be considered by Administrative Permit in the GO District. An Administrative Permit for a tower of this height can be approved if the tower conforms to the Compatibility Height Standards of the UZC and the Location/Design Guidelines of the Wireless Communication Master Plan. The proposed array would minimize the mass by utilizing solid screening to screen the view of the array from ground level view.*

3. Minimizing the silhouette presented by new support structures and antenna arrays. Lattice-type support structures are generally appropriate in areas outside the "Urban Growth Areas" identified in the Wichita-Sedgwick County Comprehensive Plan. Lattice-type support structures inside the Urban Growth Area boundaries generally should be limited to installations that have antennas mounted flush to the support structure with cables attached to the main support arms rather than the girders. When an antenna array that protrudes from the wireless communication facility is used on a support structure inside the Urban Growth Area boundaries, the support structure generally should be a monopole.
    a. *Staff Review: The proposed wireless communication facility would be an array of five dish antennas. View of the array will be obstructed by solid screening.*

4. Using colors, textures and materials that blend in with the existing environment and minimize reflection; under some circumstances, surfaces should be painted, or otherwise treated, to match or complement existing background structures or utility poles, as appropriate.
    a. *Staff Review: The proposed wireless communication facility would be an array of five dish antennas. View of the array will be obstructed by solid screening.*

5. Concealing facilities within potential space in or on existing structures, or disguised to look like another type of facility, like a flagpole, clock tower, or church steeple.
    a. *Staff Review: Not applicable at this location.*

6. Placing facilities in areas where trees and/or buildings obscure some or all the facility from view and installing new plantings/screening around the site where visible from major streets or residential areas.
    a. *Staff Review: The proposed wireless communication facility would be an array of five dish antennas. View of the array will be obstructed by solid screening. The*

proposed array would be constructed north of the existing building and mature trees, which would obstruct the view from Highway K-42.

7. Placing facilities on existing walls, flush-mounted, or on roofs buildings (excluding single-family and duplex) and structures, up to 20 feet above the existing structure, as opposed to building new ground-mounted support structures. Facilities on rooftops generally should be set back from roof edges or screened from view.
    a. *Staff Review: Not applicable at this location.*

8. Screening equipment shelters and cabinets through landscaping, walls and/or fencing, as appropriate to the surroundings. In most cases, ground level equipment should respect the setbacks for accessory uses in the applicable zoning district and be enclosed by 6-8-foot-high security fencing, of a material compatible with its surroundings. Equipment should be encouraged indoors if space is available nearby. Burying equipment in an underground vault, to keep most of the equipment out of sight, may be necessary in right-of-way and in some other visually/environmentally sensitive locations, such as tourist attractions, historic landmarks/districts, museum district, river corridor, and other locations of civic importance or architectural significance. Ground level shelters/equipment, appropriately screened and generally landscaped with trees and/or shrubs, should be permitted on lots adjacent to right-of-way, to facilitate the use or reconstruction of utility poles in those right-of-way.
    a. *Staff Review: If approved, Section IV-B requires screening of the use from the north and west property lines. The proposed site plan identifies solid screening to be installed.*

9. Permitting lighting on facilities only if required by Federal regulations.
    a. *Staff Review: The Planning Department cannot regulate the lighting of the proposed tower if lighting is required by Federal Regulations.*

Based on compliance with the Compatibility Height Standards of the UZC and compliance with the Location/Design Guidelines of the Wireless Communication Mater 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.
3. The applicant shall obtain from the FAA and provide to MAPD a Determination of No Hazard for any obstruction proposed under this application. This FAA determination shall be based upon coordinates and elevations taken by a licensed and qualified land surveyor and conform to FAA's most precise, current accuracy tolerance standards. The applicant shall demonstrate to the MAPD, with concurrence of the Wichita Airport Authority, that any obstructions proposed under this application would not adversely affect or alter any precision or non-precision instrument approaches.
4. All required FAA documents shall be provided to MABCD upon submittal of project plans.
5. The wireless communication facility shall be built within one year of approval of the Administrative Permit or it will be declared null and void.
6. Wichita-Sedgwick County Airport Hazard Zoning Code, Title 28.08 shall be met.
7. The site for the Wireless Communication Facility and the five, 11.5-foot-tall dish antennas shall be developed in general conformance with the approved site plan and elevation drawing. The site shall be located on the GO-zoned subject property, as described in the

attached legal description and the approved site plan. All improvements shall be completed before the facility becomes operational.

8. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
9. 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.

Scott Wadle, Director
Metropolitan Area Planning Department

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Stephanie Wise, BoCC District 3

OVERALL SITE PLAN

60' 30' 0 60' 120'
1"=60'

1

SITE PLAN

APPROVED 3/17/25 BY
Conv25-32
1 of 2

NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
8601 SIX FORKS ROAD, SUITE 540
RALEIGH, NC 27615
(919) 657-9131

PROJECT NO:	100898
DRAWN BY:	BRN
CHECKED BY:	BRN

REV	DATE	DESCRIPTION
0	02/06/25	FOR REVIEW

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.

OKC502
WICHITA
12420 KS-42
WICHITA, KS 67227
SEDGWICK COUNTY

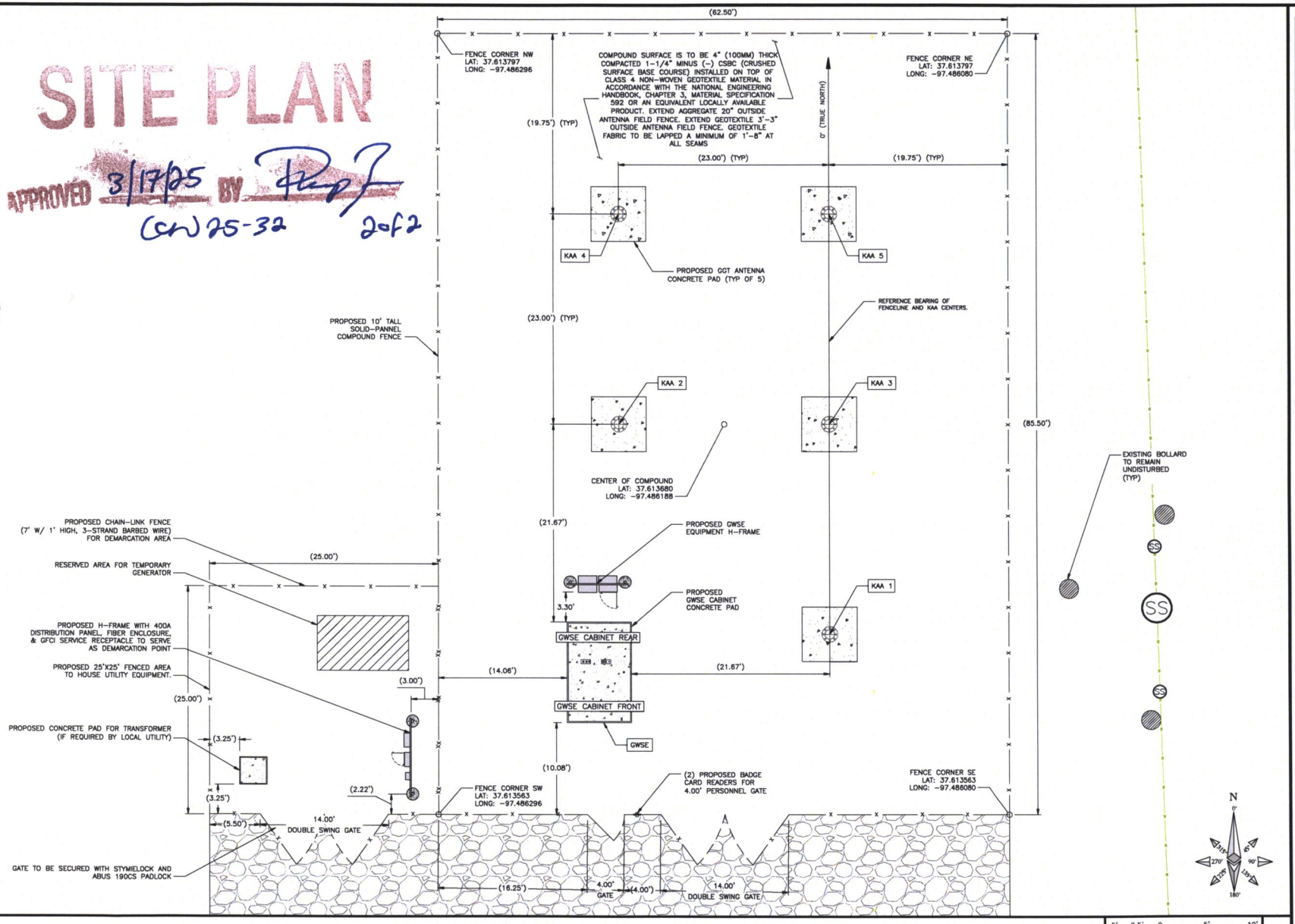
SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1

SITE PLAN

APPROVED 3/17/25 BY

(CW) 25-32 2of2



COMPOUND PLAN

1

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