



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

May 29, 2003

Kimberly Phillips
8802 Woodcrest
Wichita, KS 67206

Re: CON2003-00017 – Administrative Permit for a 105-foot high wireless communication facility on property zoned “LI” Limited Industrial.

Legal Description: The south 50 feet of the north 70 feet of the west 60 feet of the east 75 feet of Lot 1, Block 1, Oak Knoll Industrial Park Addition, Wichita, Sedgwick County, Kansas. Generally located north of Marion and east of Rock.

Dear Ms. Phillips:

We have reviewed your request for an Administrative Permit for a 105-foot high monopole tower for use by T-Mobile on property zoned “LI” Limited Industrial. 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” Limited Industrial zoning district shall be approved by Administrative Permit if they conform to 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.

The Compatibility Height Standards require the proposed 105-foot high monopole to be located no closer than 105 feet from the lot line of property zoned “TF-3” Two-Family Residential or more restrictive. The proposed 105-foot high monopole is located approximately 1,000 feet from the nearest property zoned “TF-3” or more restrictive. Therefore, we find that your request conforms 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:

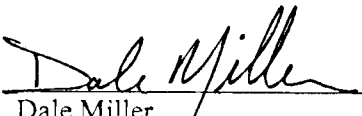
1. The applicant has demonstrated that there is no available space on existing or approved wireless communication facilities or other structures and there is no other economically or technically feasible opportunity to rebuild or modify existing structures in order to meet the applicant’s communication needs. The nearest tall structure that would meet the applicant’s communication needs is a water tower located on McConnell Air Force Base. The Air Force will not allow private communication antennas on the water tower. There are no other tall structures or towers in the vicinity that would meet the applicant’s communication needs.
2. The proposed wireless communication facility is compatible with the character of the area, which is developed with a variety of industrial uses.
3. The proposed wireless communication facility is not located in manner that would cause a potential hazard to flight safety, as the facility has been approved by the FAA.

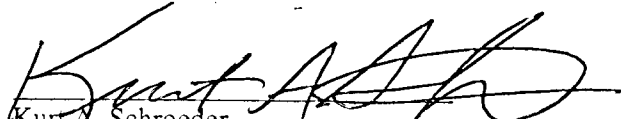
4. The proposed wireless communication facility minimizes the silhouette of the facility by its monopole design and uses materials and colors that minimize glare.
5. The proposed wireless communication facility is placed where buildings and oil storage tanks obscure some of the facility from view.

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 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. The equipment compound shall be enclosed by a screening fence. 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 105 feet in height and shall be designed and constructed to accommodate communication equipment for at least three wireless service providers.
6. Prior to the issuance of a building permit, a Permit Exemption for Area B of the Airport Hazard Zoning Map shall be acquired by the applicant.
7. 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.
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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Administrative Permit is null and void.

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


Dale Miller
Acting Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: Greg Ferris, Ferris Consulting, P.O. Box 573, Wichita, KS 67201
George Wyrick, T-Mobile, 4533 Enterprise Dr., Oklahoma City, OK 72128
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

Future Carriers

110'

105'

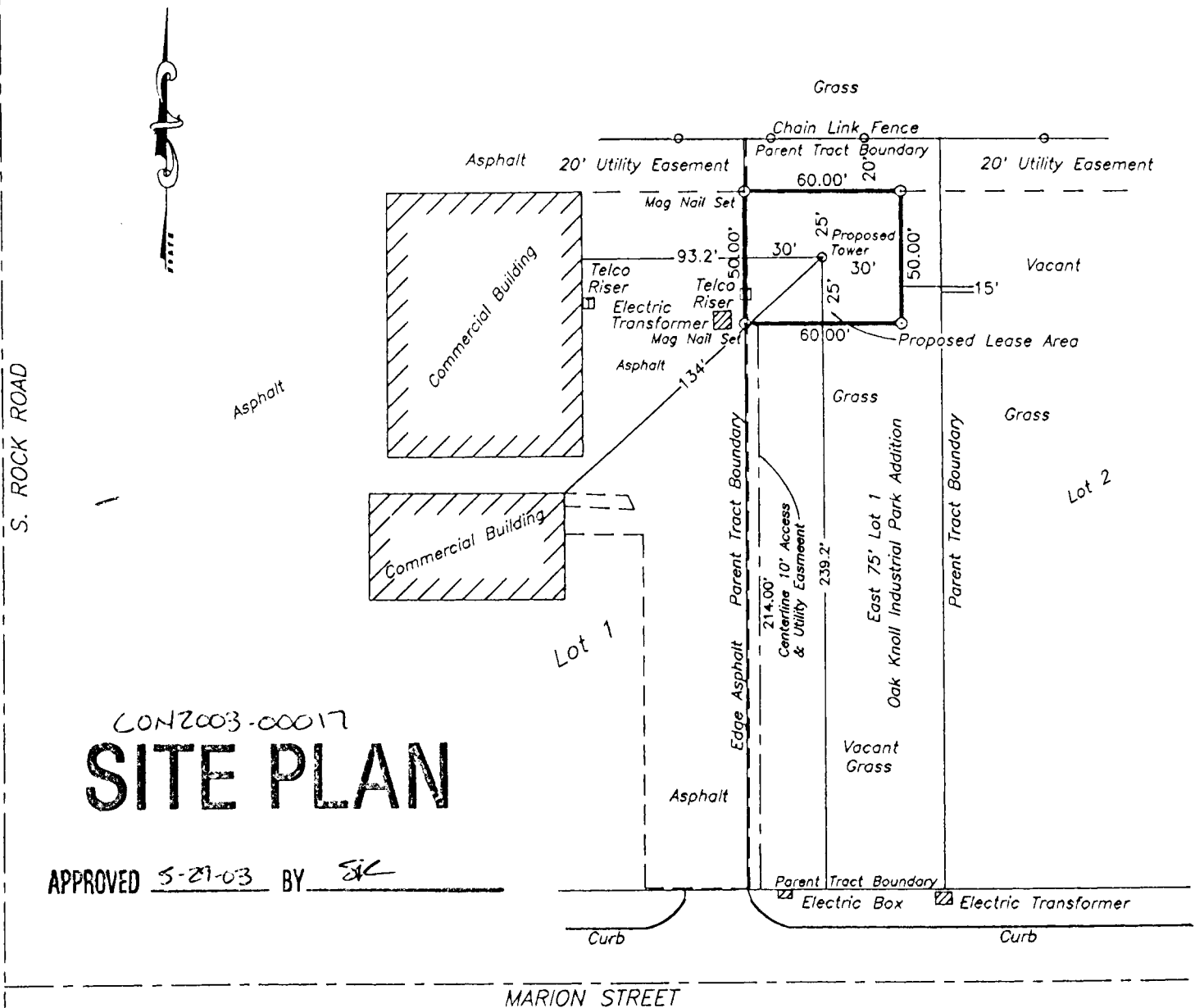
CON2003-00017
SITE PLAN

APPROVED 5-29-03 BY SK

Screening Fence

A PROPOSED LEASE AFFECTING IN PART OF THE EAST 75' OF " 1, OAK KNOLL INDUSTRIAL PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

ORIGINAL



CON2003-00017
SITE PLAN

APPROVED 5-21-03 BY SK

WI2326
McCONNELL

Bearings used for this survey are based on the plot of Oak Knoll Industrial Park Addition.

T-MOBILE USA, INC.
OKLAHOMA CITY, OKLAHOMA

DATE: 4/24/03

SCALE: 1" = 60'

JOB #: 1090

FIELD BOOK #: IN FILE

PAGE #: IN FILE

SHEET 1 OF 2

NO.	REVISION	DATE	BY
SURVEYED BY: KEH			
DRAWN BY: KEH			
APPROVED BY: KEH			

Prepared By:
ACK Professional Land Survey, P.C.
713 S. 8th Street Yukon, OK 73099 (405)-354-8272