



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 30, 2003

Ronald Rowden
Wichita Public Schools
432 W. 3rd St. N.
Wichita, KS 67203

Re: CON2003-00014 – Administrative Permit for a 60-foot high wireless communication facility on property zoned “B” Multi-Family.

Legal Description: BEG NE COR SW1/4 W 499 FT S 375 FT E 127 FT S 55 FT E 372 FT N TO BEG SEC 23-27-1W. Located at the southwest corner 2nd Street North and Anna (4801 W. 2nd St. N.).

Dear Mr. Rowden:

We have reviewed your request for an Administrative Permit for a 60-foot high self support lattice tower on property zoned “B” Multi-Family. We understand that the tower is proposed in order to connect Dodge Elementary to the microwave-based wide area network used by the Wichita Public Schools. Section III.D.6.g.(3)(b) of the Wichita-Sedgwick County Unified Zoning Code states that new ground-mounted wireless communication facilities up to 65 feet in height in the “B” Multi-Family 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 60-foot high tower to be located no closer than 60 feet from the lot line of property zoned “TF-3” Two-Family Residential or more restrictive. The proposed location of the tower is approximately 240 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. There is no option available to use existing or approved wireless communication facilities or other structures. Since the proposed microwave-based wireless service requires antennas to be located on-site, a support structure must be located on the school grounds. The applicant has demonstrated that the antennas must be mounted at height of 60 feet to complete the necessary

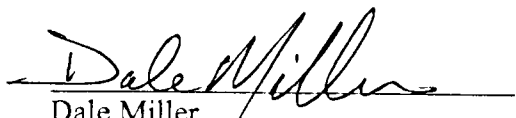
line-of-site microwave path. Since the school building is only 21.5 feet tall, the antennas cannot be mounted to the roof of the school building, and the construction of an on-site, ground-mounted support structure is the best available option.

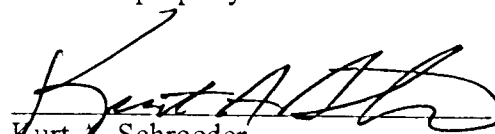
2. The proposed wireless communication facility is compatible with the character of the area, as small towers to support the Wichita Public Schools' microwave-based wide area network exist on numerous other school sites with no detrimental impacts on surrounding properties.
3. The proposed wireless communication facility uses materials and colors that minimize glare.
4. The proposed wireless communication facility is placed where the school building obscures 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. All improvements shall be completed before the facility becomes operational.
4. The support structure shall be a "self support lattice" design and shall be silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
5. The support structure shall be 60 feet in height.
6. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
7. 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.

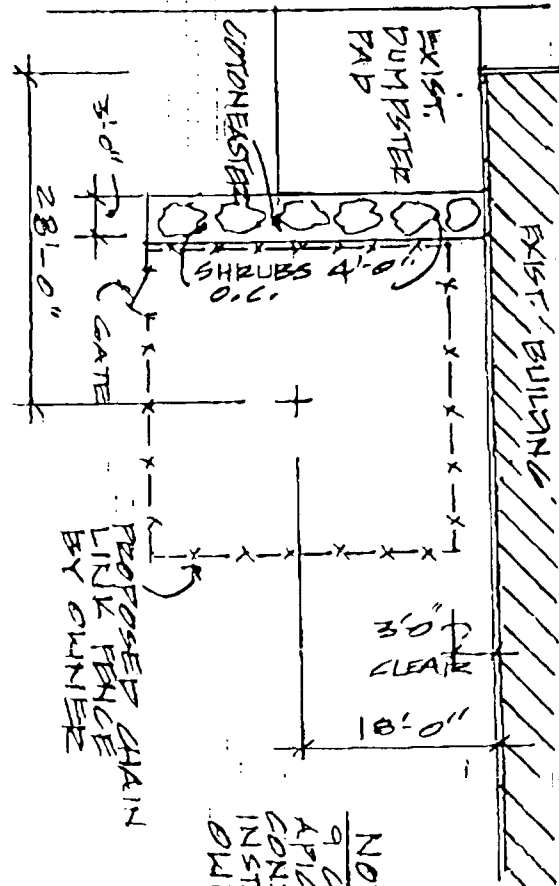

Dale Miller
Acting Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: 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

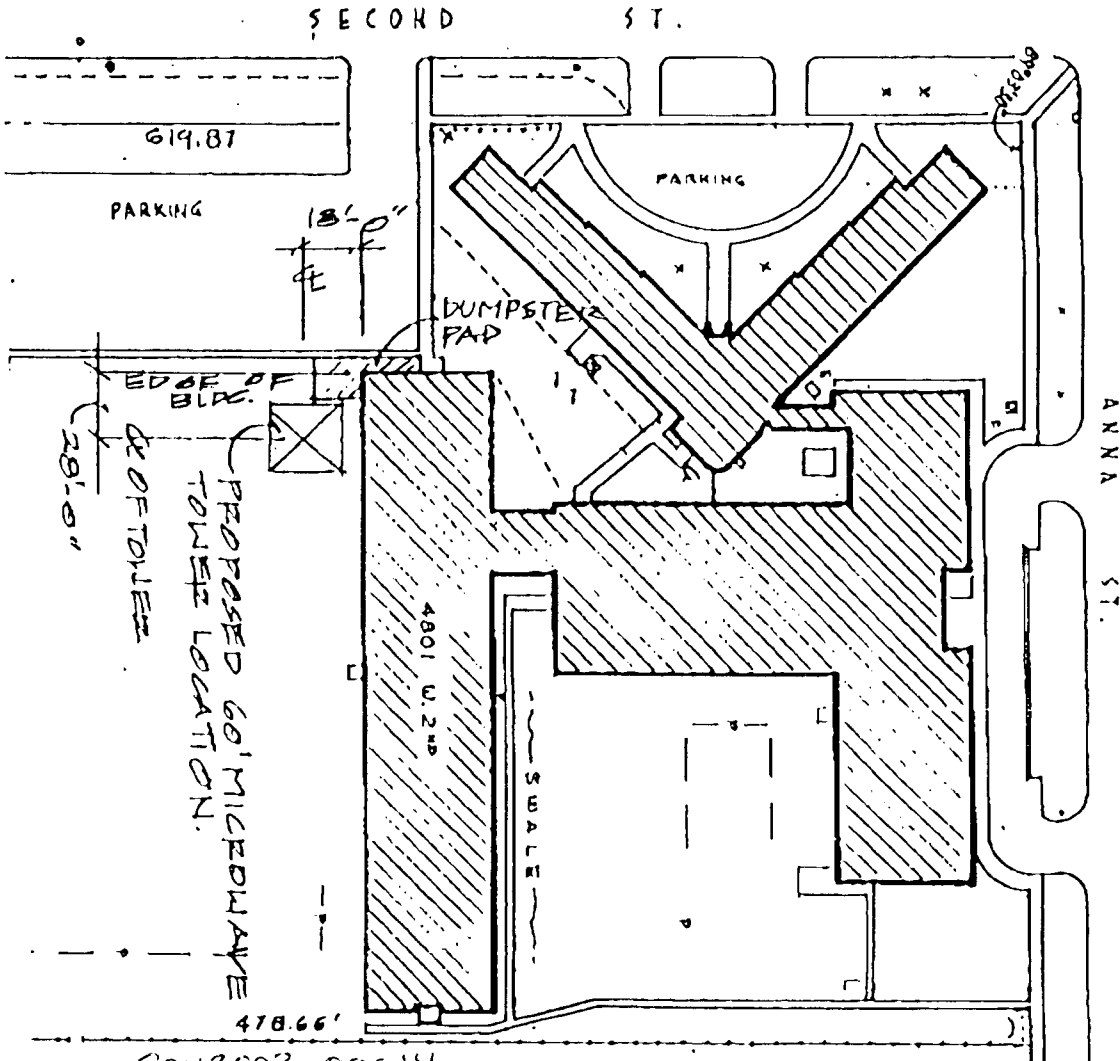
- EXIST. PARKING -

EXIST. SIDEWALK



NOTE:
9 COTONEASTER
APPLICATORS - 2 GAL
CONTAINER,
INSTALLED BY
OWNER.

LANDSCAPE SCREENING



CON2003-00014

SITE PLAN

APPROVED 4-30-03 BY SK



ELEMENTARY

DODGE

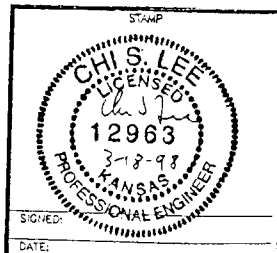
LET	REVISION	DATE	APP'D
-	INITIAL RELEASE	03/17/98	D.S.

NOTES:

- TOWERS ARE DESIGNED TO CONFORM TO THE REQUIREMENTS OF EIA/TIA-222-F-1996, WITH CONSIDERATIONS OF 90mph BASE WIND VELOCITY AND 1/2" RADIAL ICE.
- TOWER ANTENNA LOADING IS AS FOLLOWS:
 - 72" ANTENNAS W/ 7/8" FEEDLINE AT TOP
 - 60" ANTENNAS W/ 7/8" FEEDLINE AT TOP
 - 30" ANTENNAS W/ 7/8" FEEDLINE AT TOP
 - STEP BOLTS UP ONE LEG
- ALL STRUCTURAL STEEL PIPE LEG MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A53 (50ksi YIELD STRENGTH MATERIAL); ALL ADDITIONAL STRUCTURAL STEEL PLATES, BARS, RODS, ANGLES, SHAPES, ETC., SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A36 (36ksi YIELD STRENGTH MATERIAL).
- ALL TOWER MEMBERS SHALL BE HOT-DIPPED GALVANIZED, AFTER FABRICATION, AND CONFORM TO THE REQUIREMENTS OF ASTM-A123.
- BOLTS AND BOLTED CONNECTIONS SHALL BE HOT-DIPPED GALVANIZED AND CONFORM TO THE REQUIREMENTS OF ASTM-A325.
- ALL WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY: A.W.S. D1.1-96.
- TOWER GROUNDING KITS SHALL CONFORM TO THE REQUIREMENTS OF EIA/TIA-222-F-1996.
- FOR WEST HIGH SCHOOL SITE FOUNDATION DETAILS, REFER TO DRAWING 2546-98-02; FOR COLVIN ELEMENTARY SCHOOL FOUNDATION DETAILS, REFER TO DRAWING 2546-98-03.

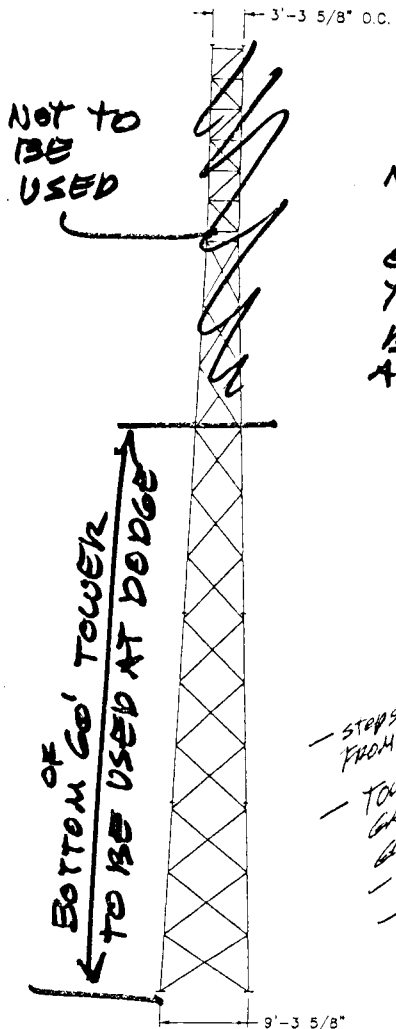
CON2003-00014 SITE PLAN

APPROVED 4-30-03 BY SK



SWAGER COMMUNICATIONS INC. ANGOLA, INDIANA 48703	
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U.S.D. #259 WICHITA, KS	DWN J.NEFF APP'D D.SWAGER
TITLE MODEL: PAS-100SS 100ft TOWER ELEVATION	
DATE 03/17/98	DRAWING NUMBER 2546-98-01

100ft
SECTION S1
80ft
SECTION S2
60ft
SECTION S3
40ft
SECTION S4
20ft
SECTION S5B
0ft



THIS IS A COPY OF
THE ORIGINAL SHOP
DRAWING OF THE
ORIGINAL ERECTION
OF THE 100' TOWER
AT GRIFFENSTEIN

NOTE: ONLY THE
BOTTOM 60'
OF THIS
TOWER WILL
BE USED
AT DODGE

STAFF ARCHITECT'S OFFICE
U.S.D. #259
APPROVED
APPROVED AS NOTED
NOT APPROVED - RESUBMIT
GENERAL CONFORMITY WITH
ANSI AND SPECIFICATIONS. QUAN-
TITIES NOT VERIFIED. CONTRACTOR'S
RESPONSIBILITY IS IN NO WAY RE-
LIEVED BY THIS APPROVAL.

Date 3-30-98
Michael W. Brown

- STEPS BOLTS DELETED
FROM BOTTOM 10'-0"
- TOWERS SHALL BE HOT-DIP
GALVANIZED PER ASTM-123
GIVING 2 OUNCES OF ZINC PER S.F.
- WARRANTY OF 5 YEARS
- TOWERS DESIGNED TO MEET ALL
APPLICABLE ANSI SPECIFICATIONS