



Wichita-Sedgwick County Metropolitan Area Planning Department

January 25, 2007

Bhadra Bhakta
Ajay Properties, Inc.
658 Westdale Dr.
Wichita, KS 67209

T-Mobile Wireless
Attn: George Wyrick
4533 Enterprise Dr.
Oklahoma City, OK 73128

Ferris Consulting
c/o Greg Ferris
P.O. Box 573
Wichita, KS 67201

Re: CON2007-00001 – **Administrative Permit** for a 150-foot high wireless communication facility on property zoned “LI” Limited Industrial. Generally located west of West Street and north of Kellogg (6585 Westdale Dr.).

Dear Sir or Madam:

We have reviewed your request for an Administrative Permit for a 150-foot high wireless communication facility 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 “GC” General Commercial and more intensive zoning districts (including “LI”, Limited Industrial) shall be approved by Administrative Permit if they comply with 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 150-high wireless communication to be located no closer than 150 feet from the lot line of property zoned “TF-3” Two-Family Residential or more restrictive. The proposed 150-high monopole is shown on the site plan submitted with this application to be located 1,338’ from the nearest lot line of 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:

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

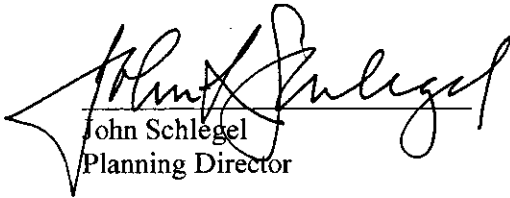
www.wichita.gov

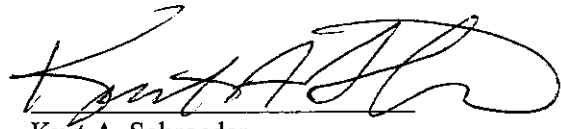
1. The applicant and the owner of the proposed wireless communication facility have acknowledged their responsibilities and restrictions under the Unified Zoning Code regarding lighting, signage, co-location, reconstruction, and removal as they relate to the proposed wireless communication facility.
2. 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.
3. The proposed wireless communication facility is not located in manner that would cause a potential hazard to flight safety as long as the facility is approved by the FAA and complies with all conditions of FAA approval.
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 trees and buildings 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 150-foot high wireless communication facility is hereby GRANTED, 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 plans and elevation drawings that are attached to this Administrative Permit. All improvements shall be completed before the facility becomes operational.
4. The site shall be screened with an 8-foot high solid screening fence on the north, east, and west sides of the compound, with a chain link fence enclosing the south side of the compound.
5. The monopole shall be silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
6. The applicant shall obtain FAA approval of 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 Director of Airport Engineering for the City of Wichita.
7. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
8. Any violation of the conditions of approval shall render this Administrative Permit null and void.

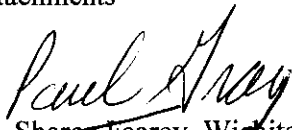
The zoning adjustment sign may now be removed from the property.


John Schlegel
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

- Attachments

cc:



~~Sharon Fearey, Wichita City Council Member, District VI~~ ^{IV}

Mark Clark, Appraiser's Office

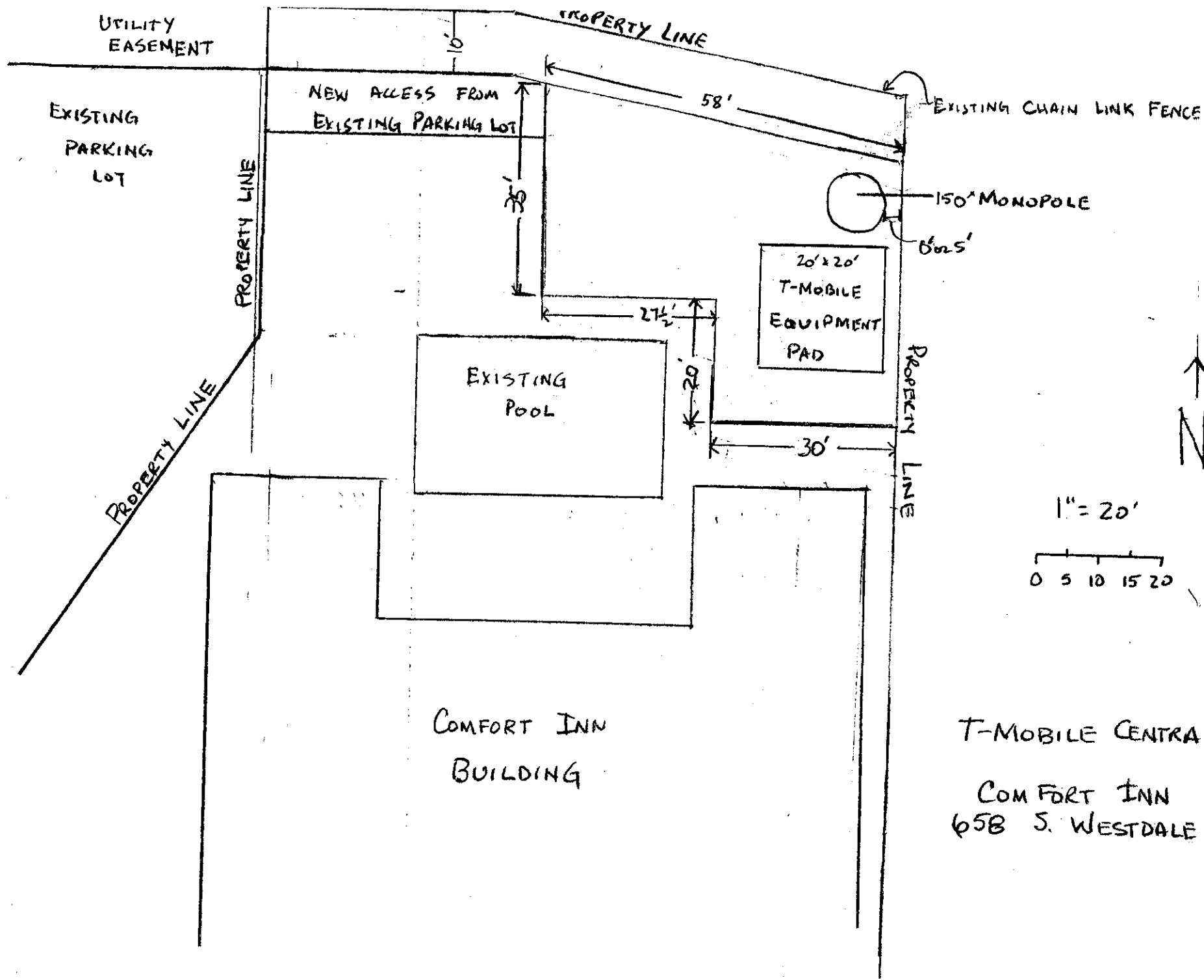
John Oswald, Wichita Airports

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



COMFORT INN
BUILDING

T-MOBILE CENTRAL LLC
COMFORT INN
658 S. WESTDALE DR.