Wichita-Sedgwick County Metropolitan Area Planning Department

December 16, 2022

Jon and Darlene Funston
1300 East 69th Street South
Haysville, KS 67060

RE: **CON2022-00043:** Conditional Use request in the County to allow a 165' monopole telecommunications facility on property zoned RR Rural Residential; generally located on the north side of East 69th Street South and within one-quarter mile east of Interstate 35 (Haysville Area of Influence).

Dear Applicant;

At its regular meeting on December 1, 2022, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with 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 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.
3. 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.
4. The support structure shall be no taller than 165 feet in height, plus an additional four (4) feet for lightning suppression equipment.
5. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.
6. 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.
7. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
8. 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.

No protests were received against this case. Therefore, the MAPC decision is final. If you have any questions concerning this application, please contact our office at 268-4421.

Wichita-Sedgwick County Metropolitan Area Planning Department

December 2, 2022

Jon and Darlene Funston
1300 East 69th Street South
Haysville, KS 67060

RE: **CON2022-00043**: Conditional Use request in the County to allow a 165' monopole telecommunications facility on property zoned SF-20 Single-Family Residential District; generally located on the north side of East 69th Street South and within one-quarter mile east of Interstate 35 (Haysville Area of Influence).

Dear Applicant;

At its regular meeting on **December 1, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with 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 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.
3. 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.
4. The support structure shall be no taller than 165 feet in height, plus an additional four (4) feet for lightning suppression equipment.
5. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.
6. 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.
7. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
8. 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.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **December 15, 2022.** In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially

located within 1000 feet of the property for which the application was filed, and must be submitted to the Clerk by **December 15, 2022 at 5:00 p.m.**

NOTE: Citizen Advisory Board 2 (CAB) will consider this case at their meeting to be held at **6:00 p.m., Tuesday, December 13, 2022.** Additional information regarding the CAB meeting may be obtained by calling Sedgwick County Public Information Officer Akeam Ashford at (316) 660-9372 or Akeam.Ashford@sedgwick.gov.

If there are no protests, and the MAPC's action is not different from the Citizen Advisory Board's recommendation, the MAPC's approval is final.

This is a reminder that the notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Christina Rieth

Christina Rieth
Associate Planner

Copies to: MABCD
Sarah Lopez, Citizens Advisory Board District II
Patrick Erwin, *via email*
Patrick Edwards, 625 North Waterfront Parkway, Wichita, KS 67206

CONDITIONAL USE RESOLUTION NO. CON2022-00043

WHEREAS, Jon and Darlene Funston, Owners, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use for a Wireless Communications Facility in SF-20 Single-Family Residential District zoning located at 1300 East 69th Street South, legally described as:

> Commencing at an existing open top pipe at the southeast corner of the west 40 acres of the north half of the southeast quarter of section thirty-three; thence S89°33'00"W along the south line of said west 40 acres of the north half of the southeast quarter of section thirty-three, a distance of 1170.78 feet; thence N00°27'00"W, a distance of 137.03 feet to the point of beginning; thence N24°00'00"W, a distance of 75.00 feet; thence N66°00'00"E, a distance of 75.00 feet; thence S24°00'00"E, a distance of 75.00 feet; thence S66°00'00"W, a distance of 75.00 feet to the point of beginning, containing 5,625 square feet or 0.129 acres.

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 December 1, 2022, 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 for a Wireless Communications Facility in SF-20 Single-Family Residential District zoning located at 1300 Est 69th Street South, legally described as:

> Commencing at an existing open top pipe at the southeast corner of the west 40 acres of the north half of the southeast quarter of section thirty-three; thence S89°33'00"W along the south line of said west 40 acres of the north half of the southeast quarter of section thirty-three, a distance of 1170.78 feet; thence N00°27'00"W, a distance of 137.03 feet to the point of beginning; thence N24°00'00"W, a distance of 75.00 feet; thence N66°00'00"E, a distance of 75.00 feet; thence S24°00'00"E, a distance of 75.00 feet; thence S66°00'00"W, a distance of 75.00 feet to the point of beginning, containing 5,625 square feet or 0.129 acres.

Approved 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 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.
3. 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.
4. The support structure shall be no taller than 165 feet in height, plus an additional four (4) feet for lightning suppression equipment.
5. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.
6. 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.

7. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
8. 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 16th Day of DECEMBER 2022.

METROPOLITAN AREA PLANNING COMMISSION

Ann M. Fox, Chairman

ATTEST:

Scott Wadle, Secretary

Public notice

(Published in The Ark Valley News Nov. 10, 2022.)

MAPC December 1, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 1, 2022, no earlier than 1:30 p.m.,** the Wichita Sedgwick County Metropolitan Area Planning Commission/ Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita Sedgwick County Metropolitan Area Planning Department at (316) 268 4421..

CON2022-00043: Conditional Use request in the County to allow a 165' monopole telecommunications facility on property zoned RR Rural Residential; generally located on the north side of East 69th Street South and within one-quarter mile east of Interstate 35 (Haysville Area of Influence).

PUD2022-00022: Zone change request in the County from SF-20 Single-Family Residential to PUD Planned Unit Development to create a custom zoning district for mixed residential; generally located on the northwest corner of West 4th Street North and North 135th Street West.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick 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.

Options to participate (see below):

1) Participate virtually
2) Attend in-person at the Ronald Reagan Building
3) Submit comments ahead of time

Participate Virtually

Please join my meeting from your computer, tablet or smartphone.

https://global.gotomeeting.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 In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily 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 (316-268 4464) by 5pm, 3 days prior to the meeting.

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 (mp3, 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 Planning@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

WITNESS MY HAND on November 10, 2022
Scott Wadle, Secretary
Wichita Sedgwick County
Metropolitan Area Planning Commission

fidavit of Publication

TE OF KANSAS,
GWICK COUNTY, ss.

ris Strunk, being first duly sworn, deposes and That he is Publisher of The Ark Valley News, rly The Valley Center Index, a weekly newspaper d in the State of Kansas, and published in and of al circulation in Sedgwick County Kansas, with a al paid circulation on a yearly basis in Sedgwick ty, Kansas, and that said newspaper is not a trade, ous or fraternal publication.

id newspaper is a weekly published at least week- times a year; has been so published continuously hinterruptedly in said county and state for a period re than five years prior to the first publication of notice; and has been admitted at the post office of y Center in said County as second class matter.

at the attached notice is a true copy thereof and ublished in the regular and entire issue of said paper for 1 consecutive weeks, the ublication thereof being made as aforesaid on the 0th day of November, 2022.

ubsequent publications being made on the ving dates:

_____, 2022 _____, 2022
_____, 2022 _____, 2022
_____, 2022 _____, 2022

Subscribed and sworn to before me this 10th day of November, 2022.

Notary Public

My commission expires _____.

Additional copies $_____

Printer's fee $_____

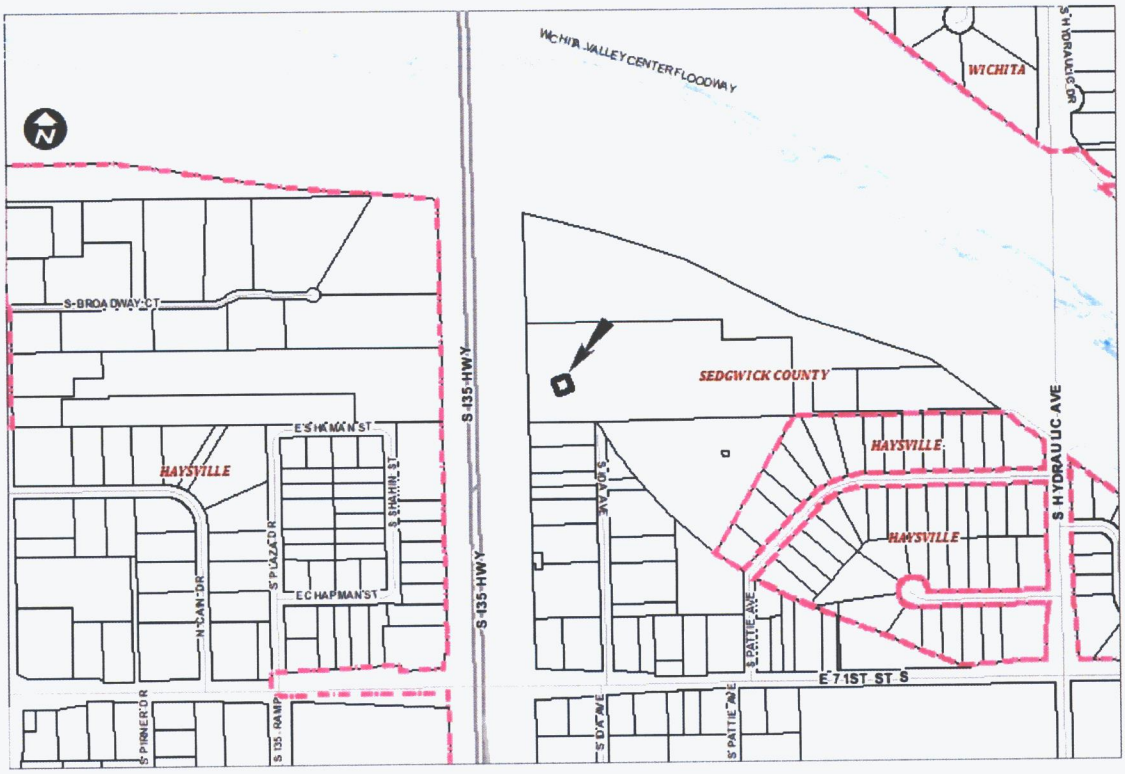
Lisa K. Strunk NOTARY PUBLIC COMMISSION EXPIRES 4/24/24 State of Kansas

AGENDA ITEM NO. 4.1

STAFF REPORT

MAPC – December 1, 2022
CAB II – December 13, 2022

CASE NUMBER:	CON2022-00043 (County)
APPLICANT/AGENT:	Jon and Darlene Funston (Owner) Tillman Infrastructure/Patrick Erwin (Agent)
REQUEST:	Conditional Use for a Telecommunication Facility (AT&T)
CURRENT ZONING:	SF-20 Single-Family Residential District
SITE SIZE:	14.46 acres
LOCATION:	Generally located on the north side of East 69th Street South, within one-quarter mile east of Interstate 35 (1300 East 69th Street South)
PROPOSED USE:	165-foot-tall telecommunications tower
RECOMMENDATION:	Approve with conditions



BACKGROUND: The applicant is requesting a Conditional Use to allow the placement of a 165-foot-tall monopole tower and four-foot lightning rod on property generally located on the north side of East 69th Street South, within one-quarter mile east of Interstate 35 (1300 East 69th Street South). The site is zoned SF-20 Single Family Residential District and developed with a single-family residential dwelling. The tower will be placed within the 75-foot by 75-foot lease area located in the southwest portion of the subject site.

The property owners of this land are leasing a 75-foot by 75-foot portion of their land for the location of this tower. Per the Unified Zoning Code, this location is outside the area authorized for administrative approval of wireless communication facilities. In addition, Section III-A.2.d of the Wireless Communication Master Plan limits the height of towers in the SF-20 district that can be approved by Administrative Permit to 120 feet as long as it complies with the compatibility height standards of the Unified Zoning Code (UZC). The proposed tower exceeds the height guideline by 45 feet. In addition, it is within 500 feet of property zoned SF-20 and RR which requires adherence to compatibility height standards set forth in Section IV-C.5.b of the UZC. The compatibility height standards for wireless communication facilities are as follows:

> Wireless Communication facilities shall not exceed a height equal to the distance to the Lot line of the property zoned TF-3 or more restrictive. For example, a Wireless Communication Facility located 100 feet from the Lot Line of property zoned TF-3 or more restrictive cannot exceed a height of 100 feet.

Lots to the north and to the south of this site are zoned SF-20 Single-Family Residential District. Using the scale of the attached site plan provided by the applicant, the tower is approximately 175 feet +/- from the lot line of the nearest property zoned SF-20. Therefore, the proposed 165-foot tower meets the compatibility height standards.

The leased area for the wireless communication tower is 75-feet by 75-feet in size with a 30-foot access/utility easement on the south side. The access and utility easement will be a 30-foot-wide gravel road. Access to the tower site will be via a leased access drive entering from South Ida Avenue. The applicant indicates this tower will be a monopole structure. The location of the tower within the compound is placed in the far southwest corner in order to be as far away from residentially zoned property lines. The proposed tower will be enclosed with a 6-foot-tall chain link fence surrounding the compound with a road gate at the entrance for signage. The telecommunications tower is exempt from screening and landscaping standards set forth by the Wichita Landscape Ordinance because it is located in unincorporated Sedgwick County.

This tower is meant to provide additional coverage to the area. State law prohibits the possibility of collocation as a factor of evaluation as outlined below:

The applicable state law is KSA 66-2019, which specifies 18 prohibitions when considering an application for a communication structure. Below are five of the most applicable for this case.

1. The applicant's designed service, customer demand for service or quality of the applicant's service to or from a particular area or site cannot be evaluated.
2. Proprietary, confidential or other business information cannot be required to justify the need for the new communication structure, including propagation maps and telecommunications traffic studies.
3. The availability of other potential locations for the placement of the communication structure including, but not limited to, the option to collocate, instead of constructing a new communication structure, cannot be evaluated.
4. The type of transmission equipment or technology to be used by the applicant including, but not limited, requiring an applicant to construct a distributed antenna system or small cell facility in lieu of constructing a new communications structure cannot be dictated.

5. Restrictions with respect to objects in navigable airspace height limitations, proximity to civilian airports, or markings and lighting on communication structures that are greater than, or in conflict with, any restrictions imposed by the Federal Aviation Administration cannot be considered.

In 1997, the Sedgwick County Board of County Commissioners approved a 488-foot guyed commercial communications tower approximately 812 feet southeast of the subject site (CU-400).

The character of the surrounding area is large lots that are primarily for residential or agricultural uses. Property to the north and east of the subject site is zoned RR Rural Residential District, is located within unincorporated Sedgwick County, and is developed with a single-family residential dwelling. Properties to the south are zoned SF-20 Single-Family Residential District and RR Rural Residential District, are located within unincorporated Sedgwick County, and are developed with a single-family residential dwelling and a telecommunications tower, respectively.

The requested Conditional Use is located within the Haysville Urban Area of Influence. On November 10, 2022, the report was presented to the City of Haysville's Planning Commission and was approved unanimously. The Planning Commission had one question as to how the Conditional Use would apply if the property was sold. Unless a time limit is placed on the tower as a Conditional Use, the Conditional Use runs with the land.

CASE HISTORY: The property on which the tower will be leased is unplatted. The subject site is exempt from platting unless the applicant proposes a lease of 50 years or longer. There are no zoning cases associated with this site.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-20, RR	Single-Family Residential Dwelling (Unincorporated Sedgwick County)
SOUTH:	SF-20, RR	Single-Family Residential Dwellings, Telecommunications Tower (Unincorporated Sedgwick County)
EAST:	RR	Single-Family Residential Dwelling (Unincorporated Sedgwick County)
WEST:	AAA	Interstate 35, Farming/ranch operation (City of Haysville)

PUBLIC SERVICES: The proposed wireless communication facility will not require any municipal services. The access easement is 30 feet with a 12-foot-wide gravel driveway from South Ida Avenue to the compound. East 69th Street South is a gravel, two-way, local street without sidewalks.

CONFORMANCE TO PLANS/POLICIES:
The combined conclusion for conformance to the Plans and Policies is this request complies with the overall spirit and intent to accommodate both the expansion of wireless communication capabilities within the County, while honoring the introduction of this type of use at this location by requiring the Conditional Use approval process and applying all the supplementary regulations to the property to mitigate the impacts associated with the new development.

The requested Conditional Use is in conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for "Small City Urban Growth Area", which the *Plan* defines as: "*Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and magnitude of growth these communities can expect to experience out to the year 2035. Growth direction and amount is based upon municipal political considerations, anticipated population*

growth, efficient patterns of growth, current infrastructure limitations, cost effective delivery of future municipal services, and environmental factors."

The requested Conditional Use is in partial conformance with the Location/Design Guidelines of the Wireless Communication Master Plan (adopted January 2019). The Guidelines state that "*In general, tall wireless communication facilities should be limited to heavy commercial and industrial areas and should decrease in height as the intensity of development decreases, with the shortest facilities being located in residential areas.*" The 165-foot monopole tower will be located in a residential area. However, the Guidelines also state that wireless communication providers are particularly encouraged to seek "wooded areas" for new facilities and allow for compatible siting, which "may include multistory buildings, water towers, large park areas, sewer treatment plant sites, maintenance yards, and public airports". The proposed monopole tower will be placed in a heavily wooded area and will not interfere with other functions. Additionally, 165 feet is the minimum height needed to accomplish the requirements needed by AT&T to provide service to the area.

The South Wichita/Haysville Area Plan does not address telecommunications towers.

RECOMMENDATION: Based upon the information available prior to the public hearings, planning staff recommends that the request be **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 165 feet in height, plus an additional four (4) feet for lightning suppression equipment.
E. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.
F. 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.
G. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
H. 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.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: The character of the surrounding area is large lots that are primarily for residential or agricultural uses. Property to the north and east of the subject site is zoned RR Rural Residential District, is located within unincorporated Sedgwick County, and is developed with a single-family residential dwelling. Properties to the south are zoned SF-20 Single-Family Residential District and RR Rural Residential District, are located within unincorporated Sedgwick County, and are developed with a single-family residential dwelling and a telecommunications

tower, respectively. In 1997, the City of Wichita approved a Conditional Use to allow a commercial communications tower on the property zoned RR Rural Residential (CU-400). Property to the west of the subject site, across Interstate 35, is within the City of Haysville, is zoned AAA, and is developed with a farming and ranch operation.

The proposed site is large enough to accommodate a 165-foot tower and be in compliance with the height compatibility standards of the UZC. However, alternate locations on the site would be more visually obtrusive and detrimental to any future development on the site.

2. **The suitability of the subject property for the uses to which it has been restricted:** The site is zoned SF-20 Single Family Residential and occupies unused land of a larger single-family residential dwelling property. A single-family residential dwelling is a permitted use within the SF-20 zoning district. Any future redevelopment of the site can support uses as permitted in the SF-20 district.

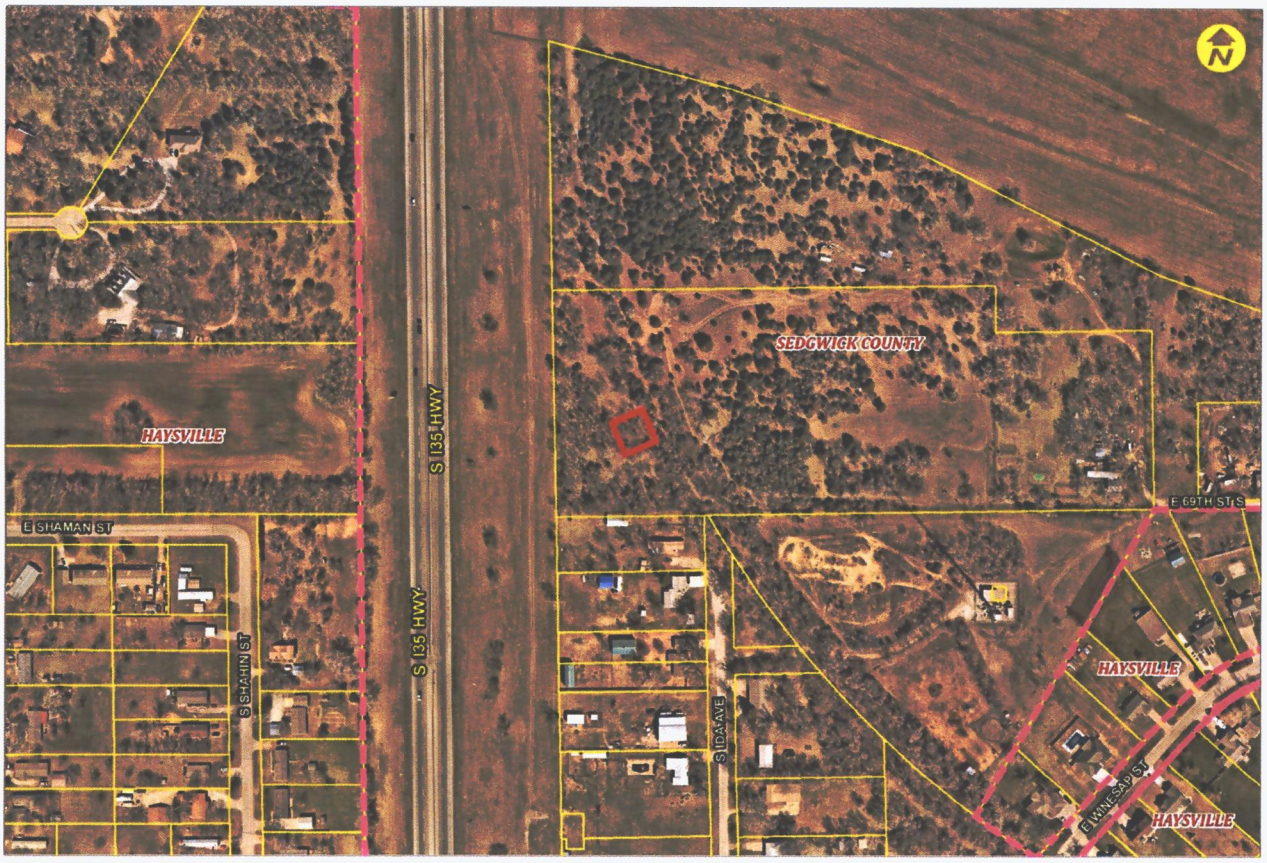
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed site is large enough to accommodate a 165-foot tower and be in compliance with the height compatibility standards of the UZC. However, alternate locations on the site would be more visually obtrusive and detrimental to any future development on the site. Staff is supportive of expanded wireless coverage in the County but understand that municipalities cannot govern how tall a tower must be in order to achieve the goals of the wireless provider. The tower may have negative visual impacts on surrounding properties, but it is in close proximity to another taller tower. A telecommunications tower is thus not new to the area.

4. **Length of time the property has been vacant as currently zoned:** The subject property is developed with a single-family residential dwelling. The site is 14.46 acres, and the majority of the site is open space.

5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant**: Approval of the request will presumably mean economic gain for the applicant, which is generally considered a gain to the public welfare. Denial would presumably represent a loss of economic opportunity to the applicant and/or land owner.

6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan:** The requested Conditional Use is in conformance with the *Community Investments Plan* and in partial conformance with the Wireless Communication Master Plan, as discussed in the report.

Attachments:
1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Site Plan
5. Elevation
6. Site Photos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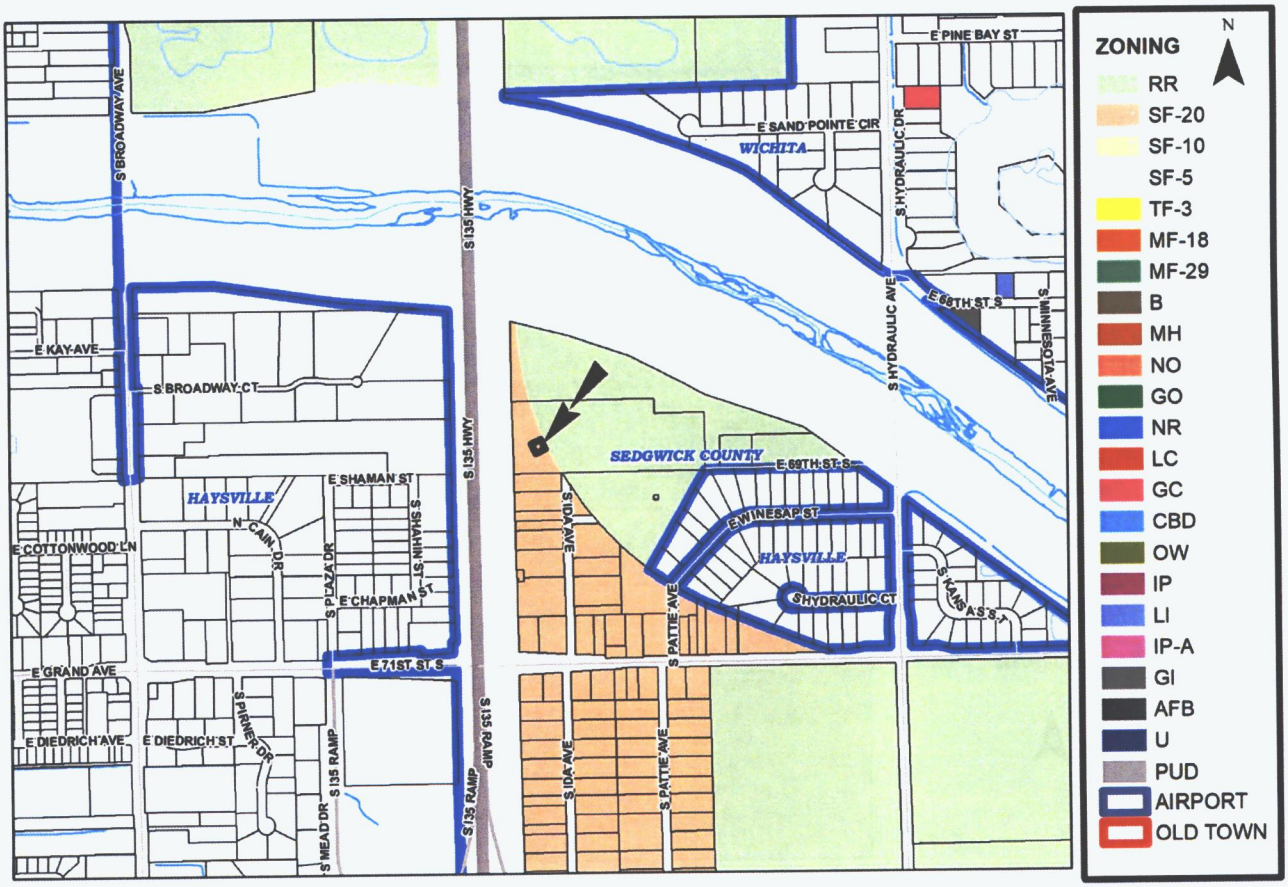
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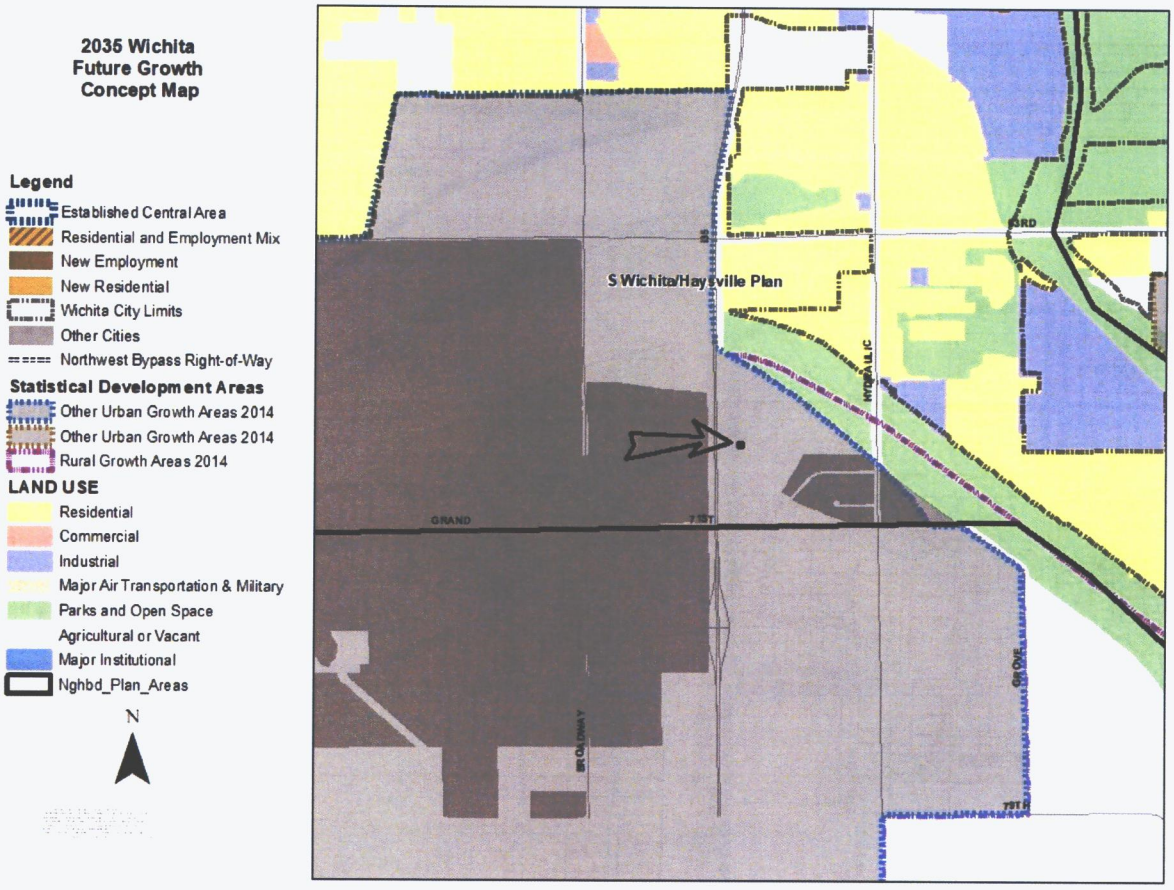
2035 Wichita
Future Growth
Concept Map
Legend
Established Central Area
Residential and Employment Mix
New Employment
New Residential
Wichita City Limits
Other Cities
Northwest Bypass Right-of-Way
Statistical Development Areas
Other Urban Growth Areas 2014
Other Urban Growth Areas 2014
Rural Growth Areas 2014
LAND USE
Residential
Commercial
Industrial
Major Air Transportation & Military
Parks and Open Space
Agricultural or Vacant
Major Institutional
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GRAND
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GROVE
BROADWAY

PRE-CONSTRUCTION ONLY
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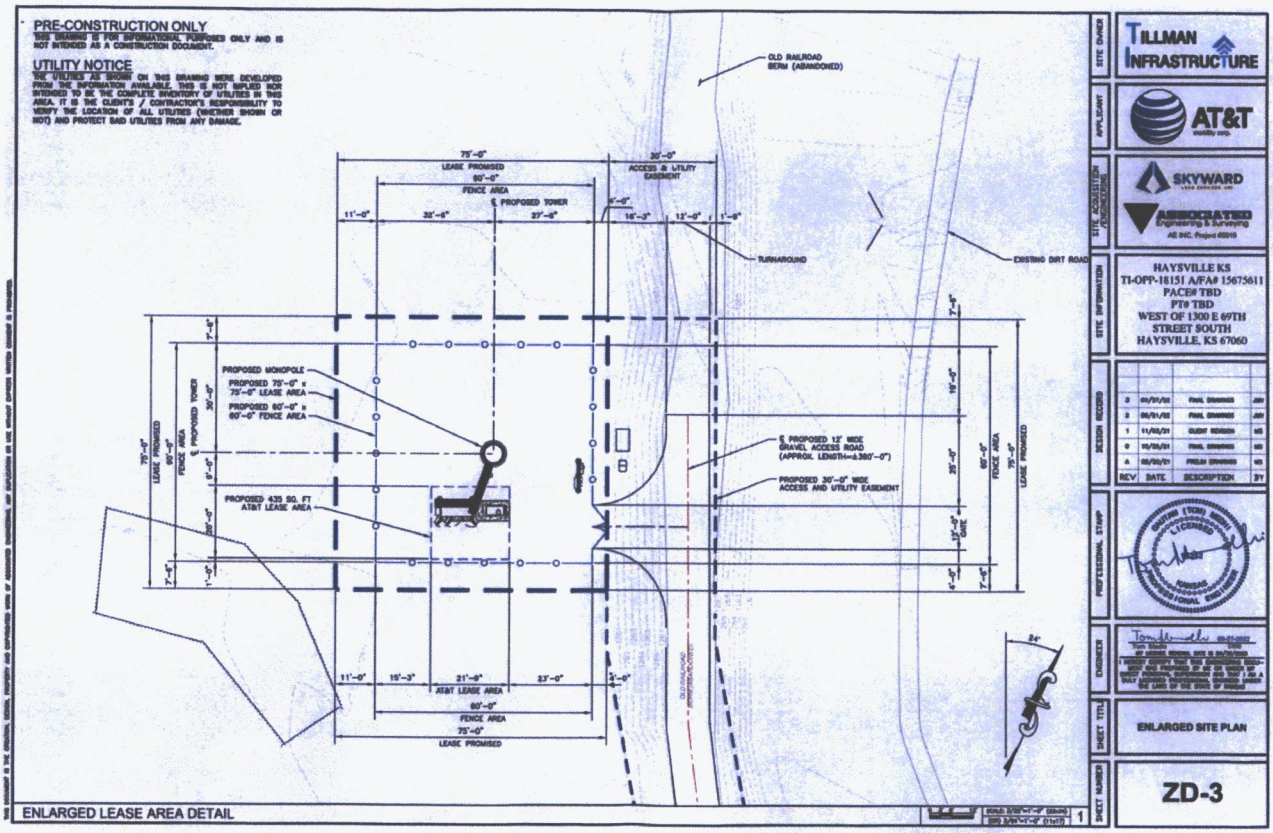
LANDLORD: JON L. FUNSTON ETUX
ADDRESS: 1300 E 69TH STREET SOUTH HAYSVILLE, KS 67060-9526
PARCEL AIN: 216330420000200
CANDIDATE: A
LATITUDE (NAD 83): N 37.568544° (N 37° 34' 08.76")
LONGITUDE (NAD 83): W 97.324261° (W 97° 19' 27.34")
GROUND ELEVATION: 1260.5' NAVD '88
TOWER HEIGHT: 165'-0" AGL
OVERALL TOWER HEIGHT: 165'-0" AGL
ZONING: RESIDENTIAL
MEASURED DISTANCE
PLATTED DISTANCE
RECORDED DISTANCE
DEEDED DISTANCE
FOUND CORNER
SET CORNER
BENCH MARK
SECTION CORNER
FOUND ALUM. CAP WITH ROW SIGN (OR AS SHOWN)
POWER POLE
ELECTRIC METER
GAS METER
TELEPHONE BOX
LIGHT POST
HYDRANT
WATER METER
FENCE - CHAIN LINK
FENCE - BARBED WIRE
FIBER OPTIC LINE
OVERHEAD POWER LINE
CENTER LINE
APPARENT PROPERTY LINE
ROW LINE
LEASE LINE
EASEMENT LINE
SECTION LINE
PROPOSED TOWER
PROPOSED 75'-0" x 75'-0" LEASE AREA
PROPOSED 60'-0" x 60'-0" FENCE AREA
PROPOSED 438 SQ. FT AT&T LEASE AREA
CENTER OF PROPOSED TOWER
LAT.: N 37.568544° (N 37° 34' 08.76") - NAD '83
LONG.: W 97.324261° (W 97° 19' 27.34") - NAD '83
ELEV.: 1260.50' - NAVD '88
DENSE TREES
PROPOSED 30'-0" WIDE ACCESS AND UTILITY EASEMENT
HIGHWAY 35
EXISTING BUILDING
SEC. LINE
PARENT PARCEL "B"
DIRT
GRAVEL
ASPHALT
PROPOSED 12' WIDE GRAVEL ACCESS ROAD (APPROX. LENGTH=±380'-0")
PARENT PARCEL "A"
EXISTING DIRT ROAD APPROX. LENGTH = ±1230.0'
END OF ASPHALTED ROAD
ABANDONED RAILROAD
S. IDA AVENUE
NOTE: SITE MAY NEED LEVELING & GRADING AFTER FINAL LOCATION.
OVERALL SITE VIEW
SITE OWNER
TILLMAN INFRASTRUCTURE
APPLICANT
AT&T
SITE ACQUISITION / CONSTRUCTION
SKYWARD
ASSOCIATED Engineering & Surveying
AE INC. Project #5919
SITE INFORMATION
HAYSVILLE KS
TI-OPP-18151 A/FA# 15675611
PACE# TBD
PT# TBD
WEST OF 1300 E 69TH STREET SOUTH
HAYSVILLE, KS 67060
DESIGN RECORD
REV DATE DESCRIPTION BY
PROFESSIONAL STAMP
ENGINEER
SHEET TITLE
OVERALL SITE PLAN
SHEET NUMBER
ZD-1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OLD RAILROAD BERM (ABANDONED)
TURNAROUND
EXISTING DIRT ROAD
PROPOSED MONOPOLE
PROPOSED 75'-0" x 75'-0" LEASE AREA
PROPOSED 60'-0" x 60'-0" FENCE AREA
PROPOSED 435 SQ. FT AT&T LEASE AREA
℄ PROPOSED 12' WIDE GRAVEL ACCESS ROAD (APPROX. LENGTH=±380'-0")
PROPOSED 30'-0" WIDE ACCESS AND UTILITY EASEMENT
AT&T LEASE AREA
ENLARGED LEASE AREA DETAIL
TILLMAN INFRASTRUCTURE
AT&T
SKYWARD
ASSOCIATED Engineering & Surveying
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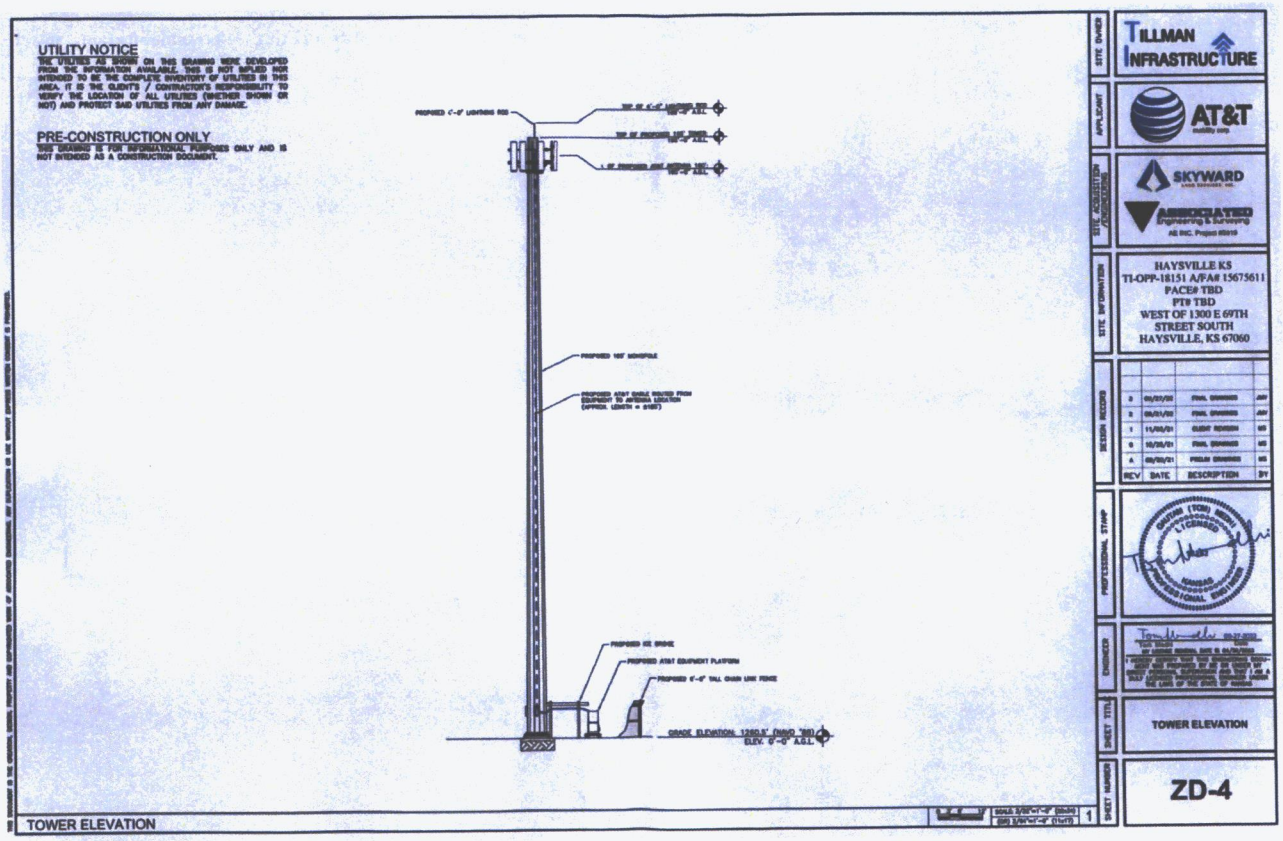
ENLARGED SITE PLAN
ZD-3


UTILITY NOTICE
PRE-CONSTRUCTION ONLY
PROPOSED 6'-0" LIGHTNING ROD
PROPOSED 100' MONOPOLE
PROPOSED ICE SHIELD
PROPOSED AT&T EQUIPMENT PLATFORM
PROPOSED 6'-0" TALL CHAIN LINK FENCE
GRADE ELEVATION
TOWER ELEVATION
TILLMAN INFRASTRUCTURE
AT&T
SKYWARD
HAYSVILLE KS
TI-OPP-18151 A/FA# 15675611
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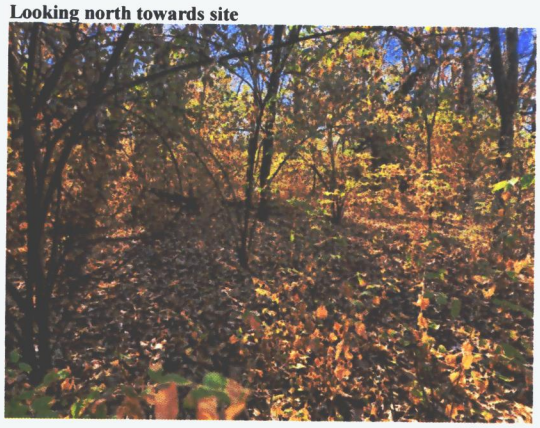
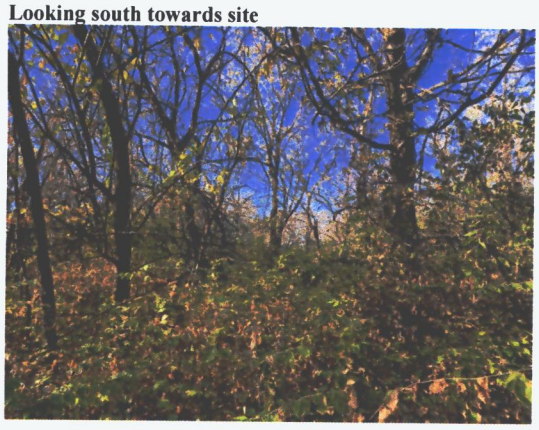
WEST OF 1300 E 69TH
STREET SOUTH
HAYSVILLE, KS 67060
TOWER ELEVATION
ZD-4

Looking north towards site



Looking south towards site

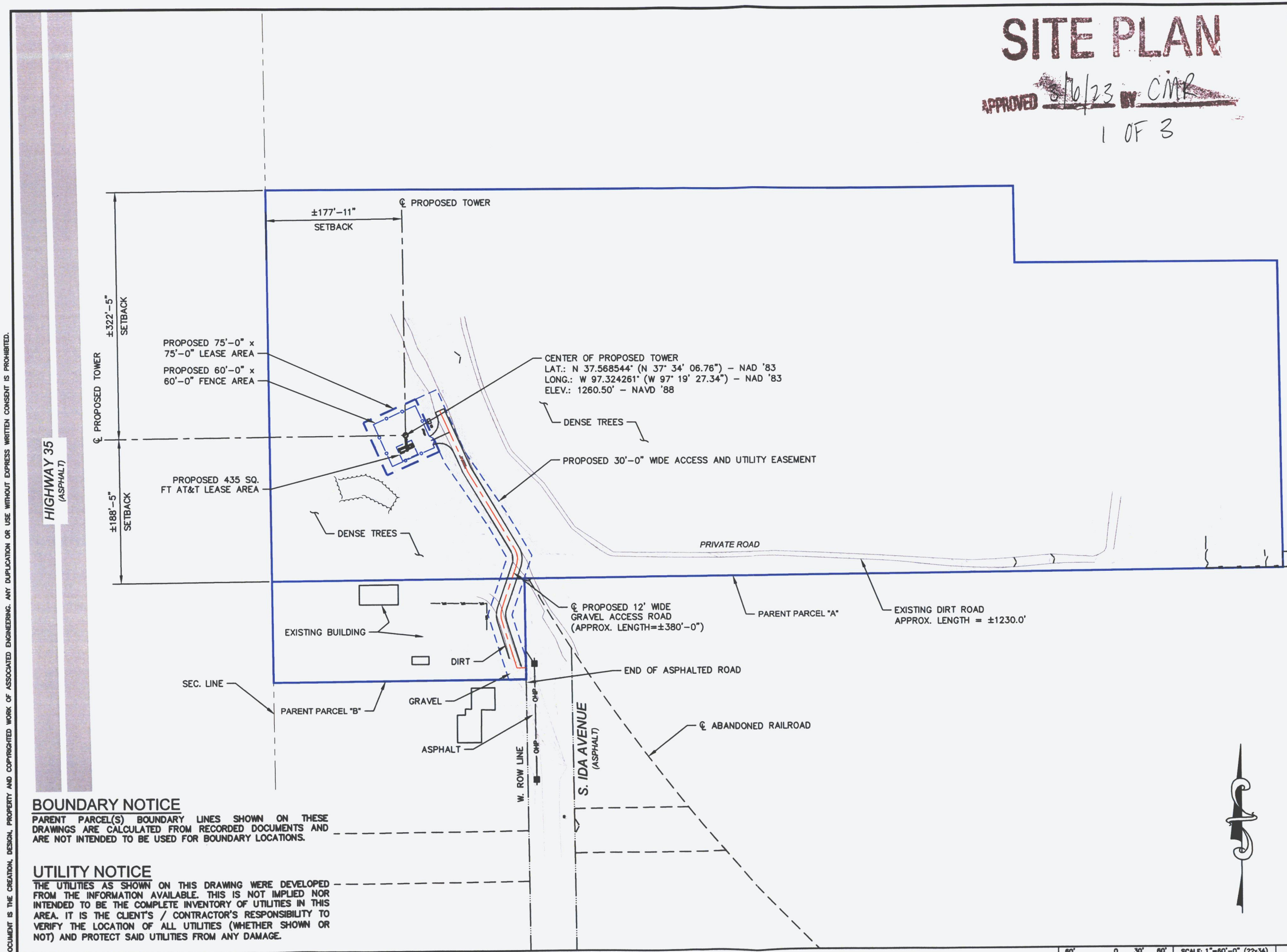


Looking northwest towards existing telecommunications tower on Winesap Street

SITE PLAN

APPROVED 3/16/23 BY CMR

1 OF 3



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PARENT PARCEL(S) BOUNDARY LINES SHOWN ON THESE DRAWINGS ARE CALCULATED FROM RECORDED DOCUMENTS AND ARE NOT INTENDED TO BE USED FOR BOUNDARY LOCATIONS.

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OVERALL SITE VIEW

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SITE OWNER

TILLMAN INFRASTRUCTURE

APPLICANT

AT&T mobility corp.

SITE ACQUISITION /ENGINEERING

SKYWARD LAND SERVICES, INC

ASSOCIATED Engineering & Surveying

AE INC. Project #5919

SITE INFORMATION

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PACE# TBD
PT# TBD
WEST OF 1300 E 69TH
STREET SOUTH
HAYSVILLE, KS 67060

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
3	09/27/22	FINAL DRAWINGS	JMV
2	09/21/22	FINAL DRAWINGS	JMV
1	11/03/21	CLIENT REVISION	MS
0	10/25/21	FINAL DRAWINGS	MS
A	09/20/21	PRELIM DRAWINGS	MS

PROFESSIONAL STAMP

GAUTAM (TOM) MEDHI LICENSED 18252 KANSAS PROFESSIONAL ENGINEER

ENGINEER

Tom Medhi 09-27-2022
Tom Medhi Date
MY LICENSE RENEWAL DATE IS 04/30/2023

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

ZD-2

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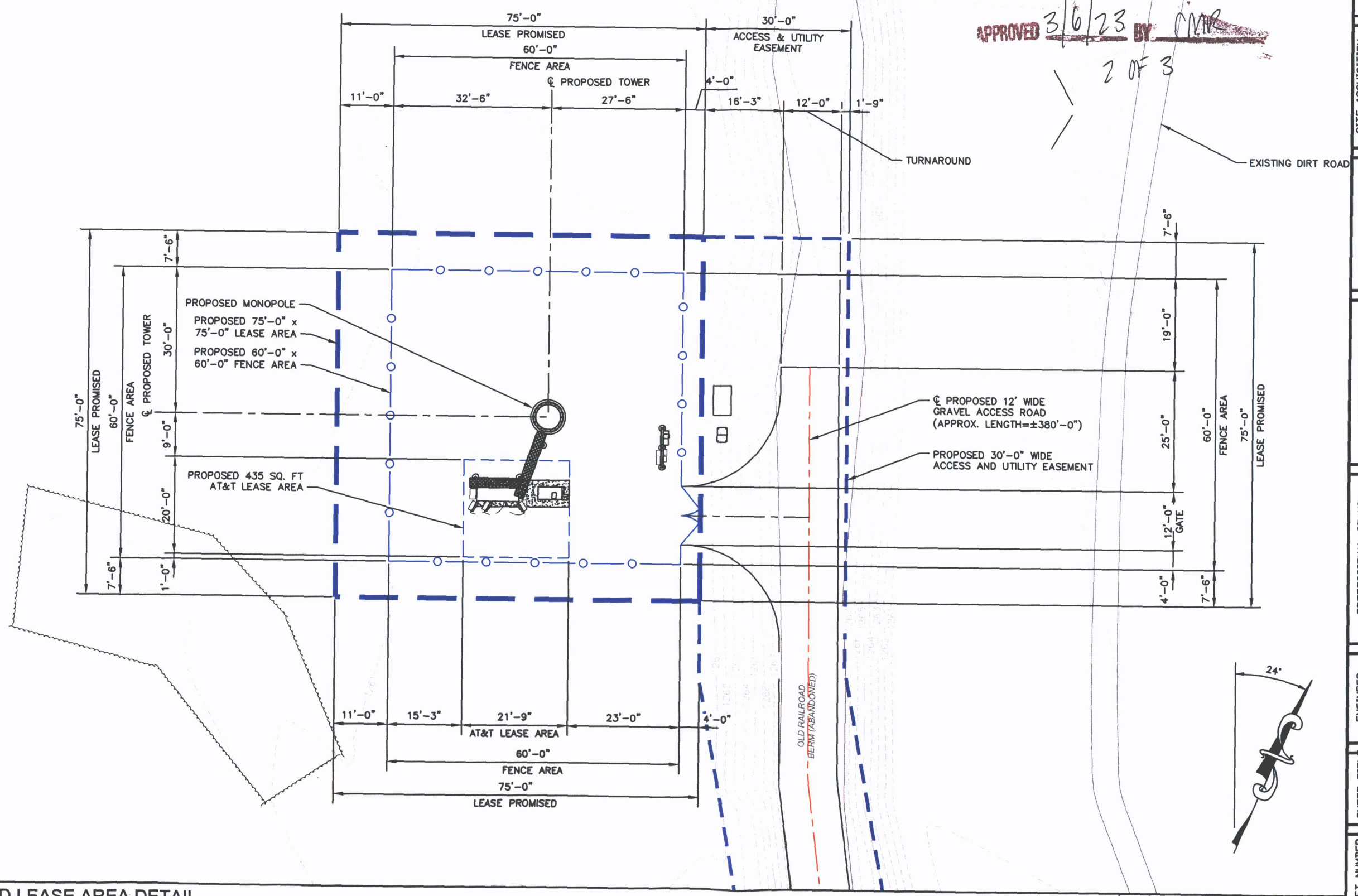
SITE PLAN
APPROVED 3/6/23 BY CMP
2 OF 3



ENLARGED LEASE AREA DETAIL

0 3' 6' 12'
SCALE: 3/32"=1'-0" (22x34)
(OR) 3/64"=1'-0" (11x17)
1

SITE OWNER: TILLMAN INFRASTRUCTURE

APPLICANT: AT&T mobility corp.

SITE ACQUISITION /ENGINEERING: SKYWARD LAND SERVICES, INC. / ASSOCIATED Engineering & Surveying
AE INC. Project #5919

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TI-OPP-18151 A/FA# 15675611
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PROFESSIONAL STAMP: GAUTAM (TOM) MEDHI LICENSED 18252 KANSAS PROFESSIONAL ENGINEER

ENGINEER: Tom Medhi 09-27-2022
Tom Medhi — Date
MY LICENSE RENEWAL DATE IS 04/30/2023
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SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: ZD-3

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SITE PLAN

APPROVED 3/6/23 BY CMR

3 OF 3

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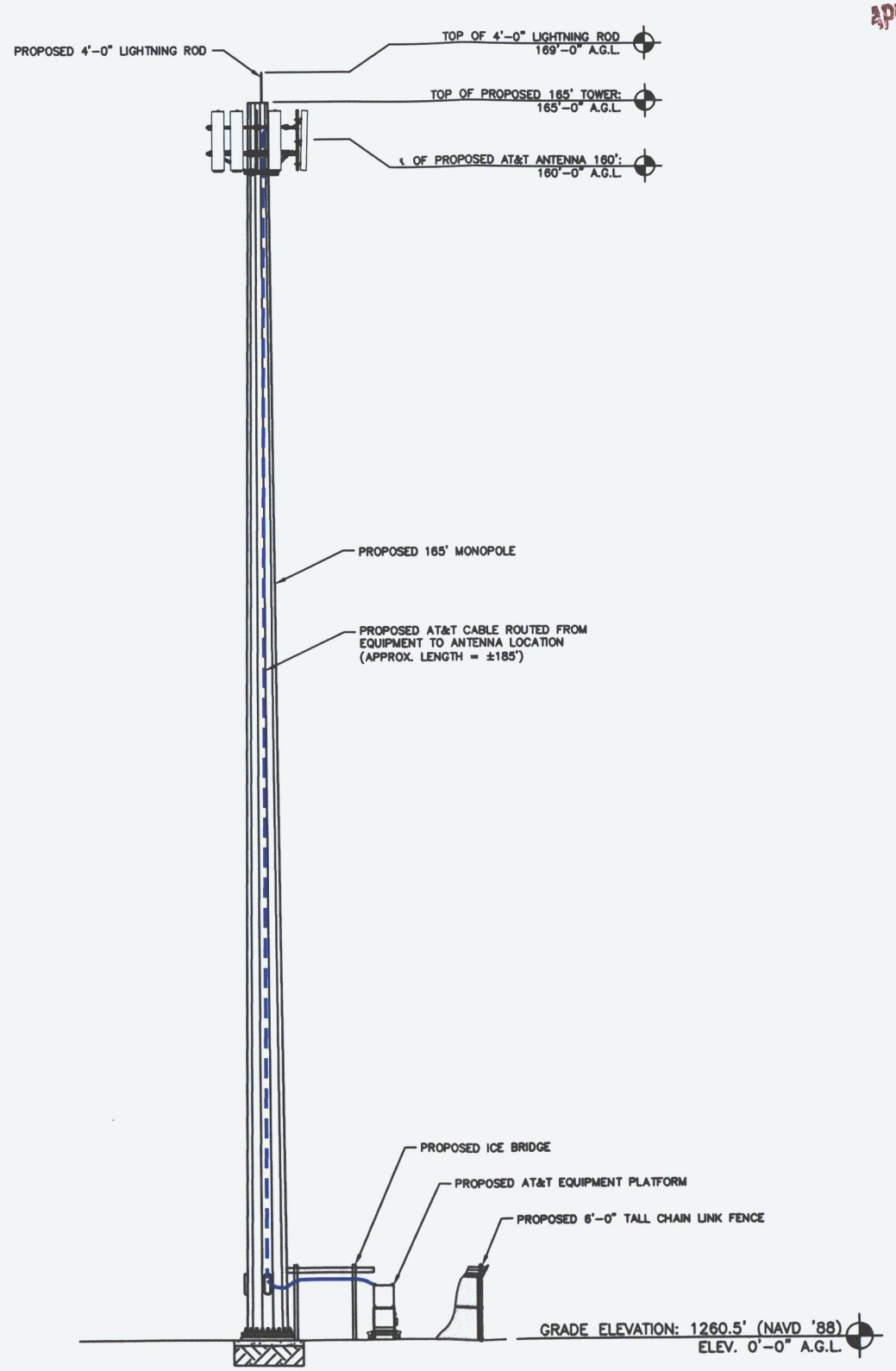

TOWER ELEVATION

0 3' 6' 12'

SCALE: 3/32"=1'-0" (22x34)
(OR) 3/64"=1'-0" (11x17)

1

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SITE OWNER

TILLMAN INFRASTRUCTURE

APPLICANT

AT&T mobility corp.

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LICENSED
18252
KANSAS
PROFESSIONAL ENGINEER

ENGINEER

Tom Medhi 09-27-2022
Tom Medhi Date
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SHEET TITLE

TOWER ELEVATION

SHEET NUMBER

ZD-4