



Wichita-Sedgwick County Metropolitan Area Planning Department

November 19, 2007

Eric Farmer
3121 Ridgeport
Wichita, KS 67205

Tom Sullivan
American Family Association, Inc.
PO Box 3206
Tupelo, MS 38803

Re: CON2007-45 – Administrative Permit for an 80-foot high wireless communication facility on property zoned “LC” Limited Commercial. Generally located north of W Central and east of Murray (720 N Murray).

Legal Description: Lot 24, Block 33, Westlink Village, 2nd Addition

Dear Applicants:

We have reviewed your request for an Administrative Permit for an 80-foot high wireless communication facility on property zoned “LC” Limited Commercial. Section III.D.6.g.(3)(c) of the Wichita-Sedgwick County Unified Zoning Code states that new ground-mounted wireless communication facilities up to 85 feet in height in the “LC” General zoning district 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 80-high wireless communication to be located no closer than 80 feet from the lot line of property zoned “TF-3” Two-Family Residential or more restrictive. The proposed tower meets this requirement.

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

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.

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

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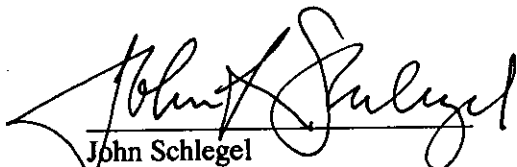
www.wichita.gov

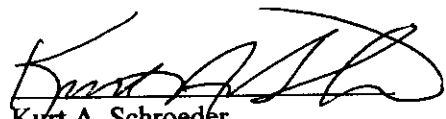
3. The proposed wireless communication facility is not located in manner that would cause a potential hazard to flight safety as long as the facility is approved by the FAA and complies with all conditions of FAA approval.
4. The proposed wireless communication facility minimizes the silhouette of the facility by its lattice 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 an 80-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 6-foot high solid screening fence and landscape materials.
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: Jeff Longwell, Wichita City Council Member, District V
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

Murray Ave.

724 N. Murray
Private Residence

Existing
Structure

Existing 3' Chainlink
Fence

146' +/-

Existing
Structure

720 N. Murray

Existing Asphalt to Remain

10.25'

131' +/-

19.75'

9000 W. Central

9100 W. Central
Equishare Credit Union

Existing
Structure

Proposed 6' Tall Cedar Fence

Concrete Pad Around Tower Base
Approx. 10' x 10'

80' Tall Radio Tower
(Tri-pod Base, Approx. 48" O.C.)

SITE PLAN N 2007-45

Michael L. Bohm, P.E.

Date: 11-23-07

SITE PLAN
Scale 1" = 20'-0"



Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning

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American Family Radio/ KCFN Radio Tower
SITE PLAN
720 N MURRAY- WICHITA, KANSAS

DRAWING FILE
Exhibit Base.dwg [20 Scale]

PROJECT NUMBER
3165H

DATE
Oct 2007

DESIGN
BDT
DRAWN
BDT
REVIEW
BDT
UTILITY
DATE
Oct 2007

SHEET
2
OF
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