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**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**

**Thursday, May 8, 2014**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **Thursday, May 8, 2014**, beginning at **1:30 PM** in the Planning Department Conference Room City Hall - 10<sup>th</sup> Floor, 455 N. Main Street, Wichita, Kansas. **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of the prior MAPC meeting minutes:

*Meeting Date: No Minutes*

2. **CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS**

**Items may be taken in one motion unless there are questions or comments.**

3. **PUBLIC HEARING – VACATION ITEMS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM**

**Items may be taken in one motion unless there are questions or comments.**

*Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> Floor, City Hall, 455 N. Main Street, Wichita, Kansas*

**PUBLIC HEARINGS**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM**

4. Case No.: CON2014-00009 (Deferred from 3-20-14 MAPC)  
Request: City Conditional Use request for a wireless communication facility with a 120-foot monopole on LC Limited Commercial zoned property.  
General Location: South of Central Avenue, north of 3rd Street on the west side of West Street (435 N. West St.)  
Presenting Planner: Jess McNeely

**NON-PUBLIC HEARING ITEMS**

5. Other Matters/Adjournment

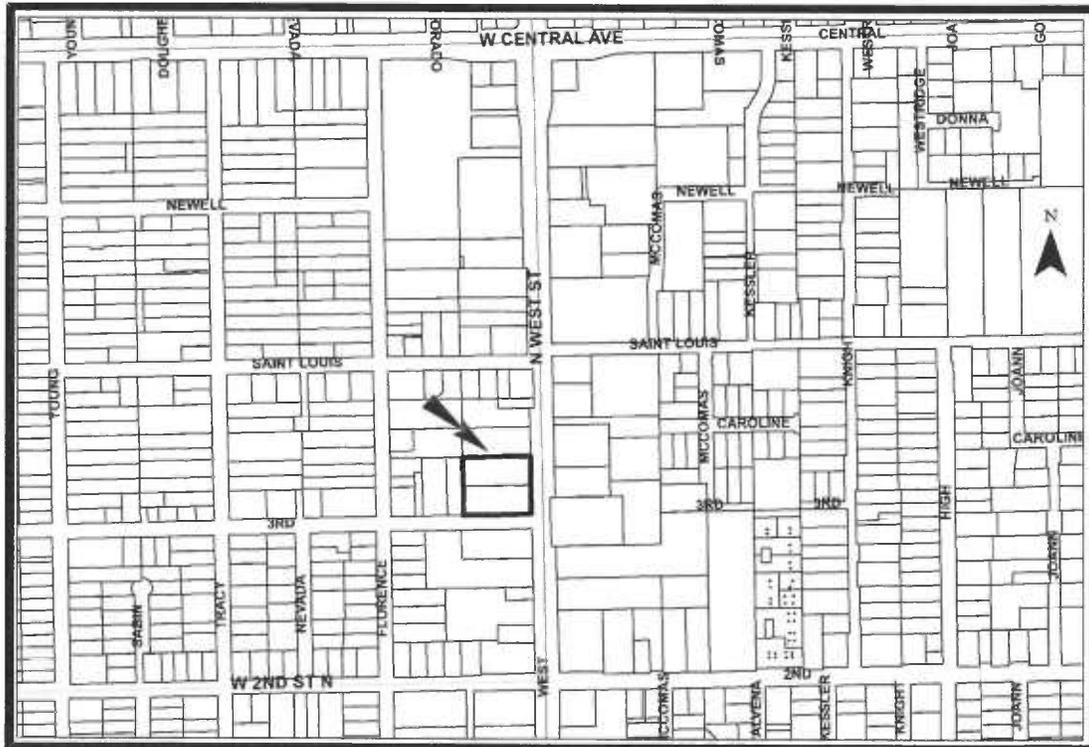
**John L. Schlegel, Secretary**  
**Wichita-Sedgwick County Metropolitan Area Planning Commission**



# STAFF REPORT

MAPC May 8, 2014  
DAB VI May 5, 2014

- CASE NUMBER:** CON2014-09
- OWNER/APPLICANT:** Delma Collins (owner), AT&T (applicant), Selective Site Consultants c/o Justin Anderson (agent)
- REQUEST:** Conditional Use request for a wireless communication facility
- CURRENT ZONING:** LC Limited Commercial
- SITE SIZE:** Four acres
- LOCATION:** Generally located at the northwest corner of West and of 3<sup>rd</sup> Street North (435 N. West St.)
- PROPOSED USE:** A 120-foot wireless, monopole cell tower and equipment



**BACKGROUND:** The applicant, AT&T, requests a Conditional Use to permit the construction of a 120-foot tall, wireless, monopole cell phone tower in LC Limited Commercial zoning on the northern half of the applicant's property at the northwest corner of 3<sup>rd</sup> Street North and North West Street. The proposed monopole tower will be located within a 50 by 50-foot fenced compound including a building and generator. The compound is within a 75 by 75 foot lease area which includes evergreen tree screening within a 10-foot landscape buffer (see the applicant's drawings attached). The application area is not within the Wireless Administrative Permit area, therefore the Wireless Communication Facility Ordinance (adopted by the City Council and Board of County Commissioners in 2008) requires a Conditional Use for this application. The tower meets the Unified Zoning Code (UZC) compatibility setback standards, as it is located over 120 feet from residential zoning west of the site.

The applicant's RF Engineer demonstrates with coverage maps that the proposed facility is needed to both maintain and improve phone service in this area of Wichita. The wireless facilities map provided by the applicant shows three existing facilities within two miles of the site, none of which would address poor coverage in this immediate area. The site's proximity to the airport places it in Area C of the Airport Hazard Zone which has a 150-foot height restriction. This request is for a 120-foot tower, therefore no further Airport Hazard Zone review or actions are required.

The site is located along the west side of North West Street which is commercially zoned and developed on both sides. North of the site is a retail use. South of the site is a warehouse/retail facility, further south, across 3<sup>rd</sup> Street North, is a communication building and warehousing. East of the site, across West, is a warehousing facility and a vehicle sales lot. West of the site is a TF-3 Two-family Residential (TF-3) zoned neighborhood of single-family residences on lots of varying size. Mature shade trees along the site's west property line provide some buffer from the residential neighborhood to the west. No other wireless towers are visible from this immediate site, power and light poles along this portion of West are approximately 50 to 70 feet tall.

**CASE HISTORY:** This vacant site was platted as Lot 1 of the Loyd Addition in 1984.

**ADJACENT ZONING AND LAND USE:**

NORTH:	LC	Retail
SOUTH:	LC	Retail, warehousing, communication facility
EAST:	LC	Warehousing, vehicle sales
WEST:	TF-3	Single-family residences

**PUBLIC SERVICES:** All municipal services are available.

**CONFORMANCE TO PLANS/POLICIES:** The "2030 Wichita Functional Land Use Guide Map" identifies the site as being "local commercial." The local commercial category encompasses areas that contain concentrations of predominately commercial, office and personal service uses that do not have a significant regional market draw.

The Wireless Communication Master Plan is an element of the Comprehensive Plan that sets guidelines for locating wireless communication facilities. The Design Guidelines of the Wireless Communication Master Plan indicate that new facilities should: Preserve the pre-existing character of the area as much as

possible; minimize the tower height and mass; minimize the silhouette; use colors, textures, and materials that blend in with the existing environment; be concealed or disguised; be placed in areas where trees and/or buildings obscure some or all of the facility; be placed on walls or roofs of buildings; and be screened through landscaping, walls, and/or fencing. The proposed monopole design meets the applicable guidelines. The proposed height provides more co-location opportunities and in theory fewer total towers. The monopole design and grey/galvanized color is not intrusive. Existing vegetation and the proposed landscape screening with evergreen trees will buffer the site from residences to the west, and should be more attractive than a screening fence or wall.

**RECOMMENDATION:** The proposed tower will be visible from the residential neighborhood west of the site. However, the tower height, design and site design should mitigate the visual impact on those residences, and adequately balance the wireless coverage need with potential impact. Based upon the information available prior to the public hearing, planning staff recommends that the request be **APPROVED** subject to the following conditions:

- A. This request must have FAA approval determining the proposed 120-foot tall, galvanized steel, monopole tower poses no hazard to air navigation or interferes with other radio/communication frequencies. The applicant shall submit a current copy of FAA approval to the MAPD and the MABCD prior to the issuance of a building permit.
- B. All requirements of Art. III Sec. III.D.6.g. of the Unified Zoning Code shall be met.
- C. 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 approval of the Conditional Use by the MAPC or governing body, as applicable. All required site improvements shall be completed within one year and before the facility becomes operational.
- D. The monopole design shall conform to the approved elevation drawing and shall be silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- E. The support structure shall not exceed 120 feet in height and shall be designed and constructed to accommodate communication equipment for at least three (3) wireless service providers.
- F. The tower site shall be developed in general conformance with the approved site and landscape plans. Evergreen trees must be a minimum height of five feet at the time of planting (but be taller than 5 feet when mature) and planted on 10-foot centers. Existing trees on the site shall be preserved, except for those designated for removal on the applicant's drawings. The proposed access/utility easement must be recorded and its surface approved by MABCD and the Fire Department.
- G. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The site is located along the west side of North West Street which is commercially zoned and developed on both sides. North of the site is a retail use. South of the site is a warehouse/retail facility, further south, across 3<sup>rd</sup> Street North, is a communication building and warehousing. East of the site, across West, is a warehousing facility and a vehicle sales lot. West of the site is a TF-3 Two-family Residential (TF-3) zoned neighborhood of single-family residences on lots of varying size. Mature shade trees along the

site's west property line provide some buffer from the residential neighborhood to the west. No other wireless towers are visible from this immediate site, power and light poles along this portion of West are approximately 50 to 70 feet tall.

2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned LC and is currently vacant. The site could be developed with any use permitted under LC zoning.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed tower will be visible from the residential neighborhood west of the site. However, the tower height, design and site design should mitigate the visual impact on those residences, and adequately balance the wireless coverage need with potential impact.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The "2030 Wichita Functional Land Use Guide Map" identifies the site as being "local commercial." The local commercial category encompasses areas that contain concentrations of predominately commercial, office and personal service uses that do not have a significant regional market draw. The Wireless Communication Master Plan is an element of the Comprehensive Plan that sets guidelines for locating wireless communication facilities. The Design Guidelines of the Wireless Communication Master Plan indicate that new facilities should: Preserve the pre-existing character of the area as much as possible; minimize the tower height and mass; minimize the silhouette; use colors, textures, and materials that blend in with the existing environment; be concealed or disguised; be placed in areas where trees and/or buildings obscure some or all of the facility; be placed on walls or roofs of buildings; and be screened through landscaping, walls, and/or fencing. The proposed monopole design meets the applicable guidelines.
5. Impact of the proposed development on community facilities: FAA approval should ensure that the proposed tower is not a hazard to air navigation (including the need or not for lighting) and that the tower does not interfere with other radio/communication frequencies.



February 4, 2014

**VIA HAND DELIVERY**

Wichita – Sedgwick Zoning  
455 N Main, 10th Floor  
Wichita, KS 67202

RE: AT&T (KS4417 Central Ave. and West Street) application for approval of Conditional Use Permit for construction of a wireless communications facility to be located at approximately 435 N. West Street.

To Whom It May Concern:

AT&T is applying for a Conditional Use Permit for the installation of a 120' monopole wireless communications facility. This facility will be located at 435 N. West Street on property owned by Delma Collins.

The proposed AT&T facility will be enclosed in a 50' x 50' compound (75 x 75 lease area). The design submitted with this application will elaborate on the equipment that will be contained within compound. This equipment will be the AT&T shelter for their radio equipment (12' x 20') and will also enclose the tower. The lease area will be enclosed chain link fencing which will also be screened by no less than 21 Juniper trees.

Access will be gained from the existing drive on the west side of the parcel to the south, which is also owned by Mrs. Collin, via gravel drive that is 20' wide.

**ADDITIONAL MATTERS**

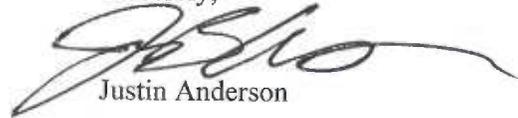
Attached is a propagation study showing "Current" coverage which denotes AT&T's existing network without the site as well as "Proposed" coverage denotes AT&T's network with the site on-air. They illustrate the need and added coverage that this new facility will provide in this area. This new tower will also help offload existing capacity of the neighboring sites, thus making them more efficient.

\*There is an attached report from the Senior Radio Frequency Engineer (Sean Wyrick) noting there are no nearby towers or collocation possibilities within a mile that would meet the objectives of this site.

At the time of this application there are no towers within 1mile that will perform to the requirements for this capacity coverage site which uses a higher frequency band and demands very strict search areas. We feel this application of a 120' tower is in keeping with the majority of surrounding properties being commercial use.

Please direct any further questions or requirements to Justin Anderson.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Anderson", with a long horizontal flourish extending to the right.

Justin Anderson

Attachments

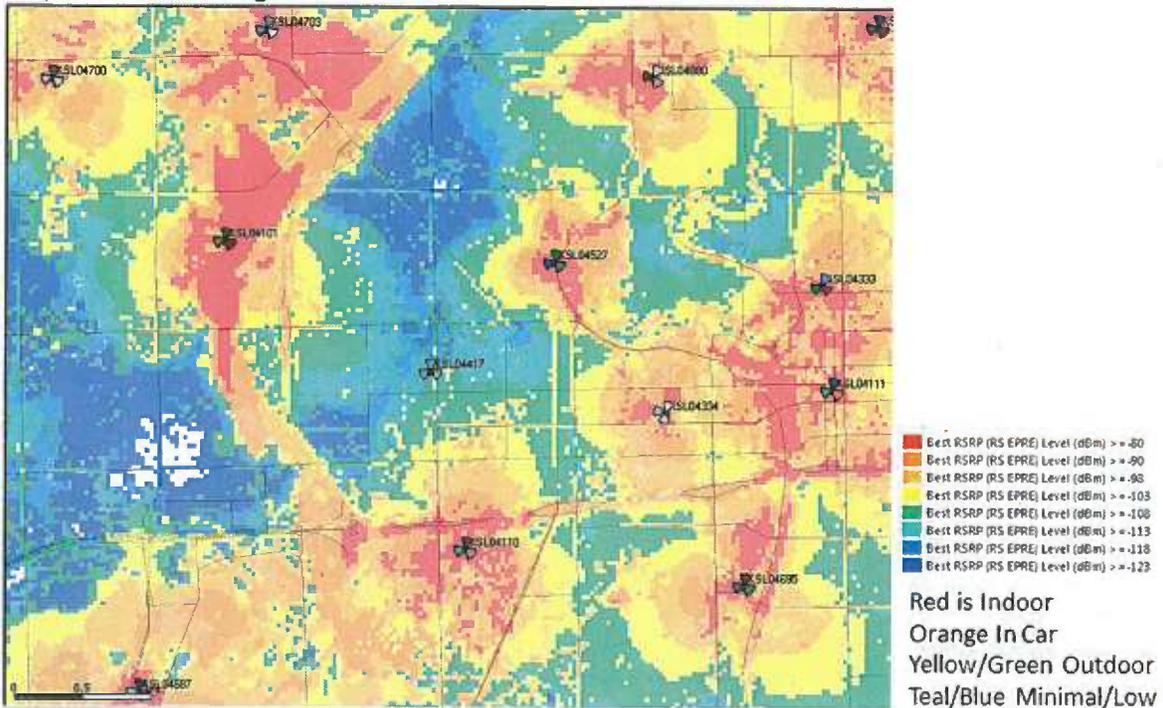


AT&T Mobility  
7801 Farley  
Overland Park, KS 66204

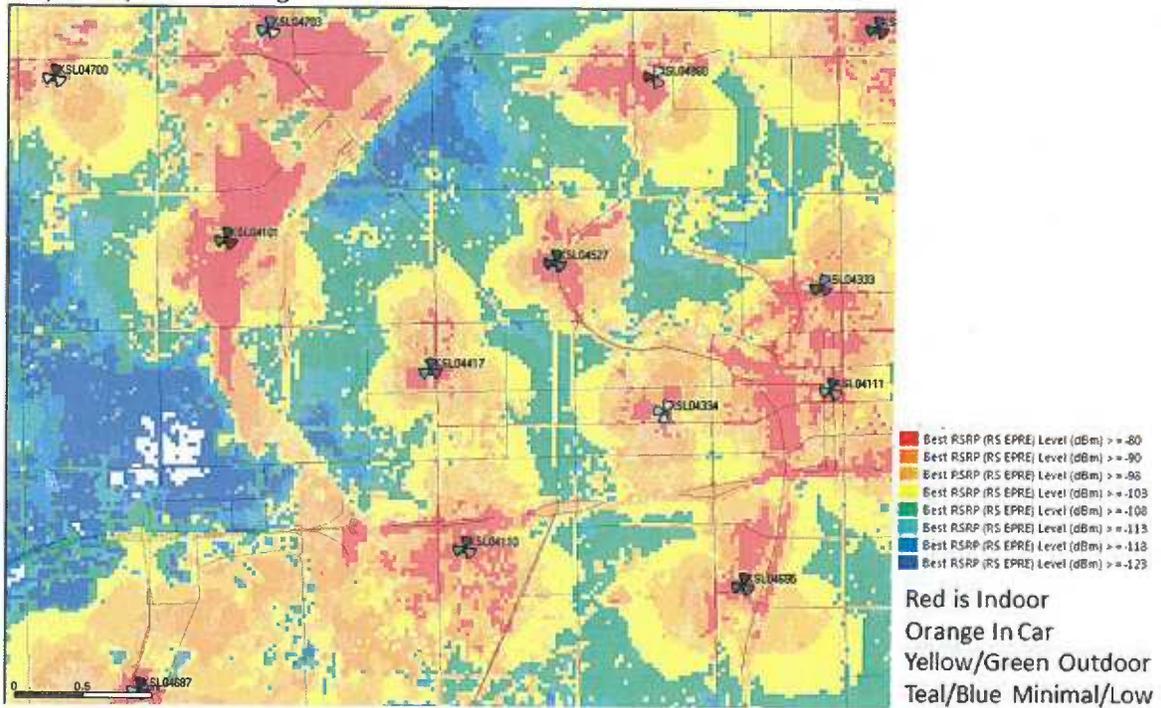
Following is a brief explanation of why AT&T is proposing a wireless communication facility identified as KSL04417 on the below maps.

Currently there is minimal to low coverage in this area as indicated by Map 1. The proposed tower location as seen in the maps below will increase the coverage and capacity of device usage enabling the residents and travelers in the area to use their wireless devices for voice and data usage. The Red Coverage indicate Excellent or Indoor level coverage, Orange is Good/In car coverage, Yellow to Green is Fair/Outdoor coverage and Blue is Poor to Minimal coverage.

Map 1 Current Coverage



Map 2 Proposed Coverage



Map1 shows current coverage and tower locations within a 2 mile radius of the proposed new site.

Map2 shows the coverage improvement with the addition of the proposed wireless communication facility.

Sean Wyrick

Radio Frequency Design Engineer  
AT&T Mobility Division

# PHOTOGRAPHIC SIMULATION

## PROPOSED WIRELESS COMMUNICATIONS FACILITY

### SITE LOCATION MAP



Image © Google Maps 2013

The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

SITE NUMBER: KS4417  
SITE NAME: CENTRAL AVE. & WEST STREET  
SITE ADDRESS: 401 N. WEST STREET  
WICHITA, KS 67203  
DATE: 01/23/14  
APPLICANT: AT&T WIRELESS  
CONTACT: SETH COLLINS  
BLACK & VEATCH  
(913) 458-8002



EXISTING SITE

EXISTING VIEW 1 –  
LOOKING WEST

PHOTOGRAPHIC SIMULATION –  
VIEW 1 - LOOKING WEST



PROPOSED AT&T  
MONOPOLE

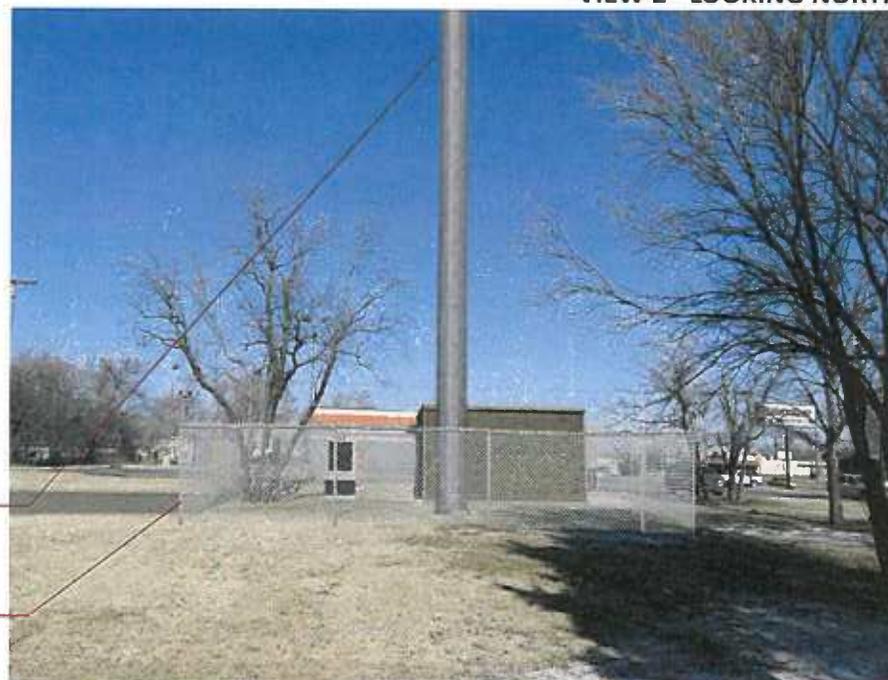
PROPOSED AT&T  
COMPOUND



EXISTING SITE

EXISTING VIEW 2 –  
LOOKING NORTH

PHOTOGRAPHIC SIMULATION –  
VIEW 2 - LOOKING NORTH



PROPOSED AT&T  
MONOPOLE

PROPOSED AT&T  
COMPOUND



EXISTING SITE

EXISTING VIEW 3 –  
LOOKING SOUTHWEST

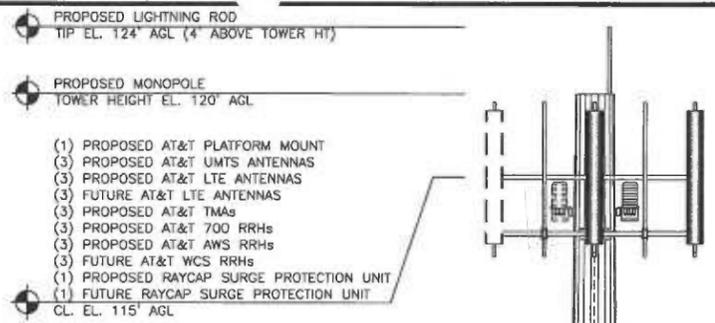
PHOTOGRAPHIC SIMULATION –  
VIEW 3 - LOOKING SOUTHWEST



PROPOSED AT&T  
MONOPOLE

PROPOSED AT&T  
COMPOUND





- NOTES:**
1. FENCE NOT ENTIRELY SHOWN FOR CLARITY.
  2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS ANTENNA AND TRANSMITTING ANTENNAS.
  3. THE PROPOSED TOWER IS CURRENTLY BEING DESIGNED BY OTHERS TO CARRY THE PROPOSED NEW COAX AND ANTENNAS. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE STRUCTURAL DESIGN WILL SHOW THAT THE TOWER HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED NEW LOADS. INSTALLATION OF THE COAX AND ANTENNAS SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T AND HAS BEEN REVIEWED BY BLACK & VEATCH. CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.



7801 FARLEY  
OVERLAND PARK, KS 66204

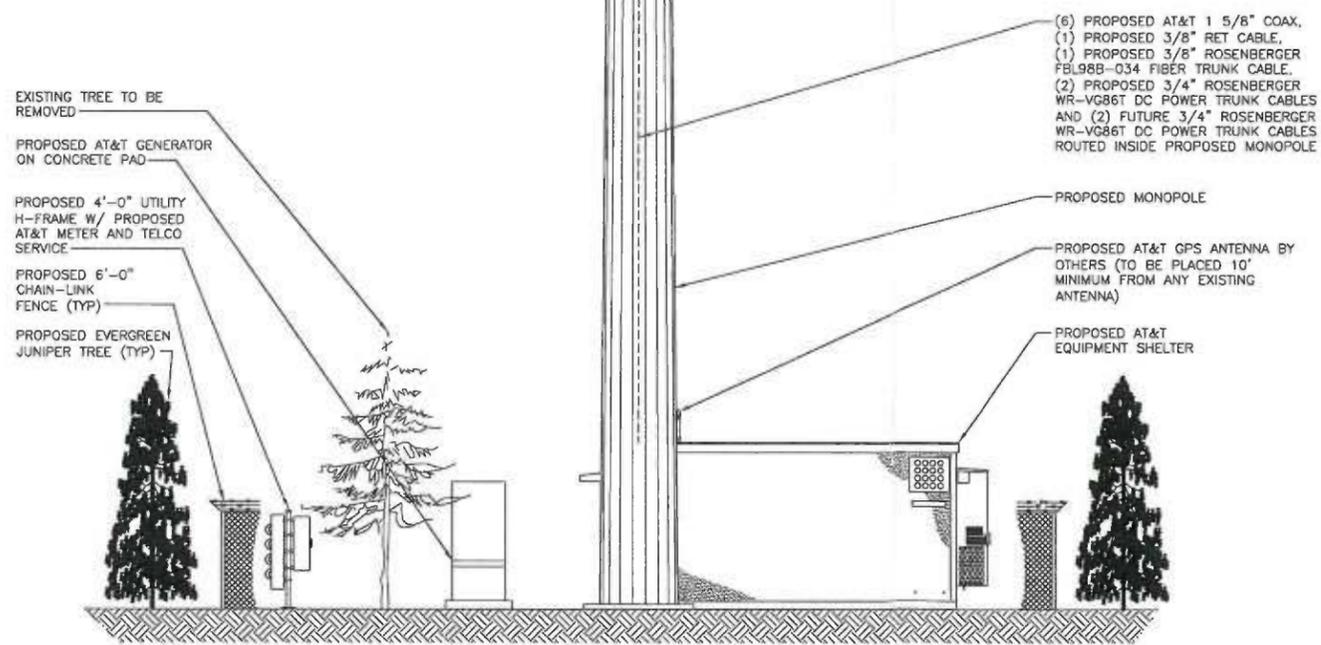


**BLACK & VEATCH**

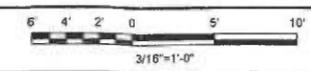
10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

PROJECT NO:	122041
DRAWN BY:	PJG
CHECKED BY:	GJS

REV	DATE	DESCRIPTION
A	01/28/14	ISSUED FOR REVIEW



**PROPOSED ELEVATION**  
SEE DRAWING C-1.2



A

PRELIMINARY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CENTRAL AVE. & WEST STREET  
KS4417  
401 N. WEST STREET  
WICHITA, KS 67203  
NSB

SHEET TITLE  
**ELEVATION**

SHEET NUMBER  
**C-2**

	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	SPECIFICATIONS
EVERGREEN TREES	JUNIPERUS CHINENSIS "KETELEERI"	KETELEERI JUNIPER	21	3-5 GAL	AS SHOWN ON PLAN	CONTAINERIZED, MIN 72" IN HEIGHT

**PLANTING NOTES**

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC) UNTIL THE WORK IS FULLY ACCEPTED.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF (1) ONE YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK". LATEST EDITION REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL REQUIRED TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR EXCAVATING.
- UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT COUNTY ARBORIST APPROVAL.
- LANDLORD TO APPROVE TYPE OF SHRUBBERY PRIOR TO INSTALLATION.



7801 FARLEY  
OVERLAND PARK, KS 66204

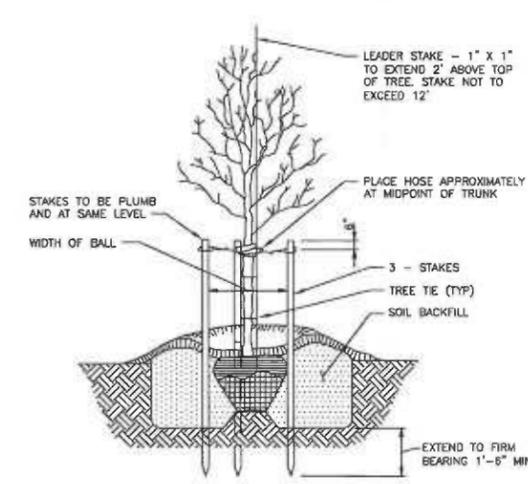
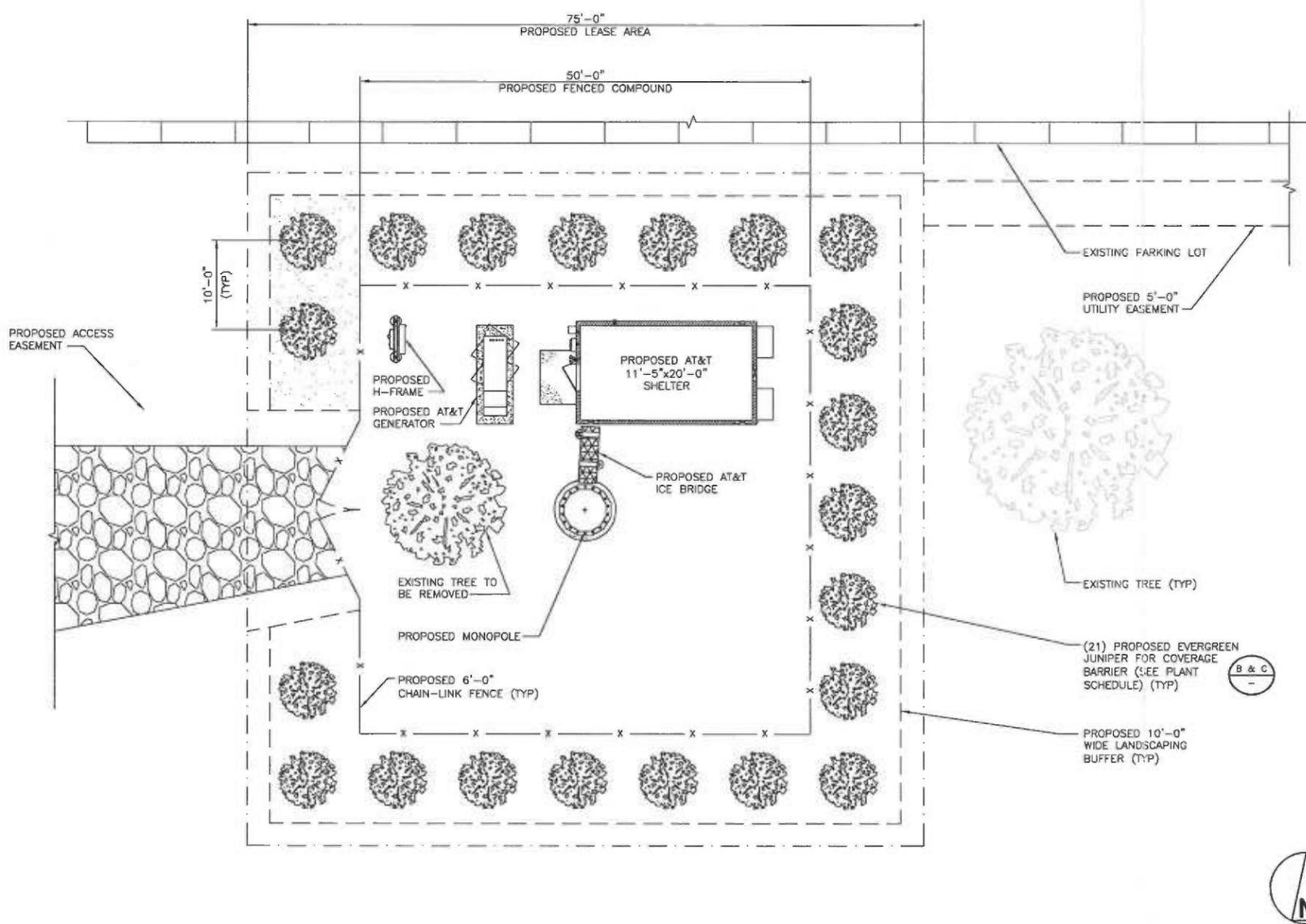


**BLACK & VEATCH**

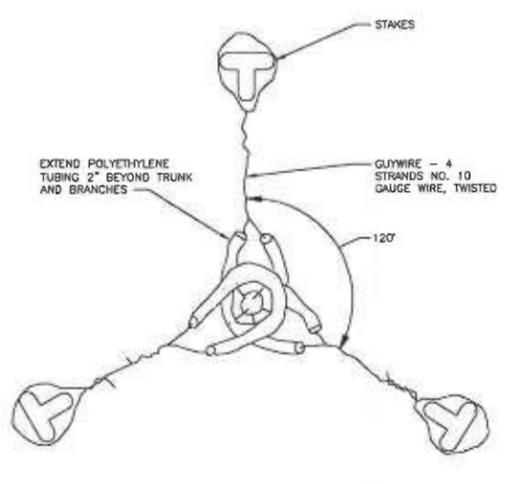
10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

**PLANT SCHEDULE**

**NOTES**



**PLANTING DETAIL** NO SCALE B



**STAKING PLAN** NO SCALE C

PROJECT NO:	122041
DRAWN BY:	PUG
CHECKED BY:	GJS

REV	DATE	DESCRIPTION
A	01/28/14	ISSUED FOR REVIEW

**PRELIMINARY**

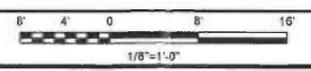
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CENTRAL AVE. & WEST STREET  
KS4417  
401 N. WEST STREET  
WICHITA, KS 67203  
NSB

SHEET TITLE  
**LANDSCAPING PLAN**

SHEET NUMBER  
**L-1**

**LANDSCAPING PLAN**



A

**STAKING PLAN**

NO SCALE

C