

City of Lee's Summit

Development Services Department

September 8, 2017

TO: Planning Commission

CHECKED BY: Josh Johnson, AICP, Assistant Director of Plan Services *J.R.J.*

PREPARED BY: Shannon McGuire, Planner

RE: **CONTINUED PUBLIC HEARING – Appl. #PL2017-143 – PRELIMINARY DEVELOPMENT PLAN for a telecommunication tower – 465 SE Oldham Pkwy; Skyway Towers, applicant**

Commentary

This application is for a new monopole telecommunication tower located at 465 SE Oldham Pkwy. This site is zoned PI (Planned Industrial) and is developed as a mini-warehouse storage facility. The telecommunication tower will be enclosed within a 50' x 50' fenced area immediately south of the storage buildings. The tower will be accessed through the storage facility.

Plans provided by the applicant depict a 150-foot tower that complies with all tower setback requirements; however, the applicant is seeking a modification to allow a 160-foot tower that does not meet the tower setback requirement. The tower setback is a requirement specific to Article 10 of the UDO which governs special uses, so the requested modification is addressed as part of the related special use permit application (Appl. #PL2017-142) for the tower that is also on this agenda for consideration.

Recommendation

Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. Approval of the preliminary development plan is contingent upon approval of the special use permit (Appl. #PL2017-142), for the telecommunication tower.
2. Development shall be in accordance with preliminary development plan date stamped August 1, 2017.

Project Information

Proposed Use: 150-foot or 160-foot monopole wireless communications facility

Zoning: PI (Planned Industrial District)

Land Area: 292,414.97 square feet (6.71 acres)

Site Area: 50' x 50' fenced area

Location: 465 SE Oldham Pkwy (Lot 1, *Browning Industrial Park East BLK.G*)

Surrounding zoning and use:

North (across SE Oldham Pkwy): US 50 Hwy

South: PI (Planned Industrial District) – Office/warehouse under construction

East: PI (Planned Industrial District) – Office/warehouse

West: PI (Planned Industrial District) – Office/warehouse

Background

- April 7, 1992 – The City Council accepted the final development plan (Appl. #1992-100) for Safety Mini Storage.
- May 4, 2000 – The City Council granted a special use permit (Appl. #1999-061) to operate a mini-storage facility for a period of 25 years, by Ord. #4960.

Analysis of the Preliminary Development Plan

The request is for a new monopole telecommunications tower located at 465 SE Oldham PKWY. The monopole will be enclosed within a 50' x 50' fenced area and will be accessed from SE Oldham Pkwy, through the existing mini-storage facility.

Ordinance Criteria. The criteria enumerated in Section 4.260 were considered in the analysis of this request.

- The site is a developed parcel currently occupied by the StorageMart self-storage facility. The property is surrounded by Planned Industrial Districts to the south, east and west. To the north across SE Oldham Pkwy is US 50 Highway.
- The location of the tower on the site meets the UDO requirements for on-site setbacks.
- The new telecommunication tower will provide additional cellular service to a needed area of Lee's Summit.
- The tower and associated equipment will be enclosed with a 6-foot tall, fence.

In considering all the criteria and regulations, staff finds the use to be appropriate and recommends approval of the preliminary development plan.

Code and Ordinance Requirements

The items in the box below are specific to this development and must be satisfactorily addressed in order to bring the plan into compliance with the Codes and Ordinances of the City.

Fire

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety of fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.
2. IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.
3. 506.1.1 Locks - An approved lock shall be installed on gates or similar barriers when required by the fire code official. Provide Knox lock access on the gates, if not already installed.

Planning

4. A structural analysis report, liability insurance, and FAA registration shall be submitted as part of the final development plan submittal.

5. Pavement for parking areas and driveway shall comply with the Unified Development Ordinance (UDO) Article 12, in terms of pavement thickness, base, and subgrade stabilization or geogrid.

Attachments:

1. Preliminary Development Plan, date stamped August 1, 2017 — 5 pages
2. Narrative submitted by applicant describing the facility, dated June 27, 2017 —2 pages
3. Location Map