



February 21, 2017

VIA HAND DELIVERY

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063
Attn: Planning Staff

2017-087

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FEB 21 2017

Development Services

RE: Eco-Site & T-Mobile application for approval of a Special Use Permit for construction of a wireless communications facility to be located on property at 244 NW Executive Way (actual site address TBD) owned by Forty Highway Properties LLC.

Dear City Staff:

As agent for Eco-Site, Inc., ("Eco-Site") and T-Mobile Central, LLC, ("T-Mobile"), (collectively, "Applicant") SSC is applying for a Special Use Permit for the installation of a 75' stealth monopole wireless communications facility located on property at 244 NW Executive Way (actual site address TBD) owned by Forty Highway Properties LLC ("Application").

SITE DESIGN

Overall Site Description

The proposed 75' stealth monopole tower and related wireless facilities will be contained within a 50' x 50' lease area (compound) surrounded by brown, vinyl, screening fence, and landscaping on the north, west and east sides of the compound, as well as along the south side of the access drive. The site design plans submitted with this Application further detail the tower and the ground equipment that will be contained within the fenced area. Eco-Site is constructing this facility for initial use by T-Mobile which will be the primary tenant and will collocate its antennas concealed within canisters at the top of the monopole tower and provide for an 8' x 8' ground platform for T-Mobile's outdoor radio equipment. The proposed compound will also provide space for future wireless carriers for collocation (designed for no less than 2 additional collocations). The Applicant will work with the City to provide specific species of trees/shrubs to provide landscape screening for the compound.

Lighting

There will be no lighting on this monopole tower unless required by the Federal Aviation Administration (not expected in this case due to the low height of the structure). There will be no signs at this site except for safety and identification as required by the Federal Communications Commission. These are not lighted and are affixed to the front / gate area of the site.

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Access and Parking

Parking will be provided within the access easement set forth in the lease agreement with the landowner and will be paved, as required by City Code.

Access to the site will be provided via a 12' wide access drive located on NW Executive Way. Underground utilities will be provided along a proposed utility easement extending to the site from NW Executive Way in a designated 20' wide access/utility easement. The proposed easements are non-exclusive and are designed to become part of a future development of the parent property.

Setbacks/Waiver Request

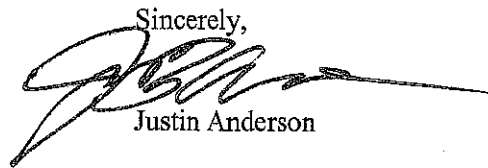
The proposed site meets or exceeds the Lee's Summit Code standard of a 1:1 height of tower setback from all property lines. However, as detailed further in the attached waiver request, there are no alternative land sites in the targeted site search area, including the subject site, that are capable of meeting the 4:1, height of tower, separation distance to single-family and two-family residential properties.

PRELIMINARY DEVELOPMENT PLAN

In connection with this Application, City staff requested a Preliminary Development Plan (PDP) to show future development of a building on the property even though the land owner has no current plans for development of the property. Given the commercial and office zoning for the property and surrounding areas, the PDP shows a 2-story medical office building, with the necessary parking matrix. The design is modeled after the office development at the southeast corner of NW O'Brien Road and NW Executive Way. The PDP also includes a 5' sidewalk along the eastern edge of the property as well as an access drive for the building which will have a commercial rated apron and sidewalk ramps. The PDP clearly shows that the proposed monopole tower facility will integrate very well with a future building on the property.

Please direct any further questions or requirements to Justin Anderson.

Sincerely,



Justin Anderson

Attachments