

Legislation Text

File #: 2016-0194, **Version:** 1

CONTINUED PUBLIC HEARING - Appl. #PL2016-053 - PRELIMINARY DEVELOPMENT PLAN - telecommunication tower, 244 NW Executive Way; Selective Site Consultants, Inc., applicant.

Issue/Request:

This application is for a new 95-foot monopole telecommunication tower located at 244 NW Executive Way. The telecommunication tower will be enclosed within a 50' x 50' fenced area and will be accessed from NW Executive Way.

For the sole purpose of illustrating that the proposed tower does not render the remainder of the property undevelopable, the preliminary development plan also provides a general concept of how the remaining portion of the site could develop as an office use. The approval of the preliminary development plan is for the telecommunication tower site layout only. If and when a building is proposed for this site, a separate preliminary development plan application shall be submitted for review and approval.

A special use permit application (Appl. #PL2016-054) for a telecommunication tower has been submitted and is also on this agenda for consideration.

Key Issues:

[Enter text here]

Proposed City Council Motion:

Should the Council vote to draft an Ordinance for Appl. #PL2016-053 - PRELIMINARY DEVELOPMENT PLAN - telecommunication tower, 244 NW Executive Way; Selective Site Consultants, Inc., applicant, one has been included in tonight's agenda.

Background:

[Enter text here]

Impact/Analysis:

[Enter text here]

Timeline:

Start: ____

Finish: ____

Other Information/Unique Characteristics:

[Enter text here]

Presenter: [Enter Presenter Here]

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

1. The approval of the preliminary development plan is for the telecommunication tower site layout only. If and when a building is proposed for this site, a separate preliminary development plan application shall be submitted for review and approval.
2. An access easement shall be recorded with the Jackson County Recorder's Office prior to the issuance of a building permit.
3. Approval of the preliminary development plan is contingent upon approval of the special use permit (Appl. #PL2016-054), for the telecommunication tower.
4. Development shall be in accordance with the preliminary development plan, dated April 19, 2016.

Planning Commission Recommendation: On motion of Mr. DeMoro and seconded by Mr. Delibero, the Planning Commission voted five "yes" and three "no" by voice vote to recommend APPROVAL of Appl. #PL2016-053 - PRELIMINARY DEVELOPMENT PLAN - telecommunication tower, 244 NW Executive Way; Selective Site Consultants, Inc., applicant, subject to staff's letter dated May 6, 2016, recommendation items 1 -4.