

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR TELECOMMUNICATIONS TOWER IN DISTRICT CP-2 ON LAND LOCATED AT 900 SW BLUE PARKWAY FOR A PERIOD OF TEN (10) YEARS, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2010-018, submitted by Colt & Garrett, requesting a special use permit for telecommunications tower in District CP-2 on land located at 900 SW Blue Parkway, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, related Application #PL2010-017 has been submitted and processed for the approval of a preliminary development plan in conjunction with the special use permit for the subject property; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on February 8, 2011, and rendered a report to the City Council containing findings of fact and a recommendation that the special use permit be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on April 21, 2011, and rendered a decision to grant said special use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the application pursuant to Section 10.600 of the Unified Development Ordinance to allow a telecommunication tower in District CP-2 with a Special Use Permit is hereby granted for a period of ten (10) years, with respect to the following described property:

*A Part of Tract 1, THREE "O" THREE, A Subdivision in the Northwest Quarter of Section 7, Township 47 North, Range 31 West of the 5th Principal Meridian, all in the City of Lee's Summit, Jackson County, Missouri, more particularly described as follows:*

*Beginning at a point North 87°40'09" West, 1,439.52 feet and South 02°46'03" West, 305.56 feet from the Northeast Corner of said Northwest Quarter, said point being on the East line of said Tract 1; thence South 02°46'03" West, along said East line, 166.08 feet to the Southern corner of said Tract 1; thence North 40°17'14" West, along the Northeast right-of-way line of Blue Parkway, 127.40 feet; thence North 34°48'40" West, along said Northeast right-of-way line, 59.95 feet; thence North 55°11'20" East, 34.13 feet; thence North 90°00'00" East, 96.60 feet to the Point of Beginning. Contains 0.265 Acres, more or less.*

SECTION 2. That the following conditions of approval apply:

1. The existing telecommunication tower located on the property shall be removed no later than 90 days after the proposed tower has been constructed and is operational, or 90 days after all existing antennas have been moved to temporary towers, whichever is the shorter time period.

2. A modification shall be granted to the setback requirements of the UDO to allow the proposed telecommunication tower in the proposed location. The required distance is equal to the height of the tower, or 150 feet. The actual distance is 57 feet to the north property line, 49 feet to the east property line and 28 feet to the west property line. The tower may be moved 5' east or west as necessary.
3. A modification shall be granted to the required separation distance from single and two-family residential. The requirement is 4 times the height of the tower, or 600 feet. The actual distance is approximately 400 feet to the nearest residential lots to the south across 50 Highway.
4. The tower shall be galvanized as shown on the plans.
5. Signs located at the telecommunications tower shall be limited to ownership, contact information, the FCC antenna registration number and any other warning signs required by the FCC. Signs for commercial advertising are prohibited.
6. All review fees for the City's telecommunication tower consultant shall be paid by the applicant to the City prior to approval of a final development plan and prior to issuance of a building permit. If the proposed tower is not constructed, the consultant review fees are still required to be paid by the applicant.
7. Any missing documents and/or discrepancies, as identified in AdGen's report, shall be provided or corrected prior to approval of a Final Development Plan.


SECTION 3. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City Unified Development Ordinance, No. 5209.

SECTION 4. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 19<sup>th</sup> day of May, 2011.

  
Mayor Randall L. Rhoads

ATTEST:

  
City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 23<sup>rd</sup> day of May, 2011.

  
Mayor Randall L. Rhoads

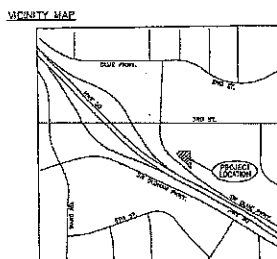
ATTEST:

*for Linda Whitehead, Deputy City Clerk*  
City Clerk Denise R. Chisum

APPROVED AS TO FORM.

*Teresa S. Williams*  
City Attorney Teresa S. Williams

Planning &amp; Development



## SITE INFORMATION

1. OWNER: COLT & GUNNETT, LLC  
DEVELOPER: 6323 N. 10TH AVE, SUITE 200  
PUEBLO, COLORADO 81008  
PHONE: 719.583.1121
2. LAND PLANNER: LANDPLAN ENGINEERING, P.A.  
ENGINEER: 2000 COLUMBIA, SUITE 100  
MAUNSDEN CITY, MO 64050
3. TYPICAL SLOPE: APPROXIMATELY LAND PLAN, 1 TO 1 SLOPES ONLY
4. SLOPE DETERMINATION: BASED ON THE FOLLOWING DATA SHEETS PROVIDED BY LANDPLAN ENGINEERING IN APRIL 2010  
AND UTMARSH & ASSOCIATES' REPORT OF DECEMBER 1, 2010  
5. SLOPE DETERMINATION: BASED ON THE FOLLOWING DATA SHEETS PROVIDED BY LANDPLAN ENGINEERING IN APRIL 2010  
AND UTMARSH & ASSOCIATES' REPORT OF DECEMBER 1, 2010  
6. SLOPE DETERMINATION: BASED ON THE FOLLOWING DATA SHEETS PROVIDED BY LANDPLAN ENGINEERING IN APRIL 2010  
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LEGAL DESCRIPTION

[illegible][illegible]

SCALE: 1" = 10'

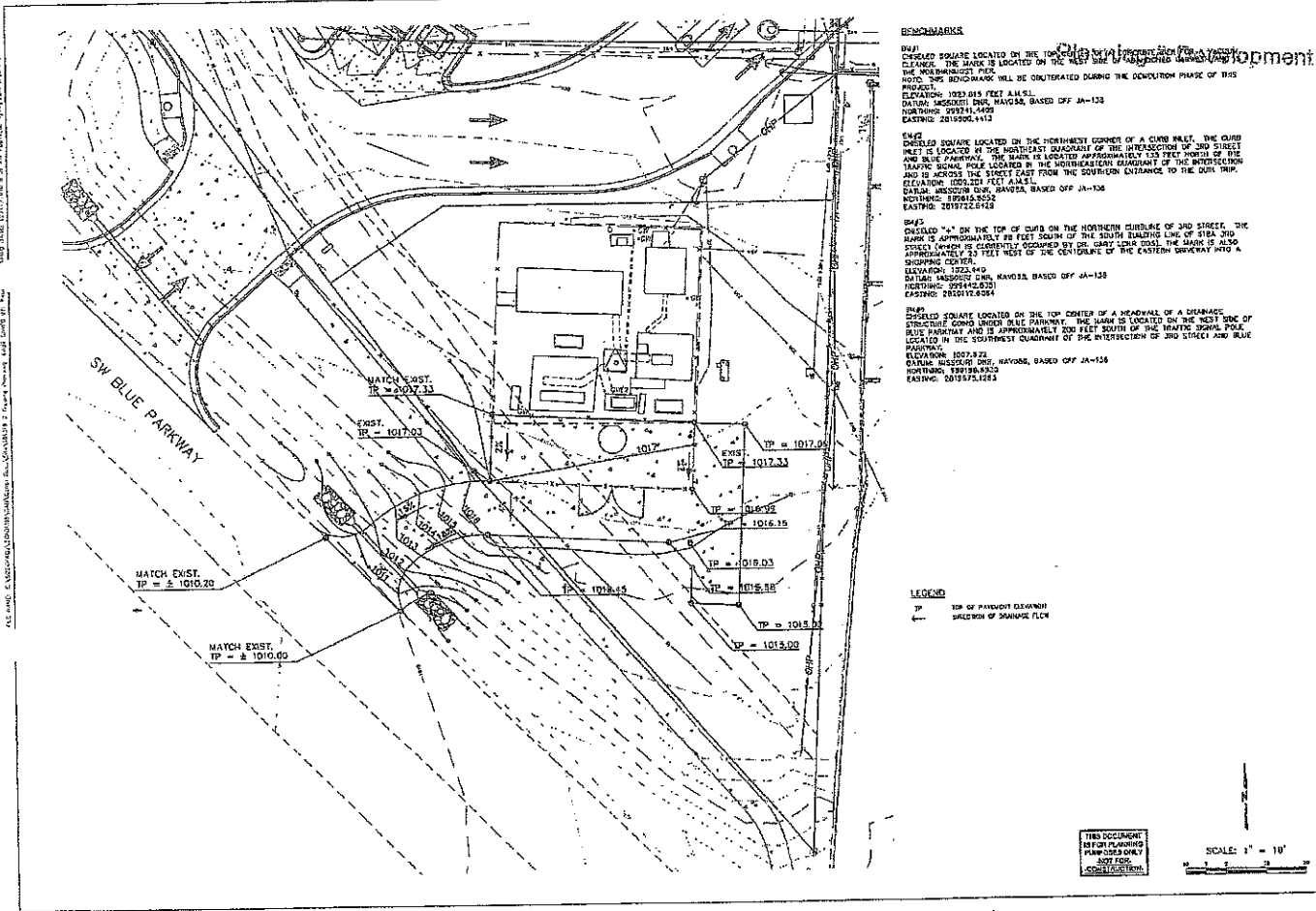
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COLT & GARRETT, LLC - CELL TOWER COMPOUND  
FINAL DEVELOPMENT PLAN  
SITE & LAYOUT PLAN  
3000 SW BLUE PKWY  
JANHOSS, ARIZONA 85925

NAME: [REDACTED]  
 STREET: [REDACTED]  
 CITY: [REDACTED]  
 STATE: [REDACTED]  
 ZIP: [REDACTED]

RECEIVED

JAN 18 2011



**Legend**

- Top of Finished Elevation
- Section of Drainage Flow

**Notes**

1. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL.
2. THE GRADE SHOWN ON THIS PLAN IS THE PROPOSED GRADE.
3. THE GRADE SHOWN ON THIS PLAN IS THE PROPOSED GRADE.
4. THE GRADE SHOWN ON THIS PLAN IS THE PROPOSED GRADE.
5. THE GRADE SHOWN ON THIS PLAN IS THE PROPOSED GRADE.

**COLT & GARRETT, LLC - CELL TOWER COMPOUND**  
**FINAL DEVELOPMENT PLAN**  
**GRADING PLAN**  
**800 SW BLUE PARKWAY**  
**LEES SUMMIT, MISSOURI**

**Scale**

1" = 10'

**North Arrow**

**Legend**

- Top of Finished Elevation
- Section of Drainage Flow

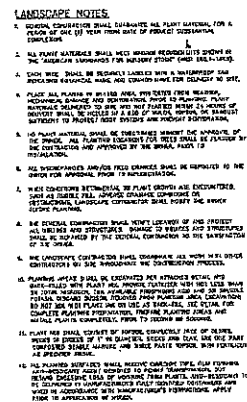
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**Sheet**

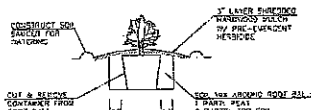
2 of 4

27-20-017-



STREET TREE MEASUREMENTS  
BLUC PARKWAY (1 TREE PER LOT) RECOMMEND: 0 # REMOVED: 0

PLANT SCHEDULE				
SPRINT	SPRINT	DATE	SPRINT	DATE
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

**SHRUB PLANTING DETAIL**

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SCALE: 1" = 20'

COLT & GARRETT, LLC - CELL TOWER COMPOUND  
FINAL DEVELOPMENT PLAN  
LANDSCAPE PLAN  
600 SW BLUE PKWY  
EES SUMMIT, MISSOURI

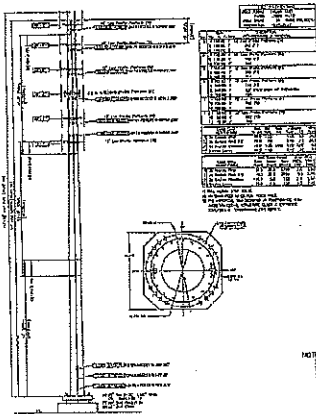


NAME	Q. PETER
POST OFFICE	LEWIS
DEPARTMENT	SPC
INSTRUCTIONS	NO
CHARGE NO.	PAID, 1974
1. NAME	SHIRLEY ANN
A	3
	4

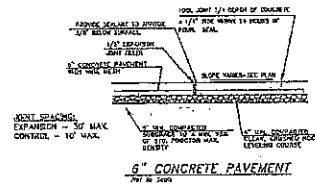
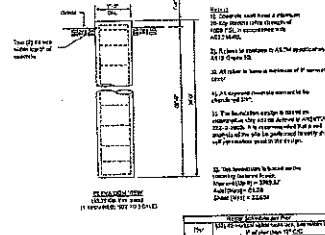
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## Planning & Development



NOTE: TOWER DIMENSIONS AND TOWER FOUNDATIONS  
DETAIL ARE SHOWN ON THESE PLANS FOR  
LOCATION AND CLARIFICATION PURPOSE ONLY. SEE  
STRUCTURAL DRAWINGS FOR DETAILED DESIGN



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**Appl. #PL2010-017 & -018 - PDP and SUP  
for telecommunications tower  
900 SW Blue Pkwy;  
Colt & Garrett, LLC, applicant**

