

AN ORDINANCE GRANTING A SPECIAL USE PERMIT RENEWAL FOR TELECOMMUNICATIONS TOWER IN DISTRICT AG ON LAND LOCATED AT 1204 NE WOODS CHAPEL ROAD FOR A TERM TO EXPIRE ON JUNE 6, 2025, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2016-001, submitted by American Tower Asset Sub II, LLC, requesting approval of the special use permit renewal, was referred to the Planning Commission as required by the Unified Development Ordinance No. 5209; and,

WHEREAS, on October 17, 2006, by Ordinance No.6290, the City Council granted a special use permit for a telecommunications tower for a period of 15 years on land located at 1204 NE Woods Chapel Road, and said permit expired on June 6, 2015; and,

WHEREAS, Application #PL2016-001, submitted by American Tower Asset Sub II, LLC, requesting a special use permit renewal for telecommunication tower in District AG on land located at 1204 NE Woods Chapel Road, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the request on February 23, 2016, 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 March 31, 2016, 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 District AG 10.050 of the Unified Development Ordinance to allow a telecommunications tower in with a Special Use Permit is hereby granted for a period of 10 years from the previous expiration date, to expire on June 6, 2025, with respect to the following described property:

All that part of the Southwest Quarter of Section 9, Township 48 North, Range 31 West, in Lee's Summit, Jackson County, Missouri described as follows:

Commencing at the Southeast corner of the West Half of said Southwest Quarter; thence North 88 degrees 11'37" West along the South line of said Southwest Quarter, 334.06 feet; thence North 0 degrees 30'43" East, 30.00 feet to the North right-of-way line of Woods Chapel Road; thence continuing North 0 degrees 30'43" East, 73.14 feet; thence North 0.36 degrees 41'33" East, 69.24 feet; thence North 1 degree 02'19" East, 30.55 feet; thence North 80 degrees 55'17" West, 75.25 feet; thence North 6 degrees 35'54" East, 151.60 feet; to the true point of Beginning; thence North 83 degrees 24'06" West, 50.00 feet; thence North 6 degrees

BILL NO. 16-69**ORDINANCE NO. 7849**

35'54" East, 50.00 feet; thence South 83 degrees 24'06" East, 50.00 feet; thence South 6 degrees 35'54" West, 50.00 feet, to the true point of beginning, containing 0.057 acres.

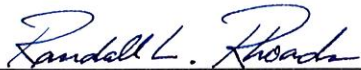
SECTION 2. That the following conditions of approval apply:

1. The special use permit renewal shall be granted for a period of 10 years form the previous special use permit expiration date, to expire June 6, 2025.

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's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

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 31st day of March, 2016.



Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 4th day of April, 2016.



Mayor Randall L. Rhoads

ATTEST:



City Clerk Denise R. Chisum

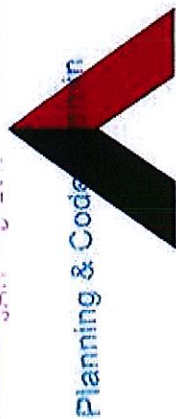
APPROVED AS TO FORM:



City Attorney Brian W. Head

201-01-01-1

LN - 2016



AMERICAN TOWER®

SITE NAME: WOODS CHAPEL
SITE NUMBER: 306042
SITE ADDRESS: 1204 NE WOODS CHAPEL RD
LEES SUMMIT, MO 64064



VICINITY MAP



LOCATION MAP



AMERICAN TOWER[®]
A. T. ENGINEERING SERVICE, PLLC
 3001 REGENT PARKWAY
 SUITE 100
 CARY, NC 27513
 PHONE: (919) 468-0712
 FAX: (919) 468-0717

THE PATENT OFFICE HAS THE HONORABLE DUTY OF PROTECTING THE INVENTIVE PROPERTY OF AMERICAN INVENTORS. THEIR USE AND DISPOSITION OF THEIR INVENTIONS ARE THEIR OWN AFFAIRS, AND IT IS NOT THE POLICY OF THE PATENT OFFICE TO INTERFERE WITH THEM. THE PATENT OFFICE HAS THE HONORABLE DUTY OF PROTECTING THE INVENTIVE PROPERTY OF AMERICAN INVENTORS. THEIR USE AND DISPOSITION OF THEIR INVENTIONS ARE THEIR OWN AFFAIRS, AND IT IS NOT THE POLICY OF THE PATENT OFFICE TO INTERFERE WITH THEM.

DESCRIPTION	BY	DATE
FOR CONSTRUCTION	CMS	1/20/05

ATC SITE NUMBER:
306042

ATC SITE NAME:
WOODS CHAPEL

SITE ADDRESS: THE WOODS CHAPEL RD



Dec 23 2015 7:42 AM

MANAGER	CAP
APPROVED BY:	404
DATE DRAWING	1/22/15
JOB NO:	545451B1

TITLE SHEET

SHEET NUMBER	REVISION
G-001	0

SPECIAL USE PERMIT RENEWAL

[illegible]

2016-001-

RECEIVED

JAN - 5 2016

Planning & Codes Admin

ZONING INFORMATION	
DISTRICT: AG (AGRICULTURAL)	
MIN AREA	REQUIRED
MAX HEIGHT	NA
MIN DEPTH	NA
MIN FRONT YARD SETBACK	100'
MIN SIDE YARD SETBACK	5'
MIN REAR YARD SETBACK	20'

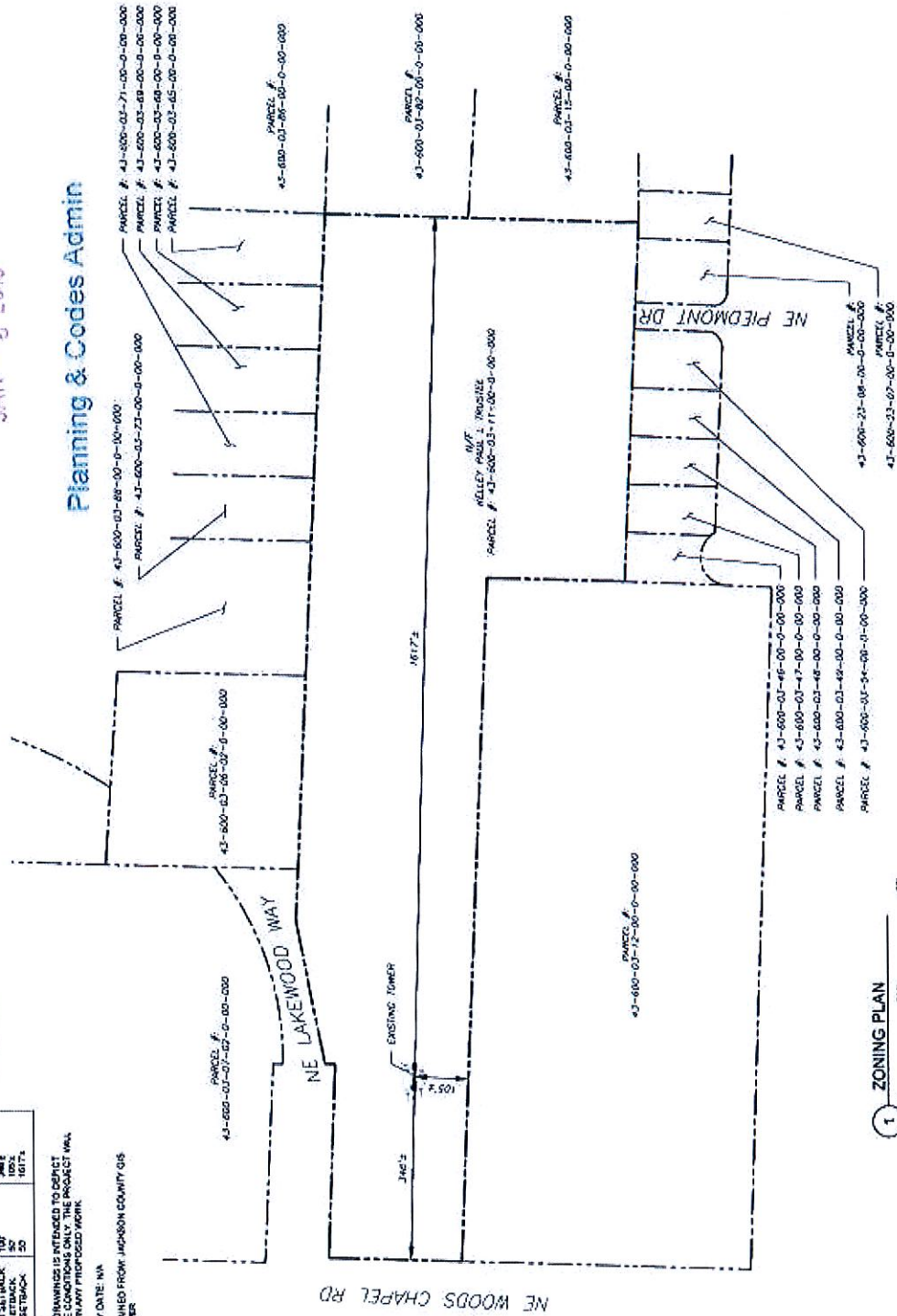
NOTES:

- THIS SET OF DRAWINGS IS INTENDED TO SUBMIT FOR REVIEW AND PERMITTING ONLY. IT DOES NOT REPRESENT ANY PROPOSED WORK.
- FIELD SURVEY DATE: NA
- SURVEY OBTAINED FROM: JACKSON COUNTY GIS

PARCEL NUMBER

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CONCRETE
- EXISTING BUILDING



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REV	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	CMB	12/23/15
2			
3			
4			
5			

ATC SITE NUMBER:
306042
ATC SITE NAME:
WOODS CHAPEL
SITE ADDRESS:
1204 NE WOODS CHAPEL RD
LEES SUMMIT, MO 64064



Dec 23 2015 7:42 AM
DRAWN BY: CMB
APPROVED BY: KOF
DATE DRAWN: 12/23/15
ATC JOB NO: 306040151

ZONING PLAN
SHEET NUMBER: C-101
REVISION: 0

100-102-1

[illegible]

A NOTICE

GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

All personnel should have electromagnetic safety (EMS) awareness training.

- △. All personnel entering this area must be authorized.
- △. Only all posted signs.
- △. Assume all antennas are active.
- △. Before working on antennas, notify remove and disable appropriate transmitters.
- △. Maintain minimum 3 feet clearance from all antennas.
- △. Do not stop in front of antennas.
- △. Use personal RF monitors while working near antennas.
- △. Never operate transmitters without shields during normal operation.
- △. Do not operate base station antennas in equipment rooms.

ATC BY PROGRAM NOTICE 252N


AMERICAN TOWER

SITE NAME : WOODS CHAPEL
SITE NUMBER : 306042
FCC REGISTRATION # : NOT REQUIRED

FOR LEASING INFORMATION: 877-282-7483
877-ATC-SITE 877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ALC 271.324

REPLACEMENT OF SIGNAGE

IF A SIGNAGE BECOMES STOLEN, DAMAGED, BOTTLED OR FAKED, IT SHOULD BE REPLACED PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS OF THE INCIDENT. THE NEW SIGNS SHOULD BE IDENTICAL TO THE SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED BY THE FCC. THE SITE SHOULD BE KEPT UNDER CLOSE SURVEILLANCE TO PREVENT THEFT OF SIGNAGE. VISITS BY CUSTOMERS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL SIGNS MUST BE WITHIN 400 YD OF HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT

MANAGED BY

AMERICAN TOWER

SITE NAME: WOODS CHAPEL HQ

SITE NUMBER: 300142

1000 LAKESHORE DRIVE, SUITE 100, LAKESIDE, OHIO 44044

877-282-2483

877-ATC-SITE

NO TRESPASSING

ATC

EXISTING SOURCE PHOTO

THERE MUST BE AN ATC SIGN WITH A TC NO-COMMUNICATION AND FCU REGISTRATION NUMBER AT BOTH THE ACCESS ROAD DATE (UATC) AND THE MAIN ROAD DATE (UATC) OF ANY INTERSECTION, IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE INPI. IN ADDITION, PLEASE LOOK FOR THE SIGNMENT FOR ALL ADDITIONAL SIGNS REQUIRED.

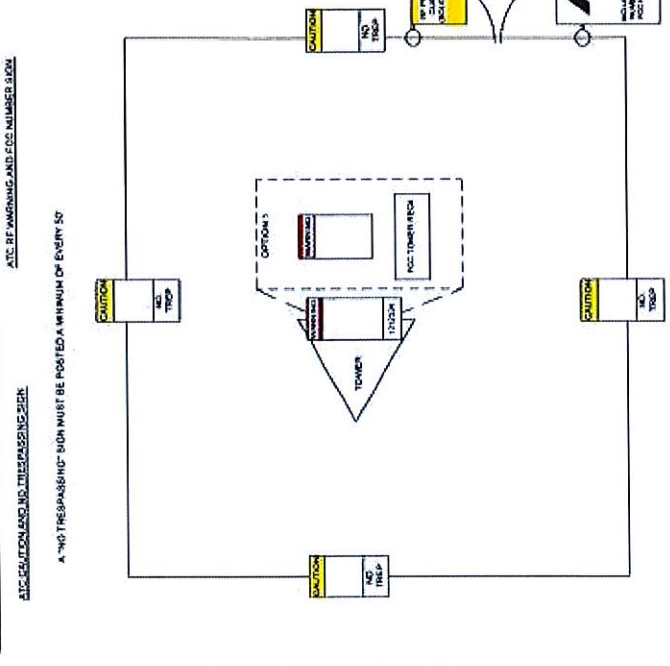
OPTIONAL: MAY BE USED TO IDENTIFY TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT HAVE A TOWER REGISTRATION NUMBER, SOURCE (I.E., SHARPENED PILE, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE. WE WRITE IF WORKIN AND FLAG FOR PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY A LABELS PRINTED BY A ZENKA LABEL PRINTER WILL BE ACCEPTED.

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 CAUTION	 WARNING
Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure. For your safety, obey all posted signs and site guidelines for working in radio frequency environments. In accordance with Federal Communications Commission Guidelines for the Safe Handling of EMF/ELF	Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure. For your safety, obey all posted signs and site guidelines for working in radio frequency environments. In accordance with Federal Communications Commission Guidelines for the Safe Handling of EMF/ELF



#PL2016-001 -- SPECIAL USE PERMIT Renewal
1204 NE Woods Chapel Road
American Tower Asset Sub II, LLC, applicant

