EXPLANATION IN SUPPORT
OF APPLICATION FOR
SPECIAL COMMUNICATION FACILITY APPROVAL

APPLICANT: American Tower Asset Sub II, LLC

SITE ADDRESS: 111 SW Hook Rd, Lee's Summit, MO 64082

ZONING DISTRICT: Agricultural/M-150 Corridor Development Overlay District

The Tower requires a renewed Special Use Permit in accordance with Sec. 6.1200 of the City's Unified Development Ordinance (the "Ordinance"). Under Sec. 6.1200(F)(3) of the Ordinance, in taking action on an application for a Special Use Permit for a Telecommunication Tower, the Planning Commission and City Council may give consideration to a variety of criteria. Compliance with these criteria for approval is set forth below, with the Applicant's commentary **in bold**:

A. Setbacks
The Tower was constructed prior to 2001 and is currently legally nonconforming with respect to the City's tower setback regulations under Sec. 6.1200 (F)(3)(a). The 300 foot Tower's setback distances from property lines are 265 feet to the east, 243 feet to the north, 169 feet to the south, and 60 feet to the west. In the extremely unlikely scenario that the Tower fails, however, it is designed to collapse within a radius of only 150 feet, per Missouri licensed engineer Brendan Smith's certified letter. As a result, the setback shortages are substantially mitigated by the Tower's collapse design. The Tower's accessory equipment buildings are in compliance with applicable Agricultural setback requirements under Sec. 6.040, with setback distances well over 50 feet to the east, north, and south, and roughly 50 feet to the west.

B. Guy Anchors
This Guyed Tower is compliant with the requirement under Sec. 6.1200 (F)(3)(b) that guy anchor foundations be setback a minimum of 10 feet from all property lines.

C. Separation Distances
The Tower is compliant with Sec. 6.1200 (F)(3)(c) separation requirements. The Tower is over two miles away from any other telecommunication tower over 90 feet tall. It is also located well over one and one-half times its height distance from any existing single-family or two-family dwellings, any property zoned for single-family or two-family residential use, and any property where the future use indicated by the City's Comprehensive Plan is low density residential use.

D. Lighting
This Tower is over 200 feet tall and is thus appropriately lit pursuant to FAA lighting regulations.

E. Signage

The signage at the Tower is limited to ownership, contact information, the FCC antenna registration number and any other warning signs required by the FCC

F. Landscaping

The Tower facility is surrounded by existing tree life on the property that effectively screens the view of the tower base and accessory equipment from all adjacent property. Additionally, the Tower is located in an area where its visual impact is inherently minimal given the nature of the neighborhood and surrounding uses.

G. Parking and Drives

The Tower facility is equipped with a paved parking area and 14 foot wide access way in accordance with the City's UDO.

H. Security Fencing

The Tower facility is appropriately enclosed by a six foot high chain link fence with barbed wire to prevent climbing.

I. Visual Impact

The Tower facility is located in a spot that limits its visual intrusiveness to the community. It is specifically located in a rural area with select commercial developments, inherently limiting its visual intrusiveness. The tree life on the subject property effectively screens the Tower's base and accessory equipment compound from adjacent properties. As the only Tower over 90 feet within the surrounding two miles, the Tower's 300 foot height is necessary to ensure the continued provision of effective wireless service to the neighborhood. Not only is this Tower a longstanding source of wireless service, it has also negated the need for a greater number of towers at lower heights spread throughout the neighborhood.

J. View of Accessory Equipment

There is no equipment not used in direct support of the Tower facility stored or parked on the site of the facility, nor will there be be unless repairs to the facility need to be made.

K. Design

The design of the Tower facility allows it to effectively blend into the surrounding environment. The base of the guyed style Tower and its accessory equipment are screened on all sides by trees that limits the facility's potential visual intrusiveness to nearby properties. The Tower is painted red and white in accordance with FAA requirements.