BILL NO. 19-169 **ORDINANCE NO. 8687**

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A TELECOMMUNICATION TOWER IN DISTRICT AG ON LAND LOCATED AT 111 SW HOOK RD, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2019-147 submitted by American Tower Asset Sub II, LLC, requesting a special use permit for a special use permit for a telecommunication tower in District AG (Agricultural District) on land located at 111 SW Hook RD was referred to the Planning Commission to hold a public hearing; and

WHEREAS, the Unified Development Ordinance provides for the approval of a special use permit by the City following public hearings by the Planning Commission and City Council, and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the special use permit on June 27, 2019, and rendered a report to the City Council recommending 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 July 23, 2019, and approved a motion for a second ordinance reading to approve the special use permit for said property; and

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 6.1200 of the Unified Development Ordinance to allow for Telecommunication towers in District AG with a special use permit is hereby granted for an indefinite period, with respect to the following described property:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 47, RANGE 31, LOCATED IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29;THENCE SOUTH 87 DEGREES 52 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 869.42; THENCE SOUTH 2 DEGREES 17 MINUTES 48 SECONDS WEST, A DISTANCE OF 496.90 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 2 DEGREES 17 MINUTES 48 SECONDS WEST, A DISTANCE OF 201.40 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 23 SECONDS EAST, A DISTANCE OF 145.01 FEET; THENCE SOUTH 2 DEGREES 20 MINUTES 9 SECONDS WEST, A DISTANCE OF 214.20 FEET; THENCE NORTH 87 DEGREES 14 MIUTES 15 SECONDS WEST, A DISTANCE OF 647.74 FEET; THENCE NORTH 2 DEGREES 45 MINUTES 45 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 60 DEGREES 13 MINUTES 50 SECONDS EAST, A DISTANCE OF 236.74 FEET; THENCE NORTH 2 DEGREES 44 MINUTES 38 SECONDS EAST, A DISTANCE OF 235.01 FEET; THENCE SOUTH 87 DEGREES 15 MINUTES 22

SECONDS EAST, A DISTANCE OF 300.01 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE ROADWAY EASEMENT.

SECTION 2. That the following conditions of approval apply:

1. The tower owner is required to submit maintenance logs and structural inspections on a yearly basis to the City staff for review. The TIA reports shall be submitted to staff every three years for review. The applicant shall reimburse the City for all costs associated with the review.

SECTION 3. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. 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 6th day of August, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this 8th day of August, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

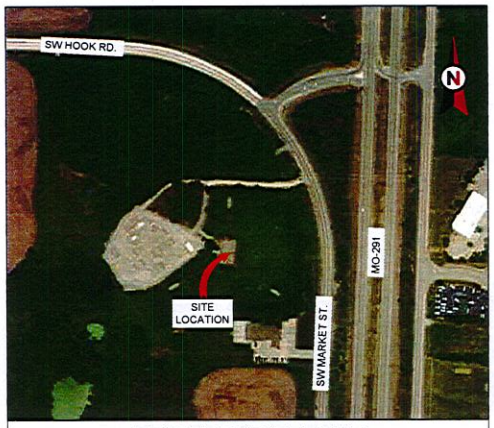
APPROVED AS TO FORM:

City Attorney *Brian W. Head*

VICINITY MAP

AMERICAN TOWER®

SITE NAME: LEES SUMMIT
SITE NUMBER: 306030
SITE ADDRESS: 111 SW HOOK ROAD
LEES SUMMIT, MO 64082



LOCATION MAP

CONDITIONAL USE PERMIT RENEWAL

COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE (IBC)
2. NATIONAL ELECTRIC CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES

UTILITY COMPANIES

POWER COMPANY: KANSAS CITY POWER & LIGHT
PHONE: (888) 471-5275

TELEPHONE COMPANY: AT&T
PHONE: (888) 544-8847

811 Know what's **below.** **Call** before you dig.

PROJECT SUMMARY

SITE ADDRESS:

111 SW HOOK ROAD
LEES SUMMIT, MO 64082
COUNTY: JACKSON

GEOGRAPHIC COORDINATES:

LATITUDE: 38° 51' 54.3" N
LONGITUDE: 94° 22' 36.9" W
GROUND ELEVATION: 1001.12' AMSL

ZONING INFORMATION:

JURISDICTION: JACKSON COUNTY
PARCEL NUMBER: 70-520-04-03-02-0-00-000

PROJECT TEAM

TOWER OWNER:

AMERICAN TOWER ASSET SUB II, LLC
10 PRESIDENTIAL WAY
WOBURN, MA 01801

PROPERTY OWNER:

SPHERTRI PROPERTIES LLC
2000 CORPORATE DR
CANONSBURG, PA 15317

ENGINEER:

ATC TOWER SERVICES
3500 REGENCY PARKWAY SUITE 100
CARY, NC 27518

AGENT:

DAVID TRACY
ATTORNEY, AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

PROJECT DESCRIPTION

THIS SUBMITTAL IS FOR RE-PERMITTING WITH JACKSON COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS. NO CHANGES TO EXISTING ARE PROPOSED.

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS.
4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.
5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
6. HANDICAP ACCESS IS NOT REQUIRED.

PROJECT LOCATION DIRECTIONS

FROM DOWNTOWN KANSAS CITY, MO TAKE RAMP (EAST) ONTO I-70 [US-40] FOR 5.9 MILES, AT EXIT 8A, TAKE RAMP (RIGHT) ONTO I-435 FOR 2.9 MILES, AT EXIT 66, TAKE RAMP (LEFT) ONTO SR-350 [BLUE PKY] FOR 8.3 MILES, ROAD NAME CHANGES TO US-50 [SR-350] FOR 2.7 MILES, TAKE RAMP (LEFT) ONTO SR-291 FOR 2.7 MILES, TURN RIGHT (WEST) ONTO SW HOOK RD, THEN IMMEDIATELY TURN LEFT (SOUTH-EAST) ONTO OUTER ROAD FOR 0.2 MILES, TURN RIGHT (WEST) ONTO ACCESS ROAD WITH GATE

SHEET INDEX

SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	0	03/20/19	JMB
C-101	OVERALL SITE PLAN	0	03/20/19	JMB
C-102	DETAILED SITE PLAN & TOWER ELEVATION	0	03/20/19	JMB
C-501	SIGNAGE	0	03/20/19	JMB

AMERICAN TOWER®
ATC TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 2006031326

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	JMB	03/20/19

ATC SITE NUMBER:
306030

ATC SITE NAME:
LEES SUMMIT

SITE ADDRESS:
111 SW HOOK ROAD
LEES SUMMIT, MO 64082

SEAL:

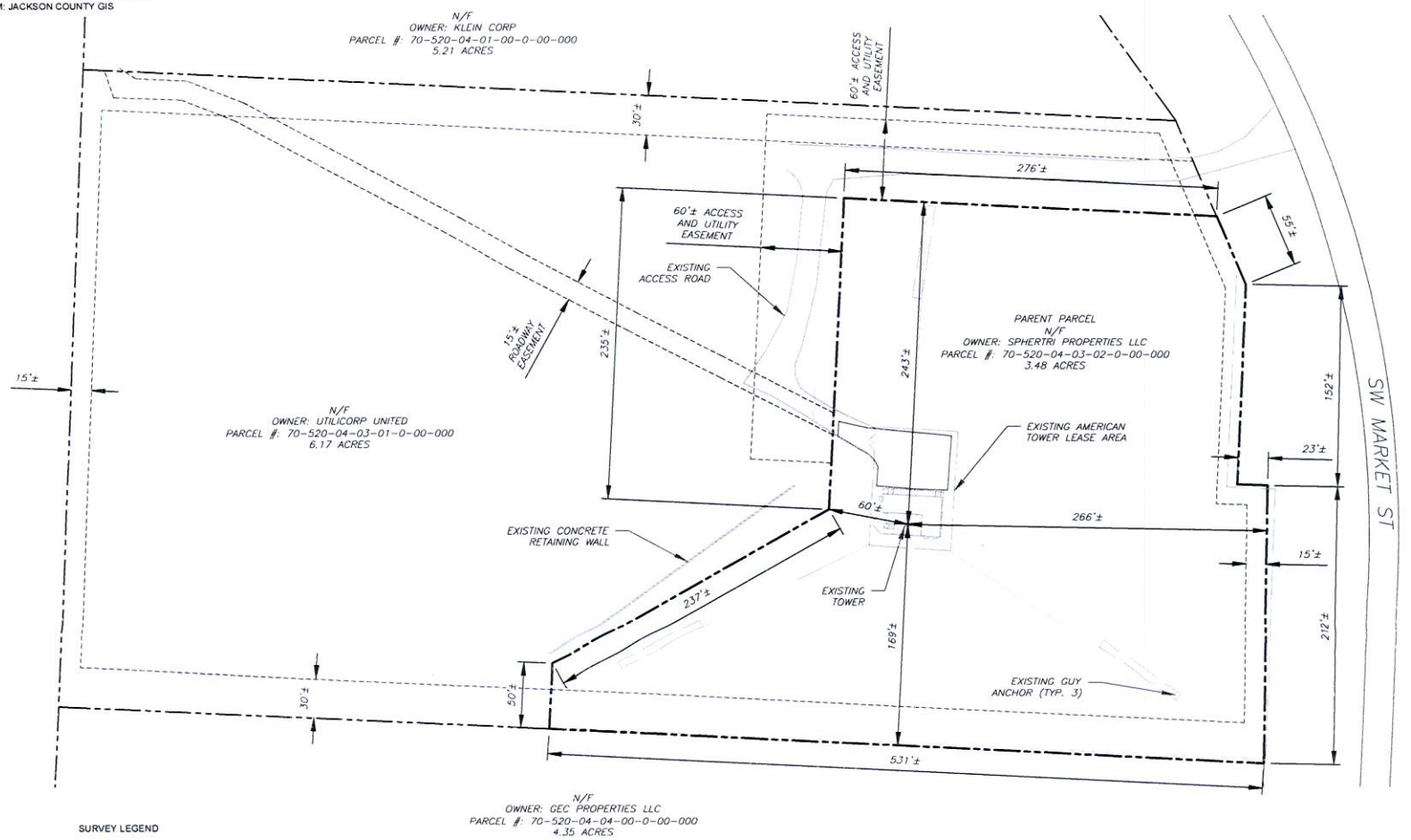
Authorized by "EOR"
~~Mar 20 2019 3:15 PM~~
cosign

DRAWN BY:	JMB
APPROVED BY:	KRF
DATE DRAWN:	03/20/19
ATC JOB NO:	12914245

TITLE SHEET

SHEET NUMBER:	REVISION:
G-001	0

NOTES:
1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. FIELD SURVEY DATE: 10/08/2001
3. BOUNDARY INFORMATION OBTAINED FROM: JACKSON COUNTY GIS



SURVEY LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)

1 OVERALL SITE PLAN

0 80' 160'

SCALE: 1"=80' (11X17)
1"=40' (22X34)

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ATC SITE NUMBER:
306030

ATC SITE NAME:
LEES SUMMIT

SITE ADDRESS:
111 SW HOOK ROAD
LEES SUMMIT, MO 64082

SEAL:

STATE OF MISSOURI
KYLE R. FAUST
NUMBER PE-2015002115
PROFESSIONAL ENGINEER

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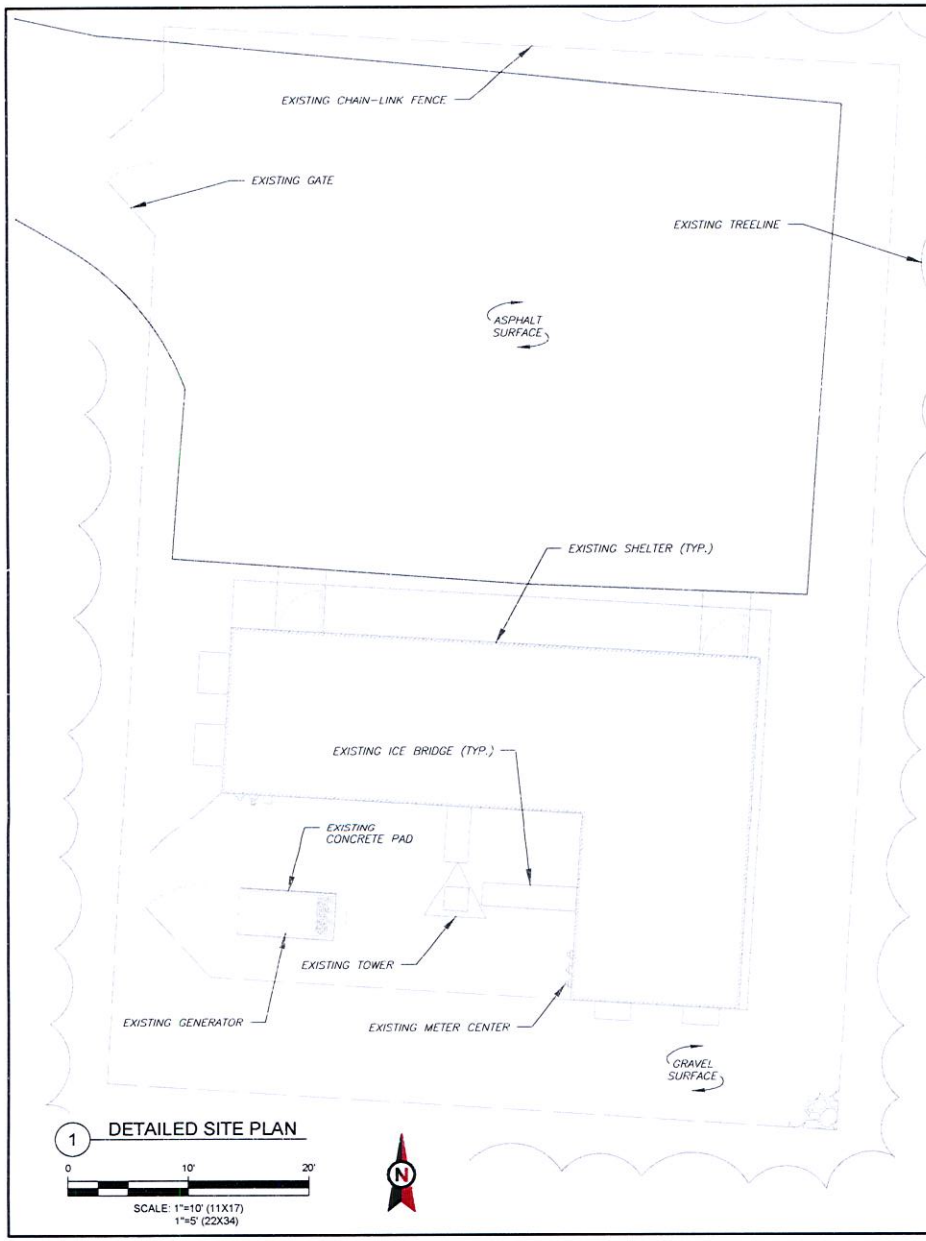
DRAWN BY:	JMB
APPROVED BY:	KRF
DATE DRAWN:	03/20/19
ATC JOB NO:	12914245

OVERALL SITE PLAN

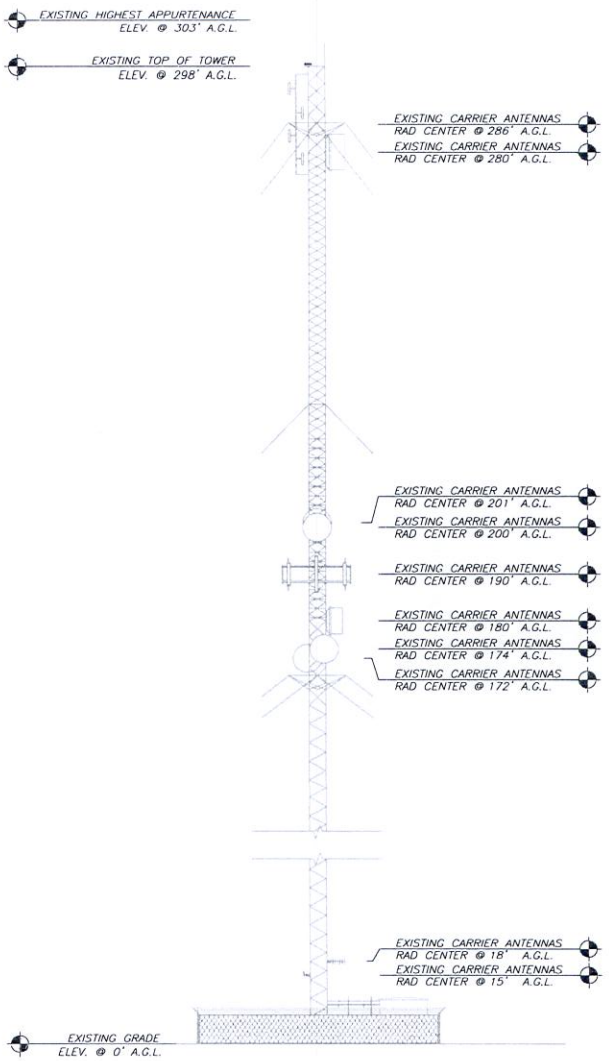
SHEET NUMBER: C-101

REVISION: 0



1 DETAILED SITE PLAN

SCALE: 1"=10' (11X17)
1"=5' (22X34)



2 TOWER ELEVATION

SCALE: NOT TO SCALE

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SUITE 100
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111 SW HOOK ROAD
LEES SUMMIT, MO 64082

SEAL:

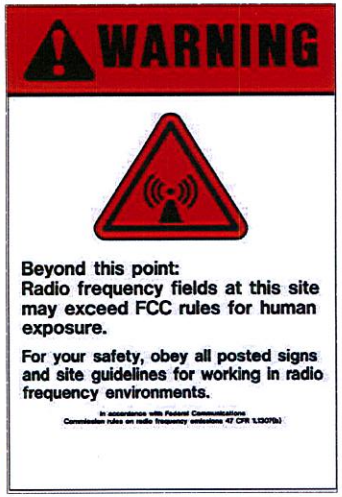
Authorized by "EOR"
~~Mar 20 2019 3:16 PM~~
cosign

DRAWN BY:	JMB
APPROVED BY:	KRF
DATE DRAWN:	03/20/19
ATC JOB NO:	12914245

DETAILED SITE PLAN & TOWER ELEVATION

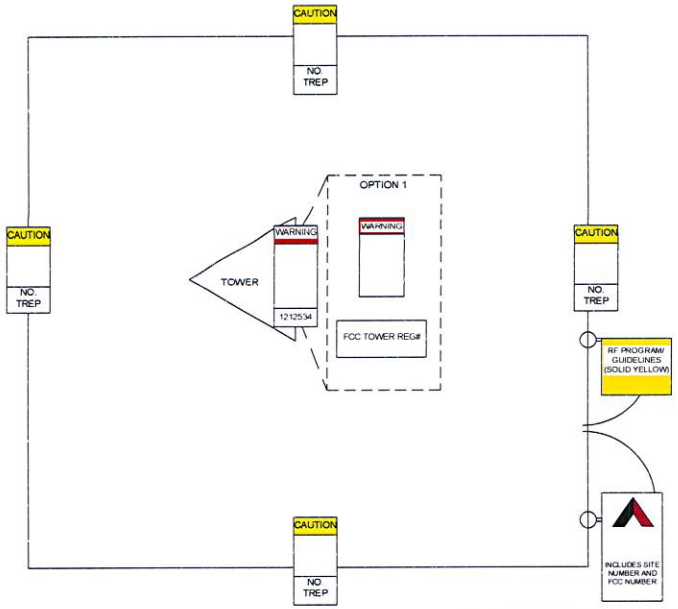
SHEET NUMBER:	REVISION:
C-102	0

ATC CAUTION AND NO TRESPASSING SIGN

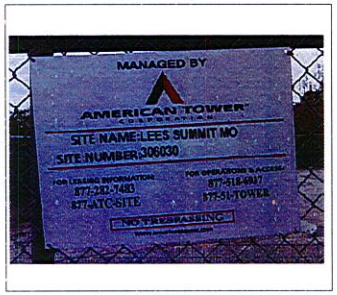


ATC RF WARNING AND FCC NUMBER SIGN

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



ATC STAND-ALONE FCC TOWER REGISTRATION SIGN



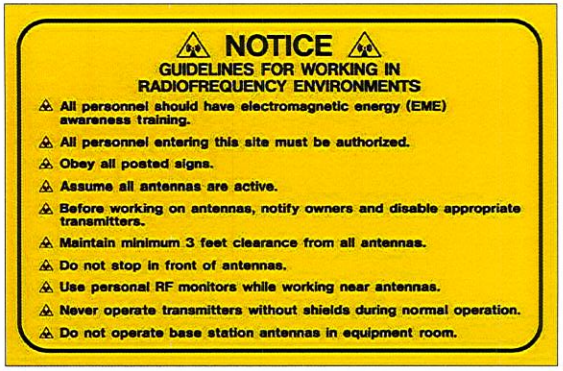
EXISTING SIGNAGE PHOTO

THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST 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 MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

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



ATC RF PROGRAM NOTICE SIGN

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS 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 EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

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COA: 2006031326

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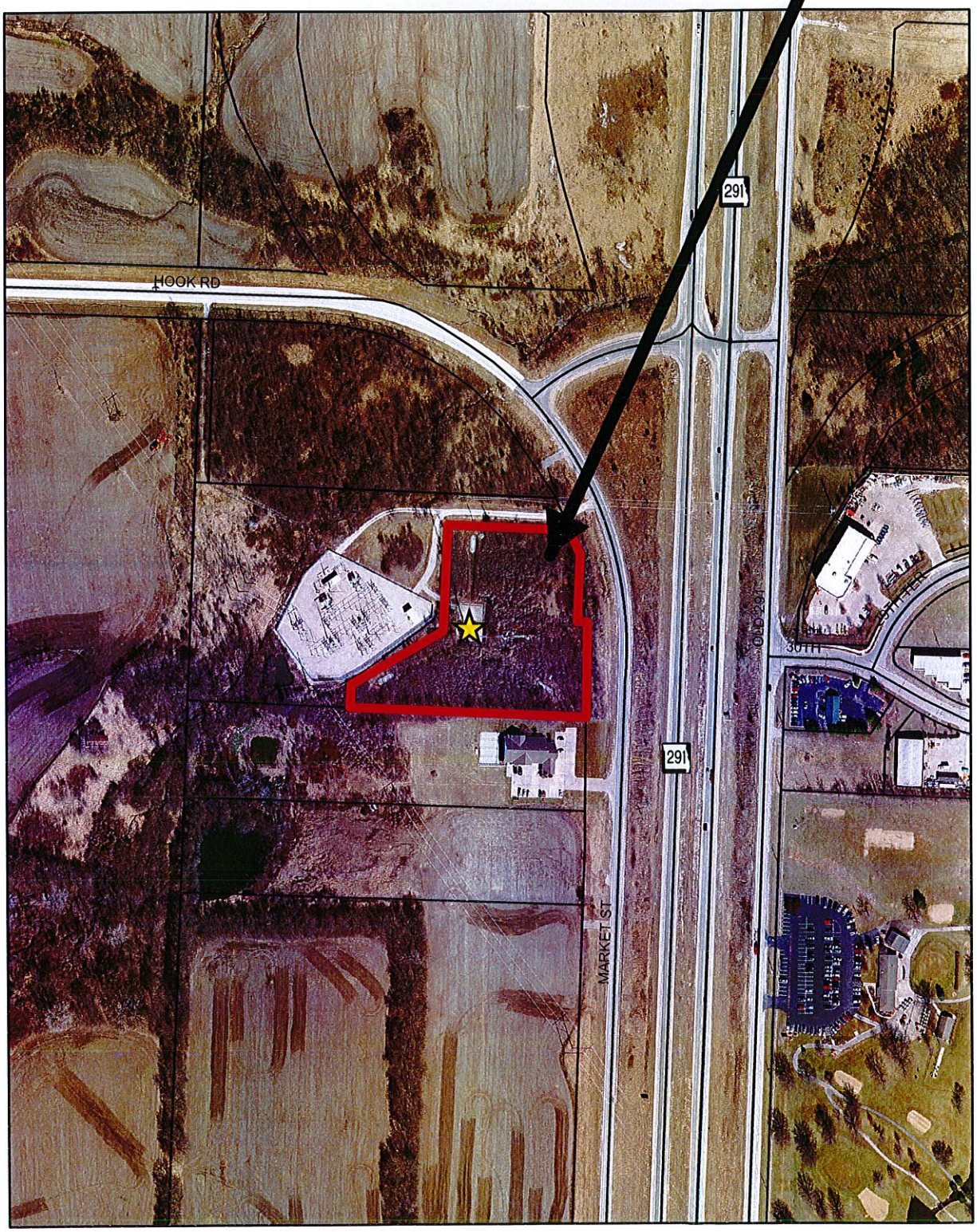
LEES SUMMIT, MO 64082

SEAL:

Authorized by "EOR"
~~Mar 20 2019 3:16 PM~~
cosign

DRAWN BY:	JMB
APPROVED BY:	KRF
DATE DRAWN:	03/20/19
ATC JOB NO:	12914245

SIGNAGE

SHEET NUMBER:	REVISION:
C-501	0

PL2019-147 SUP renewal for telecom tower
111 SW Hook Rd