

**City of Lee's Summit**  
**Department of Planning & Development**  
Phone (816) 969-1600 Fax (816) 969-1619  
**Commercial Preliminary Development Plan Review**

**Date:** Monday, January 03, 2011

**To:**

**Property Owner:** COLT & GARRETT LLC      Email: info@aozoa.com      Fax #: <NO FAX NUMBER>

**Applicant:** COLT & GARRETT LLC      Email: info@aozoa.com      Fax #: <NO FAX NUMBER>

**Engineer:** Landplan Engineering PA      Email: paulm@landplan-pa.com      Fax #: (816) 221-2644

**Law Firm:** White Goss Bowers March Schulte & Weisenfels      Email: jbowers@whitegoss.com      Fax #: (816) 753-9201

**Interested Party:** Paul Wrablica      Email: pwrablica@me.com      Fax #: <NO FAX NUMBER>

**From:** Hector Soto, Planner

**RE:** PL2010017

Commercial Preliminary Development Plan for COLT & GARRETT CELL TOWER COMPOUND  
900 SW BLUE PKWY, LEES SUMMIT, MO 64063

**Tentative Schedule**

Submit revised plans by noon on Tuesday, January 18, 2011 (4 paper copies, 1 reduced (8 ½ x 11 copy)).

Applicant Meeting 01/05/2011 09:00 AM:      **01/05/2011**

Planning Commission Meeting 02/08/2011 05:00 PM:      **02/08/2011**

City Council Public Hearing 03/03/2011 06:15 PM:      **03/03/2011**

City Council Ordinance 03/17/2011 06:15 PM:      **03/17/2011**

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the

“Planning Commission Meeting Dates” handout. Dates are subject to change; we will keep you informed throughout the process.

## **Excise Tax**

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Permitting and Plan Review Division of the Codes Administration Department at 969-1200.

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## **Planning Commission and City Council Presentations**

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Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the Document Camera to display on the screen. Electronic presentations shall be on a laptop, CD ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Planning and Development staff no later than the day of the Planning Commission meeting by 4 pm.

## **Notice Requirements**

### **1. Notification of Surrounding Property Owners.**

- **Mail Certified Notices.** The applicant must mail certified letter notices to all property owners within 185 feet at least 15 days prior to the hearing. Sample notices are available. The notice must include:
  - time and place of hearing,
  - general description of the proposal,
  - location map of the property,
  - street address, or general street location
  - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Planning and Development Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the notice sent.

### **2. Notice Signs.**

- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing. When revised plans are submitted, staff will prepare the sign and provide it to the applicant for posting.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.

## **Conditions and Corrections:**

Engineering Review	David Lohe	Supervisory Engineer	(816) 969-1814	Corrections
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1. The UDO requires curbs on driveways and parking areas. Public Works would support a condition to waive the requirements since concentrating the stormwater would probably be more detrimental than allowing sheet flow on this site.

Planning Review	Hector Soto	Planner	(816) 969-1604	Corrections
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1. PROPERTY LINE SETBACKS. The tower is required to be set back at least a distance equal to the tower height (149'). The proposed tower is set back 57', 49' and 28' from the north, east and southwest property lines, respectively. A written request for a modification to this requirement shall be submitted.

2. SEPARATION DISTANCES. Towers shall be separated by at least a distance equal to 4x the tower height (596') from any single- or two-family residences. The proposed tower is located approximately 400' away from the nearest single-family residences, which are located to the southwest on the opposite side of US 50 Hwy. A written request for a modification to this requirement shall be submitted.

3. FENCING. Security fencing around the tower site is required to incorporate an anti-climbing device. The plans show no indication of any anti-climbing device.

4. LANDSCAPING. Evergreen trees shall be a minimum 8' in height at the time of planting. Deciduous trees, including ornamentals, shall be a minimum 3" caliper at the time of planting.

5. TOWER APPEARANCE. Towers shall be painted a neutral color. There is no indication of any proposed color for the tower.

6. SUPPLEMENTAL TECHNICAL STUDIES. Contact Mehran Nazari with AdGen Telecom Group, the City's telecommunications consultant, at 703-757-6757 ext. 701. A copy of the site plan, grading plan, landscape plan and tower elevation will be submitted to the consultant for review. The consultant will make a determination regarding what additional technical information will be required for the review of this application.

7. COLOR PHOTOS. Color photo simulations from several angles showing the proposed site of the tower with a photo-realistic representation of the proposed tower as it would appear viewed from the closest residential property and from adjacent roadways.

8. LIABILITY INSURANCE. For your information, proof of general liability insurance for claims from injury or death and property damage in an amount approved by the the City, but not less than \$2,000,000.00 per occurrence for personal injury and \$2,000,000.00 per occurrence for property damage with the City listed as an additional insured shall be required prior to the issuance of any building permit.

9. A turnaround is requested at the end of the driveway so vehicles will not have to back out onto Blue Parkway.

10. No curbing is shown on the driveway - staff supports a modification to the curbing requirement.

Fire Review	Jim Eden	Assistant Chief	(816) 969-1303	Complete
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1. Fire Department- All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

Traffic Review	Michael Park	City Traffic	(816) 969-1820	No Comments/Ready
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