

AN ORDINANCE GRANTING A SPECIAL USE PERMIT RENEWAL FOR A TELECOMMUNICATIONS TOWER IN DISTRICT AG (AGRICULTURAL) ON LAND LOCATED AT 2140 NW LOWENSTEIN DRIVE, ALL IN ACCORDANCE WITH ARTICLE 10 WITHIN THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2016-190, submitted by American Tower Asset Sub II, LLC, requesting a special use permit renewal for a telecommunications tower in District AG on land located at 2140 NW Lowenstein Drive, 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 28, 2017, 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 July 13, 2017, 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 10.050 of the Unified Development Ordinance to allow a telecommunications tower in District AG with a Special Use Permit is hereby granted, with respect to the following described property:

Gerber Heights.

SECTION 2. That the following conditions of approval apply:

1. The special use permit shall be granted for a period of twenty (20) years.

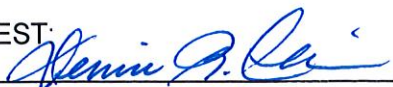
SECTION 3. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Unified Development Ordinance, enacted by Ordinance No. 5209 and amended from time to time.

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 27th day of July, 2017.


Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

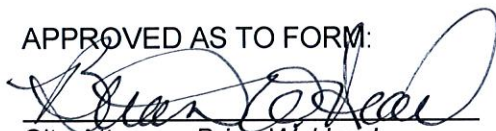
APPROVED by the Mayor of said city this 1st day of August, 2017.


Mayor Randall L. Rhoads

ATTEST:


City Clerk Denise R. Chisum

APPROVED AS TO FORM:

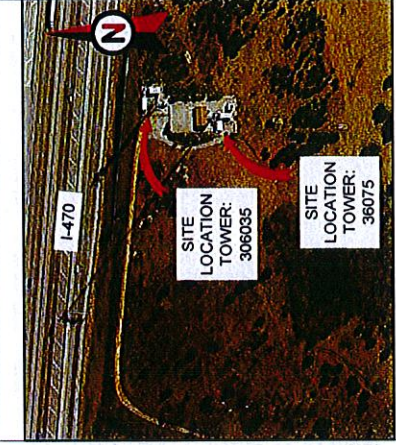

City Attorney Brian W. Head



SITE NAME:
UNITY VILLAGE MO 2 &
LEE S SUMMIT #1B

SITE NUMBER: 306035 & 36075

SITE ADDRESS: 2150 & 2200 NW
LOWENSTEIN
LEES SUMMIT, MO 64081



AMERICAN TOWER®
ATC TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 488-0112
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. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AMERICAN TOWER. THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AMERICAN TOWER. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AMERICAN TOWER.

VICINITY MAP

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

SPECIAL USE PERMIT RENEWAL

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

SITE ADDRESS:
2150 & 2200 NW LOWENSTEIN
LEES SUMMIT, MO 64081
COUNTY: JACKSON

GEOGRAPHIC COORDINATES:
TOWER: 306035 306075
LATITUDE: 38° 56' 1.21" N 38° 55' 59.67" N
LONGITUDE: 94° 25' 1.94" W 94° 24' 3.29" W
GROUND ELEV.: 983' 981'

ZONING INFORMATION:
JURISDICTION: CITY OF LEES SUMMIT
PARCEL NUMBER: 51-800-04-02-02-0-00-000
ZONING: AG - AGRICULTURAL

PROJECT DESCRIPTION

THIS SUBMITTAL IS FOR RE-PERMITTING WITH THE CITY OF LEES SUMMIT. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS.

PROJECT LOCATION DIRECTIONS

FROM KANSAS CITY, MO:

TAKE I-70 EAST TO I-435 SOUTH. TAKE RAMP ONTO I-470 (SR-291). AT EXIT 7A, TURN RIGHT ONTO RAMP. BEAR RIGHT (SOUTH) ONTO US-50 (SR-350) 0.4 MI. KEEP RIGHT ONTO RAMP. TURN RIGHT (WEST) ONTO NW CHIPMAN RD 0.9 MI. TURN RIGHT (NORTH) ONTO NW BLACKTONG LN 0.3 MI. TURN LEFT (NORTH-WEST) ONTO NW LOWENSTEIN DR 98 YDS. TURN RIGHT (NORTH-EAST) ONTO ACCESS ROAD FOLLOW ALL THE WAY BACK TO THE SITE

PROJECT TEAM

ENGINEER: 2016-18
ATC TOWER SERVICES
3500 REGENCY PKWY.
SUITE 100
CARY, NC 27518

AGENT:
COURTNEY HICKSON
ATTORNEY, US
TOWER DIVISION
10 PRESIDENTIAL WAY
WOBBURN, MA 01801

TOWER OWNER:
AMERICAN TOWER ASSET
SUB, LLC
116 HUNTINGTON AVE
BOSTON, MA 02116

PROPERTY OWNER:
TELECOM TOWERS LLC
116 HUNTINGTON AVE
BOSTON, MA 02116

UTILITY COMPANIES

POWER COMPANY: KANSAS CITY
POWER & LIGHT
PHONE: (800) 655-4555

TELEPHONE COMPANY: AT&T
PHONE: (800) 331-0500

SHEET INDEX			
SHEET NO:	DESCRIPTION:	REV:	DATE:
G-001	TITLE SHEET	0	09/29/16
C-101	SITE PLAN	0	09/29/16
C-102	SITE PLAN	0	09/29/16
C-201	TOWER ELEVATION	0	09/29/16
C-202	TOWER ELEVATION	0	09/29/16
C-501	SIGNAGE	0	09/29/16
C-502	SIGNAGE	0	09/29/16
C-503	SIGNAGE	0	09/29/16

SEAL:

2016-18
KYLE R. FAUST
STATE OF MISSOURI
PROFESSIONAL ENGINEER
NUMBER
PE-2015002115

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

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OCT 17 2016
Engineering & Codes Admin

ATC SITE NUMBER:
306035 & 36075

ATC SITE NAME:
UNITY VILLAGE MO 2 &
LEE S SUMMIT #1B

SITE ADDRESS:
2150 & 2200 NW LOWENSTEIN
LEES SUMMIT, MO 64081

SEAL:

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2016-18
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REVISION:
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REV.	DESCRIPTION	BY	DATE
1	FOR PERMITTING	AMM	09/29/16

ATC SITE NUMBER:

306035 & 36075

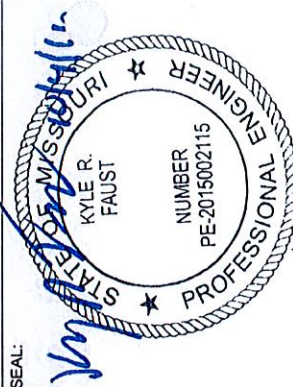
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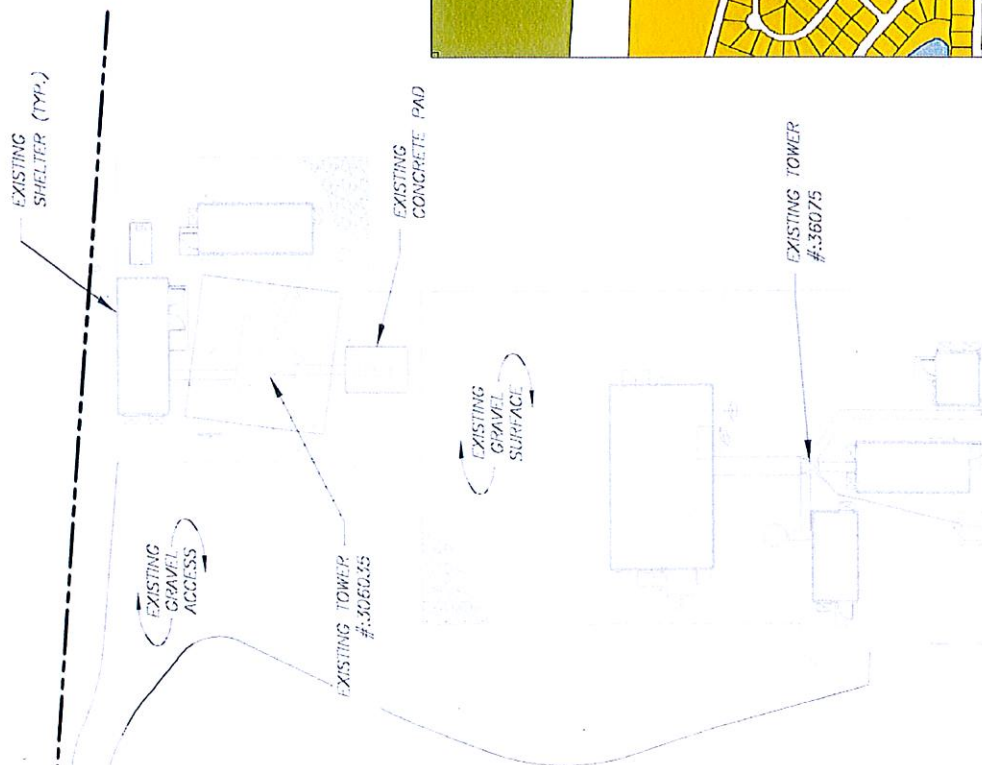
SEAL:



DRAWN BY:	AMM	DATE DRAWN:	09/29/16
APPROVED BY:	KRF	ATC JOB NO:	11896704 & 11896705

SITE PLAN

SHEET NUMBER:	C-101	REVISION:	0
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2 GIS PARCEL IMAGE

2

RECEIVED

AG - AGRICULTURAL

CP-2 - PLANNED COMMUNITY COMMERCIAL

R-1 - SINGLE FAMILY RESIDENTIAL

Planning & Codes Admin

2016-190-



1 DETAILED SITE PLAN

1



SCALE: 1"=40' (11X17)
1"=20' (22X34)

ZONING INFORMATION

DISTRICT: AG - AGRICULTURAL

MIN AREA (AC):	REQ'D:	# 36035 EXISTING:	# 36075 EXISTING:
MAX HEIGHT:	3	7.45±	7.45±
MIN FRONTAGE:	40'	190' A.G.L.	502' A.G.L.
MIN DEPTH:	N/A	N/A	N/A
MIN FRONT YARD SETBACK:	50'	232'±	161'±
MIN SIDE YARD SETBACK:	50'	34'±	161'±
MIN REAR YARD SETBACK:	50'	414'±	439'±

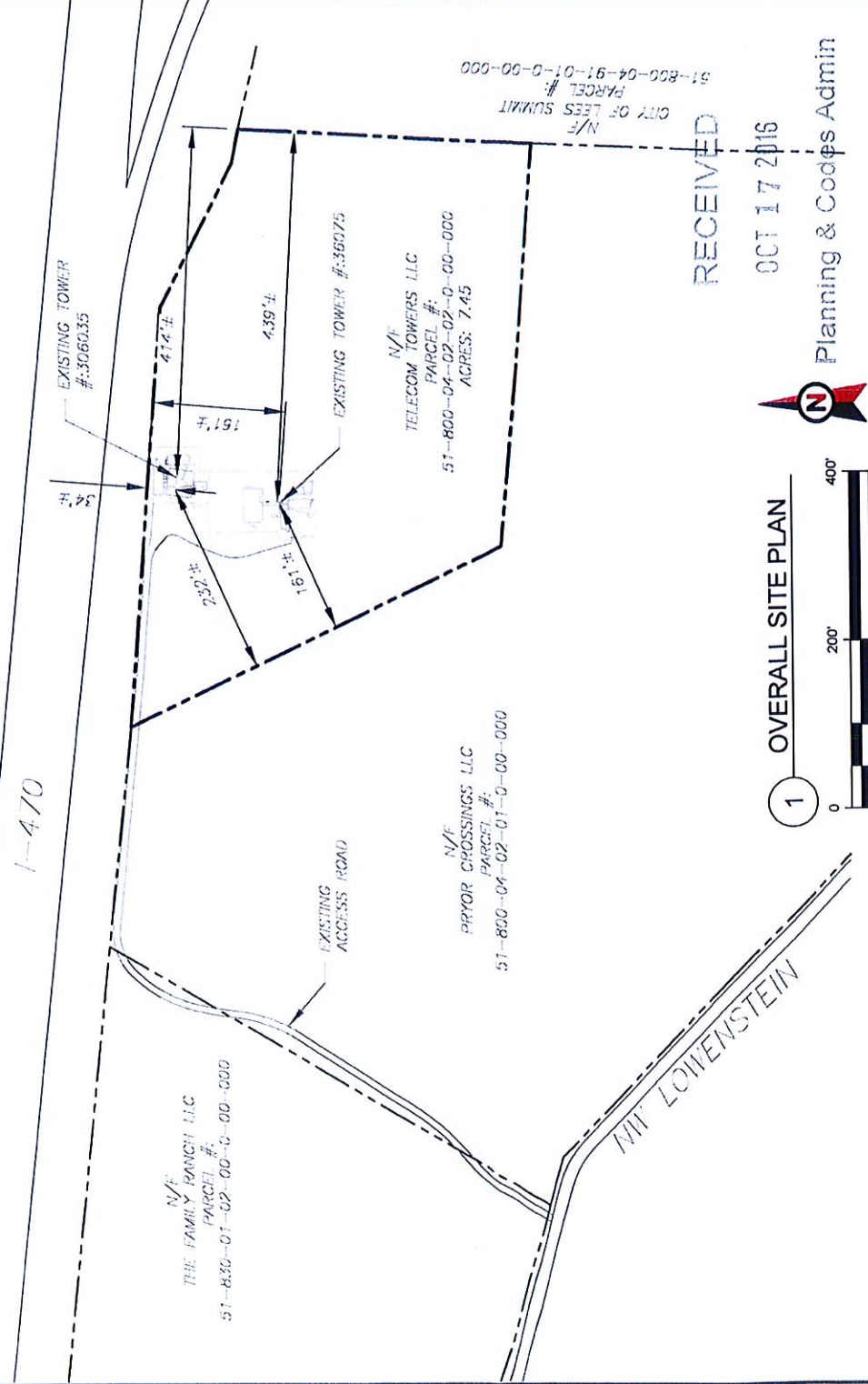
NO CHANGE TO EXISTING

NOTES:

- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
- BOUNDARY INFORMATION OBTAINED FROM: JACKSON COUNTY, MO GIS.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING CONCRETE



OVERALL SITE PLAN



OCT 17 2016



SCALE: 1"=200' (11X17)
1"=100' (22X34)

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- 2016 - 190 -

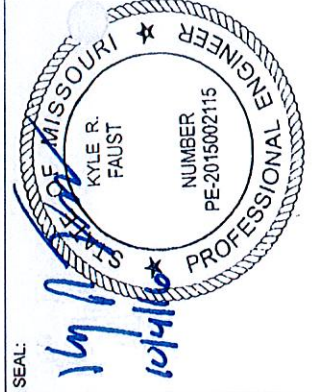


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COA: 2006031326

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REV.	DESCRIPTION	BY	DATE
0	FOR PERMITTING	AMM	09/29/16

ATC SITE NUMBER:
306035 & 36075
ATC SITE NAME:
**UNITY VILLAGE MO 2 &
LEE S SUMMIT #1B**
SITE ADDRESS:
2150 & 2200 NW LOWENSTEIN
LEES SUMMIT, MO 64081



DRAWN BY:	AMM	DATE DRAWN:	09/29/16
APPROVED BY:	KRF	ATC JOB NO:	11896704 & 11896705

SITE PLAN

SHEET NUMBER:	C-102	REVISION:	0
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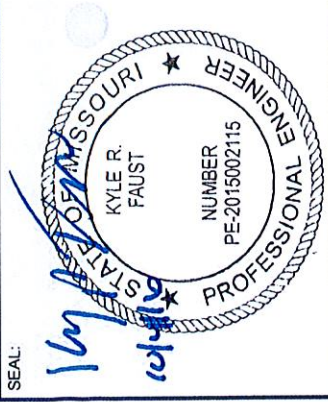
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1	FOR PERMITTING	AMM	09/29/16

ATC SITE NUMBER:
306035 & 36075

ATC SITE NAME:
**UNITY VILLAGE MO 2 &
LEE S SUMMIT #1B**

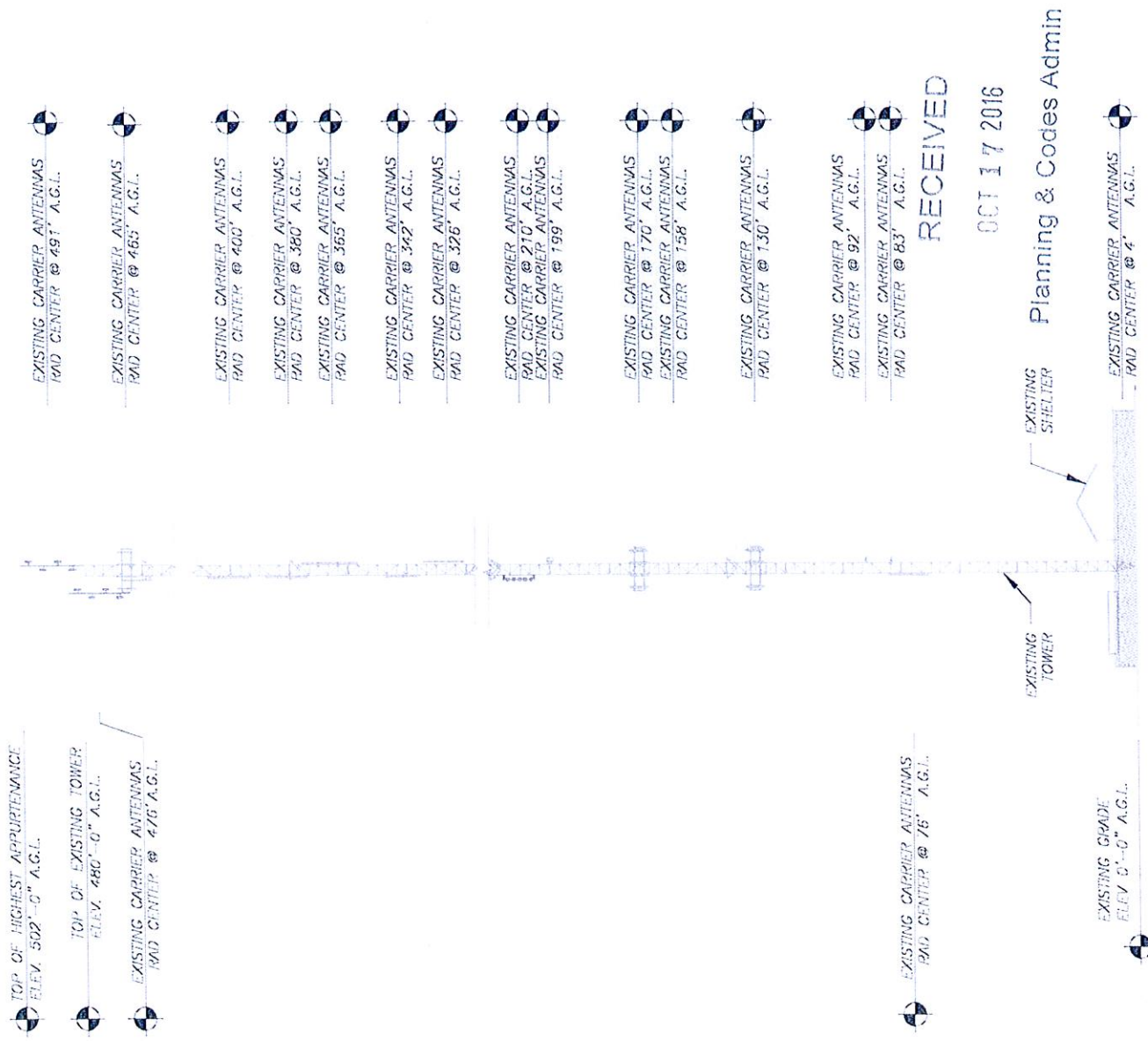
SITE ADDRESS:
2150 & 2200 NW LOWENSTEIN
LEES SUMMIT, MO 64081



DRAWN BY: AMM DATE DRAWN: 09/29/16
APPROVED BY: KRF ATC JOB NO: 11896704 & 11896705

TOWER ELEVATION

SHEET NUMBER: **C-201** REVISION: **0**



1 **TOWER ELEVATION - 36075** **-2016-190-**
SCALE: NOT TO SCALE



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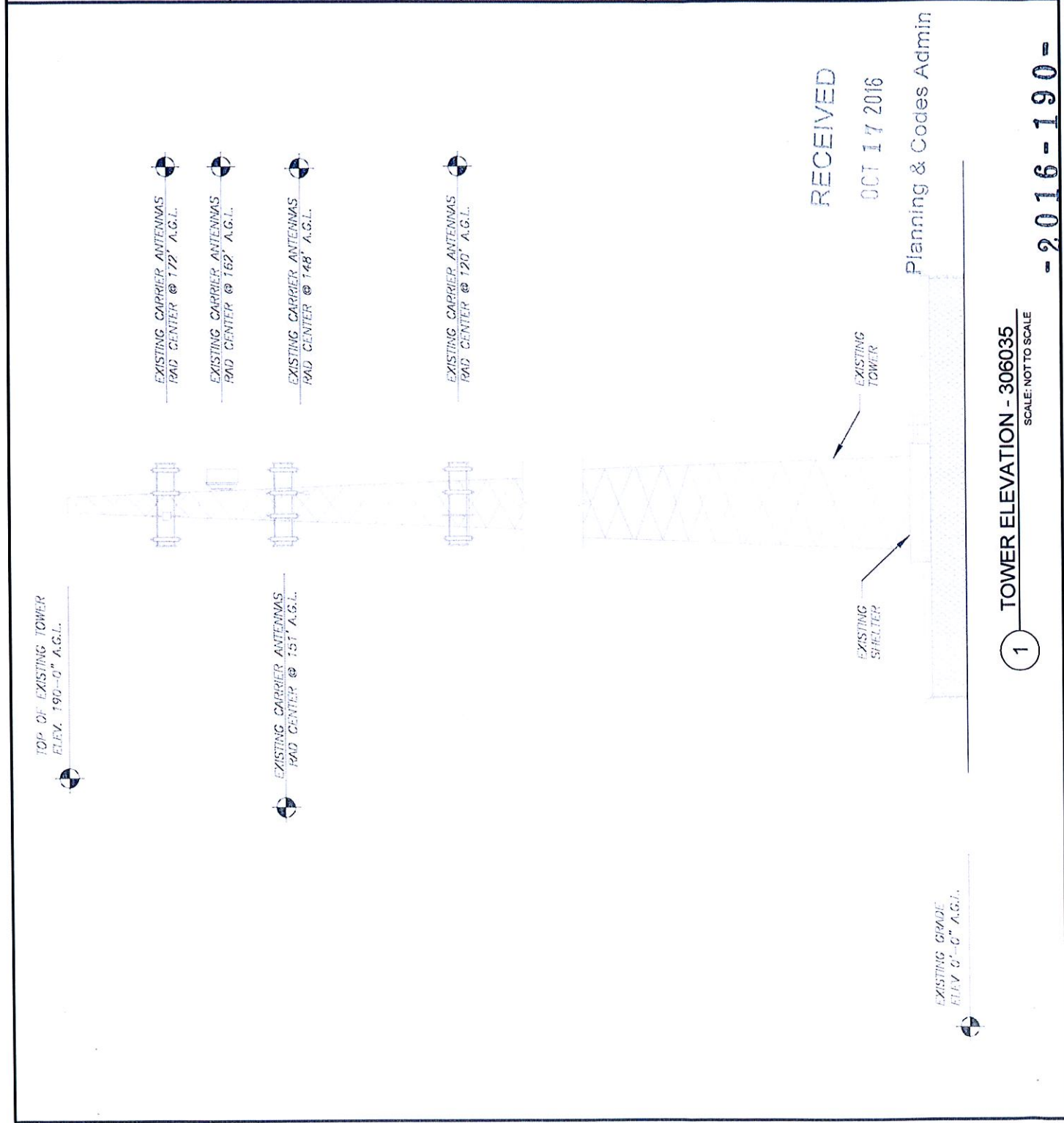
ATC SITE NUMBER:
306035 & 36075
 ATC SITE NAME:
UNITY VILLAGE MO 2 & LEE S SUMMIT #1B
 SITE ADDRESS:
 2150 & 2200 NW LOWENSTEIN
 LEES SUMMIT, MO 64081



SEAL:
 10/9/16

DRAWN BY:	AMM	DATE DRAWN:	09/29/16
APPROVED BY:	KRF	ATC JOB NO:	11896704 & 11896705

TOWER ELEVATION	
SHEET NUMBER:	C-202
REVISION:	0





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ATC SITE NUMBER:
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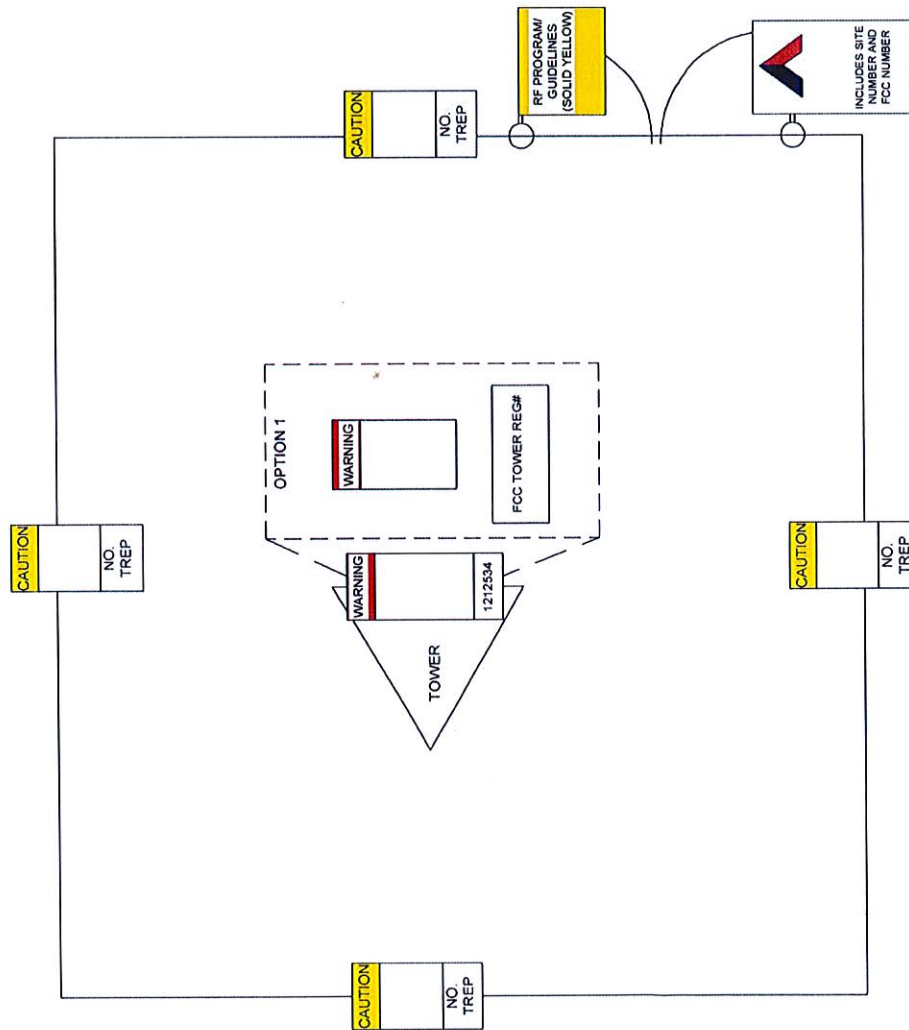
SEAL:



DRAWN BY:	AMM	DATE DRAWN:	09/29/16
APPROVED BY:	KRF	ATC JOB NO:	11896704 & 11896705

SIGNAGE

SHEET NUMBER:	C-501	REVISION:	0
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OCT 17 2016

-2016-190-Planning & Codes Admin

CAUTION



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.

NO TRESPASSING

ATC CAUTION AND NO
TRESPASSING SIGN

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

WARNING

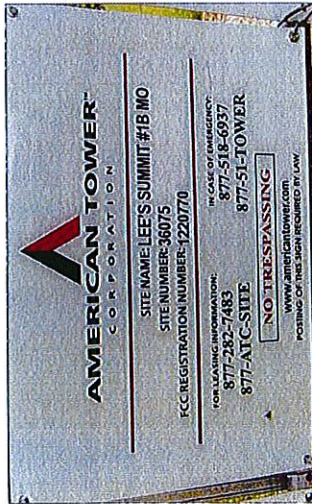


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and site guidelines for working in radio
frequency environments.

Consistent with the Federal Communications Commission's (FCC) Rules

ATC RE WARNING AND FCC
NUMBER 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/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.

FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN

RECEIVED

OCT 17 2016

Planning & Codes Admin

= 2016 - 190 =



AMERICAN TOWER

SITE NAME : LEE S SUMMIT #1B

SITE NUMBER : 36075

FCC REGISTRATION # : NOT REQUIRED

FOR LEASING INFORMATION: FOR EMERGENCIES CALL:

877-282-7483

877-518-6937

877-ATC-SITE

877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

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 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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PRODUCTION, REVISION, OR MODIFICATION OF ANY
OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR
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ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST
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REV. DESCRIPTION BY DATE
FOR PERMITTING AMM 09/29/16

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LEES SUMMIT, MO 64081

SEAL:



DRAWN BY: AMM DATE DRAWN: 09/29/16

APPROVED BY: KRF ATC JOB NO: 11896704 & 11896705

SIGNAGE

SHEET NUMBER:

C-503

REVISION:

0

#PL2016-190 -- SPECIAL USE PERMIT Renewal
2140 NW Lowenstein Dr.;
American Tower Asset Sub II, LLC, applicant

