



Urban Planning and Land Use

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To: City Planning Commission
From: City Staff
Date: September 11, 2017
Re: Petition #SP-2017-48

GENERAL INFORMATION

Applicant:
Scott Goble

Status of Applicant:
Representative of Eco Site,
Inc.
PAMCORP, LLC
574 S. Barnstable Street
Nixa, MO 65714

Requested Action:
Approval of a special use
permit

Date of Application:
June 30, 2017

Purpose:
To approve Special Use
Permit a 150'
telecommunications tower.

Property Location: 11501
Parallel Parkway



Existing Zoning: AG Agricultural District

Existing Surrounding Zoning: **North:** AG Agricultural District
South: AG Agricultural District
East: RP-5 Planned Apartment District
West: AG Agricultural District

Existing Uses: **North:** Commercial uses, some vacant
South: Narrow lot homes and many vacant parcels
East: Commercial uses, some vacant
West: Commercial uses, some vacant

Total Tract Size: 169.4 acres

Master Plan Designation: The City-Wide Master Plan designates this property for planned commercial district.

Major Street Plan: Parallel Parkway is a designated Class A thoroughfare

Advertisement: Property Owners Letters – July 19, 2017 and August 2, 2017
Wyandotte Echo – July 20, 2017

Public Hearing: September 11, 2017

Public Opposition: Staff has not been made aware of any public opposition at this time.

PROPOSAL

Detailed Outline of Requested Action: Mr. Goble is seeking approval of a Special Use Permit to build a 150 foot tall self-support stealth monopole wireless tower for T-Mobile and related ground equipment enclosed within a wood board fence compound. The site is the future home of the American Royal facility.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The area is rural in nature, though it is adjacent to the Legends development and the Speedway. Additionally, this site is the proposed location of the future American Royal development.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The zoning of nearby properties is both residential and commercial; this use could be seen as a nuisance to nearby residents; however it is as far removed from residences on the site as possible.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.*

The construction of the 150 foot antenna, which will appear taller due to the elevation of the site, could be considered unsightly to nearby property owners and residents as well as potential developers for the site.

4. *The length of time the property has remained vacant as zoned.*

This property has not been developed.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special Use Permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

This use would not increase traffic to the site.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

Improved wireless coverage in this area is desirable as continued robust development occurs.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

This is not expected to be an issue.

9. *Whether the proposed use will pollute the air, land or water.*

This is not expected to be an issue.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

This is not expected to be an issue.

11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

There is no relative gain to the public health, safety, or welfare as compared to the hardship imposed on the individual landowner(s).

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

This is not expected to be a significant issue.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on July 31, 2017; two people were in attendance. No opposition was recorded.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Urban Planning and Land Use Comments:

1. The owner shall agree to relocate pole if it interferes with future development on this site.
2. All landscaping and screening requirements must be met prior to building permit approval.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) The proposed 24" CMP culvert under the driveway entrance shall be RCP in accordance with UG standards and criteria.
 - 2) The plans shall show the existing Water One waterline that parallels with N 118th Street, going north-south where the proposed driveway, excavation, and underground electric line cross.
 - 3) The proposed 5' to 10' excavation for the driveway culvert crossing may conflict or reduce the cover of the existing Water One waterline. Please coordinate with Water One and obtain a release letter from Water One regarding the proposed excavation and improvements.
 - 4) Any redesign shall be coordinated and approved by UG staff prior to construction permit acquisition.

- 5) Construction plans shall meet UG standards and criteria, and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

STAFF RECOMMENDATION

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **#SP-2017-48** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

Aerial image
Zoning map
Plans submitted by applicant

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	September 11, 2017	September 28, 2017
Special Use		

STAFF CONTACT: **Jamie Hickey**
jhickey@wycokck.org

MOTIONS

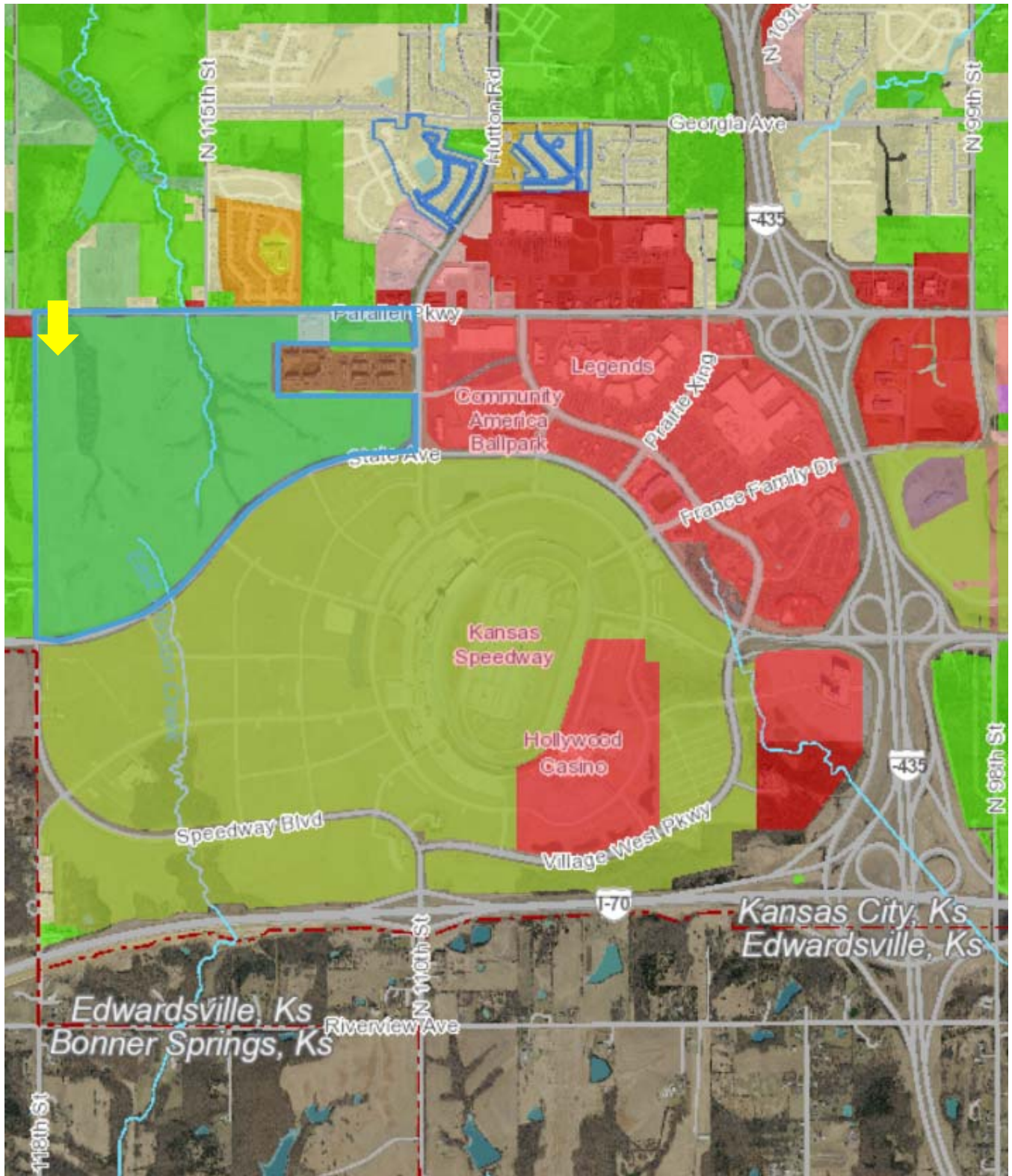
I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **#SP-2017-48** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, City Planning Commission:

1. _____;
2. _____; And
3. _____.
















OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **#SP-2017-48**, to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.





LEGEND

- POWER POLE 
- LIGHT POLES 
- JOHNSON COUNTY WATER DISTRICT SIGN 
- TELEPHONE LINE MARKER 
- WATER DISTRICT GUARD POST 
- TRAFFIC SIGN 
- GAS LINE MARKER 
- TOWER 
- TREE (DIA.) 
- TREE LINE 
- OVERHEAD POWER LINE 
- BENCHMARK 
- CONTROL POINT 
- UNDERGROUND GAS LINE 
- UNDERGROUND WATER LINE 

BENCH MARK
Top of 1/2" Iron Bar w/
Control Cap at CP-1
Elevation = 994.49ft



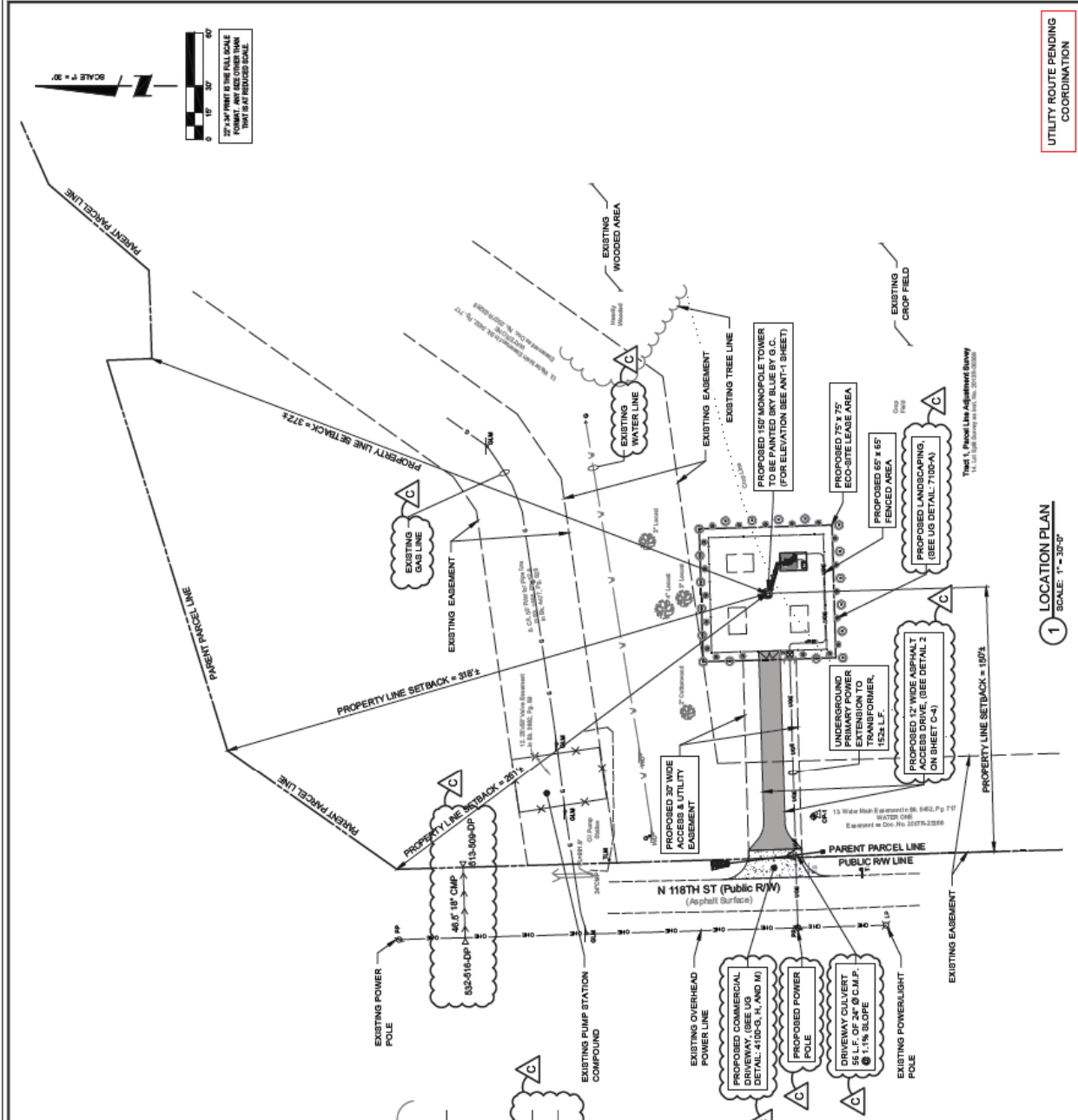
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(913) 687-3753
KANSAS ONE CALL SYSTEM, INC.

UTILITY ROUTE PENDING
COORDINATION

SURVEY PERFORMED BY:



LOVELACE & ASSOCIATES
Land Surveying - Land Planning
Telecommunications Surveys
929 SE 3rd Street Lee's Summit, Missouri 64063
Phone: (816) 347-9997 Fax: (816) 347-9979

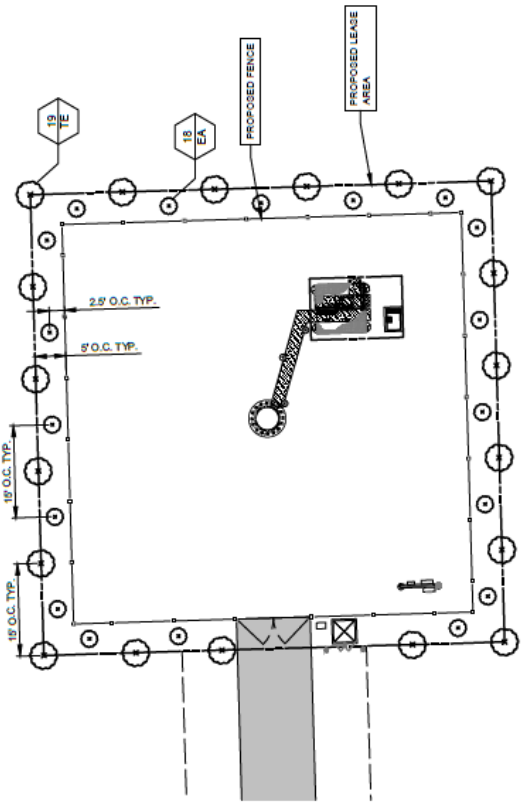


UTILITY ROUTE PENDING
COORDINATION

1 LOCATION PLAN
SCALE: 1" = 30'-0"

GENERAL LANDSCAPE NOTES

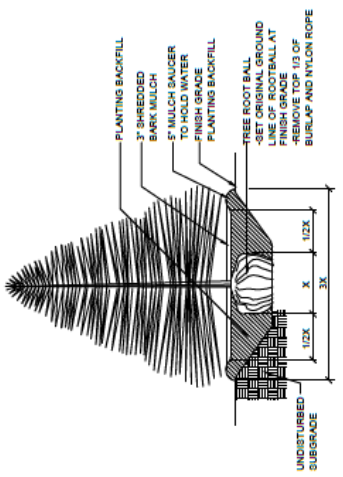
1. PRIME NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS OF THE INDUSTRY. THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE REDDIE SHEARS.
2. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD PRACTICES AND SHALL BE FREE FROM DISEASE AND DEFECTS SUCH AS KNOTS, SUNSCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY VIGOROUS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY. THE STOCK SHALL BE OF THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
3. GUARANTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE WARRANTY SHALL BE VOID IN THE EVENT OF UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTOR'S CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS, STORMS, FIRES OR VANDALISM.
4. REPLACEMENT: IN THE EVENT OF A WARRANTY PERIOD, REPLACE ONE TIME, AT THE OPTION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND NOT REUSED IN THE SUBSEQUENT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
5. MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN, COMPOSTED FINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITS.
6. TOPSOIL SHALL CONSIST OF FERTILE FRABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADULTERES OF SUBSOIL AND FREE OF CRAB APPLES AND OTHER WEEDS. MULCH SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
7. REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
8. IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL RYE MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 100 POUNDS PER ACRE. MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.



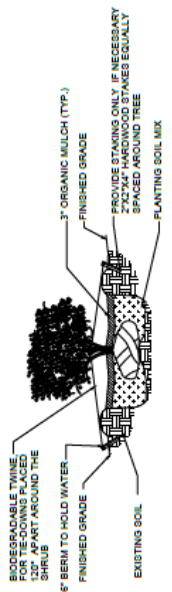
PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TE	TRILIA EMERALD	EMERALD GREEN ARBORVITAE	19	6' - 8' TALL	B & B (BALLED & BURLAPPED)
EA	EUONYMUS ALATUS	BURNING BUSH	18	35" HT. MIN.	B & B (BALLED & BURLAPPED)

NOTE: CONTRACTOR MUST WATER ALL PLANTINGS. CONTRACTOR MUST GUARANTEE PLANTINGS FOR 1 YEAR.



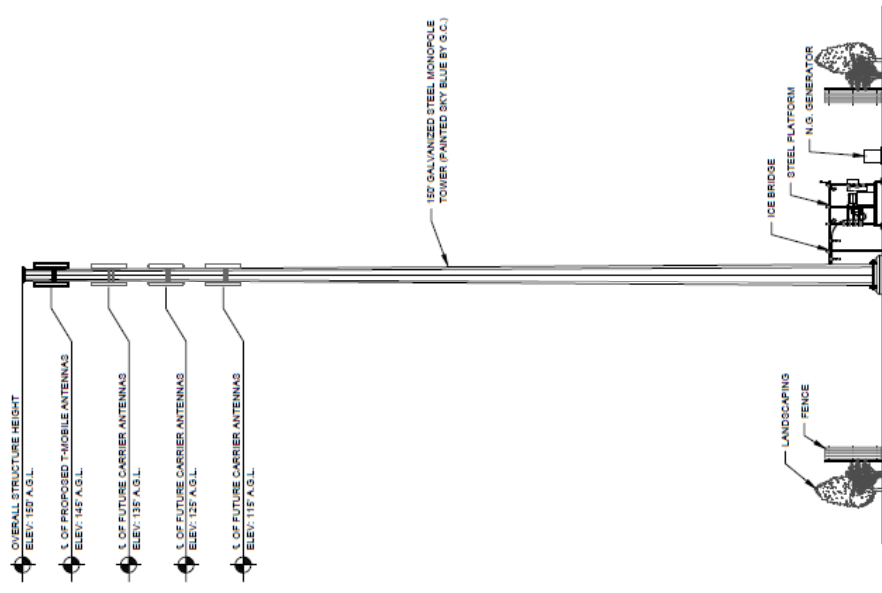
1 EVERGREEN TREE PLANTING N.T.S.



2 SHRUB PLANTING DETAIL N.T.S.



NOTE:
ANTICLINGING MEASURED TO BE
DESIGNED BY TOWER MANUFACTURER



1 TOWER ELEVATION
SCALE: 3/32" = 1'-0"