



Notes: At 6:00 p.m., a closed executive session will be held to discuss matters of personnel, pursuant to RSMo 610.021(3).

BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, June 17, 2014, 7:00 pm
City Hall Boardroom

Next numbers: Bill No. 2786 / Ord. No. 2756

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

2. CITIZEN INPUT

3. MAYOR'S REPORT

- A. Appoint Bill Gresham to the Community Land and Recreation Board through May 2015
- B. Appoint R. Douglas Krtek to the Planning & Zoning Commission through May 2015

4. CONSENT AGENDA

- A. Approve the minutes for the June 3, 2014 regular meeting
- B. Approve the minutes for the June 9, 2014 special meeting
- C. Approve a cooperative agreement with Platte County for the collection of assessments for the Brush Creek Area Drainage and Brink Meyer Road Neighborhood Improvement Districts
- D. Approve Resolution No. 06-03-14 to discontinue collection of delinquent special assessments
- E. Receive and file the crime statistics for January through April 2014
- F. Receive and file the financial report for the month ending May 31, 2014
- G. Approve Accounts Payable from May 27 through June 10, 2014

Please Note: All matters listed under "Consent Agenda" are considered to be routine by the Board of Aldermen and will be enacted upon under one motion without discussion. Any member of the Board of Aldermen may be allowed to request an item be pulled from the Consent Agenda for consideration under the regular agenda if debate and a separate motion are desired. Any member of the Board of Aldermen may be allowed to question or comment on an item on the Consent Agenda without a separate motion under the regular agenda. Items not removed from the Consent Agenda will stand approved upon motion of any Alderman, followed by a second and a majority voice vote to "Approve the consent agenda and recommended motions for each item as presented."

5. ACTION AGENDA

- A. Review the 2014 proposed budget and approve Resolution No. 06-04-14 approving the slate of nominations for the Parkville Old Towne Market Community Improvement District (Administration)
- B. Approve an ordinance amending the National Golf Course Community Unit Plan to allow a new neighborhood swimming pool on Lot 11, Cider Mill Ride 4th Plat and part of vacant land to the south and east – Case PZ14-10; RP Golf LLC, owner (Community Development)

- C. Approve an ordinance for the replat of Lot 11, Cider Mill Ridge, 4th Plat and part of the southwest quarter of Section 26, Township 51, Range 34 – Case PZ14-13; applicant, RP Golf, LLC, owner (Community Development)
- D. Approve an ordinance amending the conditional use permit for the existing cell tower at 6200 Kelly Drive to allow additional antenna and modifications – Case PZ14-11; Global Signal, applicant (Community Development)
- E. Approve an ordinance amending the conditional use permit for the existing cell tower at 16205 Highway 45 to allow additional antenna and modifications – Case PZ14-12; Sprint, applicant on behalf of SBA Network Services, owner (Community Development)
- F. Approve an ordinance amending Parkville Municipal Code Section 442.020 to allow accessory commercial vehicle storage in the Old Town District if fully enclosed – Case PZ14-15; applicant, Paul and Rhonda Doyle of P&R Properties LLC (Community Development)
- G. Approve an ordinance for a conditional use permit to allow offsite storage, staging and assemblage of heavy equipment and materials for public utility and infrastructure construction on 15 acres – Case PZ14-14; JDJ Commercial Properties LLC, owner (Community Development)
- H. Approve Resolution No. 06-05-14 to delegate to the Community Development Director the authority of the Board of Aldermen to approve temporary fireworks stands in a “B-4” Planned Business District (Community Development)

6. STAFF UPDATES ON ACTIVITIES

- A. Administration
 - 1. I-435/Route 45 Feasibility Study
 - 2. Slide Repairs on Route FF
 - 3. Public Input Process for Amendment 7 – Transportation Sales Tax

7. COMMITTEE REPORTS & MISCELLANEOUS ITEMS FROM THE BOARD

8. ADJOURN

General Agenda Notes:

This agenda closed at noon on Thursday, June 12, 2014. With the exception of emergencies or other urgent matters, any item requested after the agenda was closed will be placed on the next board meeting agenda. Emergencies and urgent matters may be placed on an amended agenda only upon the vote of the Board of Aldermen.

CITY OF PARKVILLE

Policy Report

Date: Wednesday, June 11, 2014

Prepared By:
Sean Ackerson
Assistant City Administrator /
Community Development Director

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Ordinance for the Replat of Lot 11, Cider Mill Ridge, Fourth Plat and part of the southwest quarter of Section 26, Township 51, Range 34, a subdivision in Parkville, Platte County, Missouri. Case PZ14-13. Applicant, RP Golf, LLC, owner.

BACKGROUND:

The applicant, RP Golf, LLC proposes to replat Lot 11 of the Cider Mill Ridge Fourth Plat and a portion of the abutting unplatted property to the east and south, all to accommodate a new community pool southwest of the intersection of National Drive and Barn Hill Road. The application is proposed in conjunction with agenda item 5B, which is an application to amend the National Golf Course Community Unit Plan to allow a new neighborhood swimming pool and clubhouse on the proposed lot.

Staff reviewed the application and concluded that all applicable standards and requirements have been met, with the exception of the grading, drainage and engineering standards (pending final review of engineering drawings).

BUDGET IMPACT:

With the exception of application fees collected, there is no budget impact.

ALTERNATIVES:

1. Approve the Replat by ordinance subject to recommended conditions.
2. Approve the Replat by ordinance subject to other conditions.
3. Postpone action.

STAFF RECOMMENDATION:

Approve the proposed ordinance containing recommended conditions as submitted. Conditions include:

- final approval of utility services by the applicable utility providers and providing additional easement by separate instrument as required;
- review and approval of the final grading and drainage plans by the Public Works Director prior to recording the plat; and
- Reconsideration of an amended plat, should significant changes result from approval of the grading and drainage plans.

PLANNING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application at the June 10, 2014, meeting and concurred with staff conclusions and recommendation. The Commission recommended approval of the plat subject to staff recommended conditions by a vote of 7 to 0.

POLICY:

Per Parkville Municipal Code Section 505.030, all plats must be approved by the Board of Aldermen by ordinance prior to recording.

SUGGESTED MOTION:

I move that Bill No. 2787, an ordinance approving the Replat of Lot 11, Cider Mill Ridge, Fourth Plat and part of the southwest quarter of Section 26, Township 51, Range 34, a subdivision in Parkville, Platte County, Missouri, be approved for first reading.

I move that Bill No. 2787 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2787 be approved on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Proposed Ordinance
2. Staff report to the Planning and Zoning Commission
3. Application for Final Plat
4. Area map (by staff)
5. Replat of Lot 11, Cider Mill Ridge – Fourth Plat drawing by Robert G. Young, R.L. Buford & Associates, LLC and last dated 5-8-14
6. Replat of Lot 11, Cider Mill Ridge – Fourth Plat showing the pool and parking layout overlaid on to the plat.
7. Minutes of the June 10, 2014 Planning and Zoning Commission meeting (by reference)
8. The Parkville Municipal Code including Title IV, Zoning Code, including but not limited to Chapters 415, “R-2” *Single Family Residential District Regulations*, 467, *Height, Area, and Bulk Requirements* and Title V, including but not limited to Chapter 505, *Subdivision Regulations* (by reference)
9. Agenda Item 5B, *Approve an ordinance amending the National Golf Course Community Unit Plan to allow a new neighborhood swimming pool on Lot 11, Cider Mill Ride 4th Plat and part of vacant land to the south and east.* Case PZ14-10 (by reference)

AN ORDINANCE APPROVING THE REPLAT OF LOT 11, CIDER MILL RIDGE, FOURTH PLAT AND PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 51, RANGE 34, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI.

WHEREAS, by application PZ14-13, RP Golf, LLC, property owner, petitioned to replat Lot 11 of the Cider Mill Ridge, Fourth Plat and a previously unplatted part of the southwest quarter of Section 26, Township 51, Range 34 of the City of Parkville, Missouri, into a new Lot 11-A containing 0.88 acres; and

WHEREAS, at their June 10, 2014 meeting, the Parkville Planning and Zoning Commission considered the application and unanimously recommended approval subject to staff recommended conditions (contained herein) by a vote of 7 to 0; and

WHEREAS, the Board of Aldermen concurs with the Planning Commission's conclusions and accepts their recommendation;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. The Replat of Lot 11, Cider Mill Ridge, Fourth Plat and part of the southwest quarter of Section 26, Township 51, Range 34, a subdivision in Parkville, Platte County, Missouri, attached hereto and incorporated herein by reference as Exhibit A is hereby approved subject to approval of utility services by the applicable utility providers, including providing additional easement by separate instrument as required and approval of the final grading and drainage plans by the Public Works Director, prior to recording the replat.

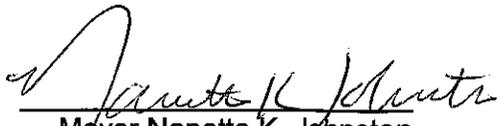
SECTION 2. The City hereby accepts and agrees to maintain City improvements in easements and rights-of-ways, which are designated on the replat.

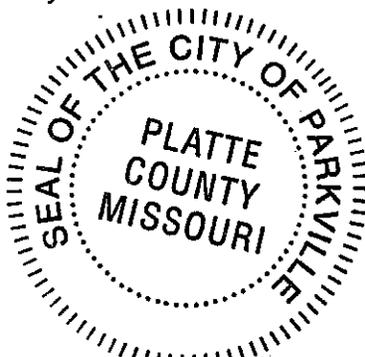
SECTION 3. The Governing Body hereby authorizes the Public Works Director to approve the public improvements subject to satisfactory completion of any and all associated inspections and determination that the improvements are completed in accordance with all applicable City standards and regulations.

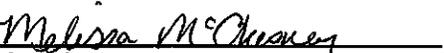
SECTION 4. The City Clerk is hereby directed to have the plat recorded in the office of the Platte County Recorder of Deeds following execution.

SECTION 5. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 17th day of June 2014.


Mayor Nanette K. Johnston



ATTESTED:

City Clerk Melissa McChesney



Staff Analysis

Agenda Item: 5.A

Proposal: Application for Replat of Lot 11, Cider Mill Ridge, Fourth Plat.

Case No: PZ14-13

Applicant: RP Golf, LLC

Owner: RP Golf, LLC

Location: SW Corner of South National Drive and Barn Hill Road on all of Lot 11 of the Cider Mill Ridge 4th plat and a portion of the abutting unplatted property to the east and south.

Zoning: "R-2 CUP" Single Family Residential District with a Community Unit Plan overlay

Parcel #: 20-7.0-26-300-005-017.00 and part of parcel number 20-7.0-26-300-000-001.000

Exhibits:

- A. This staff report
- B. Application for Final Plat
- C. Area map (by staff)
- D. Replat of Lot 11, Cider Mill Ridge – Fourth Plat drawing by Robert G. Young, R.L. Buford & Associates, LLC and last dated 5-8-14
- E. Replat of Lot 11, Cider Mill Ridge – Fourth Plat showing the pool and parking layout overlaid on to the plat.
- F. Additional information as may be submitted during the meeting

By Reference:

- A. The Parkville Municipal Code including Title IV, Zoning Code, including but not limited to Chapters 415, *"R-2" Single Family Residential District Regulations, 467, Height, Area, and Bulk Requirements* and Title V, including but not limited to Chapter 505, *Subdivision Regulations*
- B. Agenda Item 4A, *Amended National Golf Course Community Unit Plan to allow a new neighborhood swimming pool on lot #11, Cider Mill Ridge 4th Plat & part of vacant land to the south & east.* Case PZ14-10

Overview

The applicant, RP Golf, LLC proposes to replat Lot 11 of the Cider Mill Ridge Fourth Plat and a portion of the abutting unplatted property to the east and south, all to accommodate a new community pool southwest of the intersection of National Drive and Barn Hill Road. The application is proposed in conjunction with agenda item 4A, which is an application to amend the National Golf Course Community Unit Plan to allow the new neighborhood swimming pool and clubhouse on the proposed lot.

Review and Analysis

The application has been reviewed against the City of Parkville's Municipal Codes, including the subdivision regulations, the R-2 district regulations, the height, area and bulk requirements and the parking regulations. The application has also been reviewed against the previously approved Cider Mill Ridge Fourth Plat. The primary consideration for approval of the plat is the ability to meet the minimum applicable subdivision regulations and standards for permitted uses, area, width, depth, setbacks, adequate utilities, grading and drainage and parkland donation. Following is a summary of our review:

1. **Use** – The use is a permitted use in the R-2 zoning district. Parkville Municipal Code, Section 410.020, Use Regulations, subsection A, 10, allows “accessory buildings and uses including, but not limited to accessory private garages, swimming pools, home barbecue grills, customary church bulletin boards, or identification signs not exceeding thirty (30) square feet in area for permitted public and semi-public uses, accessory storage, and accessory off-street parking and loading spaces.”
2. **Area, Width, Depth and Setbacks** – The proposed lot meets the minimum area, width, depth and setback requirements for the R-2 district. Per Parkville Municipal Code Chapter 467, the minimum lot area for the R-2 district is 10,000 square feet and there is no additional area requirement for the non-residential use. The proposed lot would be 38,298 square feet. The minimum required width is 75 feet at the front setback (25 feet). The proposed lot exceeds this width. The minimum required depth is 100 feet. The proposed lot far exceeds this minimum. Last the district requires a minimum 25 foot front setback, 30 foot rear setback and 10 foot side setback. The layout proposed with agenda item 4A, exceeds these setbacks. If needed, Section 475.030, Modification of Area Regulations, B, Accessory Building and Structures, allows pools to occupy required rear setbacks (rear yards) provided the pool can meet the minimum setback for side yards at both the side and rear property lines. Last, although the CUP designation allows for reductions in these setbacks, none are proposed at this time.
3. **Utilities** – The site is served by existing sewer, water and electric utilities. Although not designed for a pool, the existing utilities have previously been determined to be sufficient for the planned single-family residential uses. The proposed use is not anticipated to exceed these capacities. Any necessary improvements, if any and private connections would be subject to approval by the utility provider and the responsibility of the applicant. Similarly, it appears that the existing utility easements are adequate and that no easements beyond those shown on the plat are necessary at this time. However, approval of the plat should be subject to final approval by the utility providers and providing additional easement by separate instrument as may be required.
4. **Grading and Drainage** – As of the time of this report, the final grading and drainage plans have not been reviewed. Approval of the plat should be subject to review and approval of the final grading and drainage plans by the Public Works Director, and submittal of an amended plat should significant changes result from approval of those plans.
5. **Parkland Dedication** – Parkland dedication has previously been calculated for the National Subdivision. No additional parkland dedication is required as a result of this application.



Application #: A 214-13
 Date Submitted: 5-9-14
 Public Hearing: _____
 Date Approved: _____

CITY OF PARKVILLE • 8890 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Final Plat

1. Applicant / Contact Information

Applicant(s)

Name: R2P Golf, LLC
 Address: Po Box 14146
 City, State: Parkville, MO
 Phone: 777-2277 Fax: 741-1462
 E-mail: mickcb@thetransactionpl.com

Engineer and/or surveyor(s) preparing plat

Name: RL Buford & Assoc.
 Address: 7603 NW River Park Dr
 City, State: Parkville, MO
 Phone: 741-6152 Fax: _____
 E-mail: rob@rlbuford.com

Owner(s), if different from applicant

Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Contact Person

Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) Nichy Brown Date: 5/9/14

Property Owner's Signature (Required) Dale W. RL Date: _____

2. Property Information

Name and phase of plat: Replat of Lot 11, Cider Mill Ridge - 4th Plat

Final plat in substantial conformance with approved preliminary plat? _____

If not, explain: _____

Zoning district: R5

Anticipated uses: Swimming pool, clubhouse + parking lot

Acreage of this phase: 1.47

Number of lots: 1

Minimum lot size: _____

Density of development: _____

3. Additional Factors affecting the project

Please include other comments or factors relating to the proposed subdivision in an attached narrative.

4. Public Improvements

All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.

Improvement plans submitted and approved for:

Streets and access: _____
Date approved

Length of new streets: _____

Surface material: _____ Maximum grade: _____

Sanitary sewer: _____
Entity and date approved

Missouri Department of Natural Resources approval: _____
Date approved

Water: _____
Entity and date approved

Erosion and sediment control as per NPDES II: _____
Date approved

Flood plain development permit (if required): _____
Date approved

5. Checklist of required submittals

- Completed application, including plat with all required details and supporting data.
- Nonrefundable application fee of \$300.00 and \$5.00 per lot (minimum \$305.00).
- Submit twelve (12) copies of the final plat (24" x 36" or larger) and any supporting documentation, and one electronic copy (pdf) of the same for initial review by city staff and utility and service providers. Note that prior to Planning Commission and Board of Aldermen consideration additional copies will be required.
- Authorization signature of the owner of record of the property to be platted.
- Copy of any covenants and/or deed restrictions to be recorded with the Plat.
- Executed deed of release for any right-of-way dedicated to the city.
- Guarantees in the form of performance bonds or other city approved instrument ensuring the satisfactory completion of public improvements. The maintenance period for public improvements is two (2) years.

For City Use Only

Application accepted as complete by: _____
Name/Title Date

Application fee payment: Check # 6040 M.O. Cash \$ 300.00

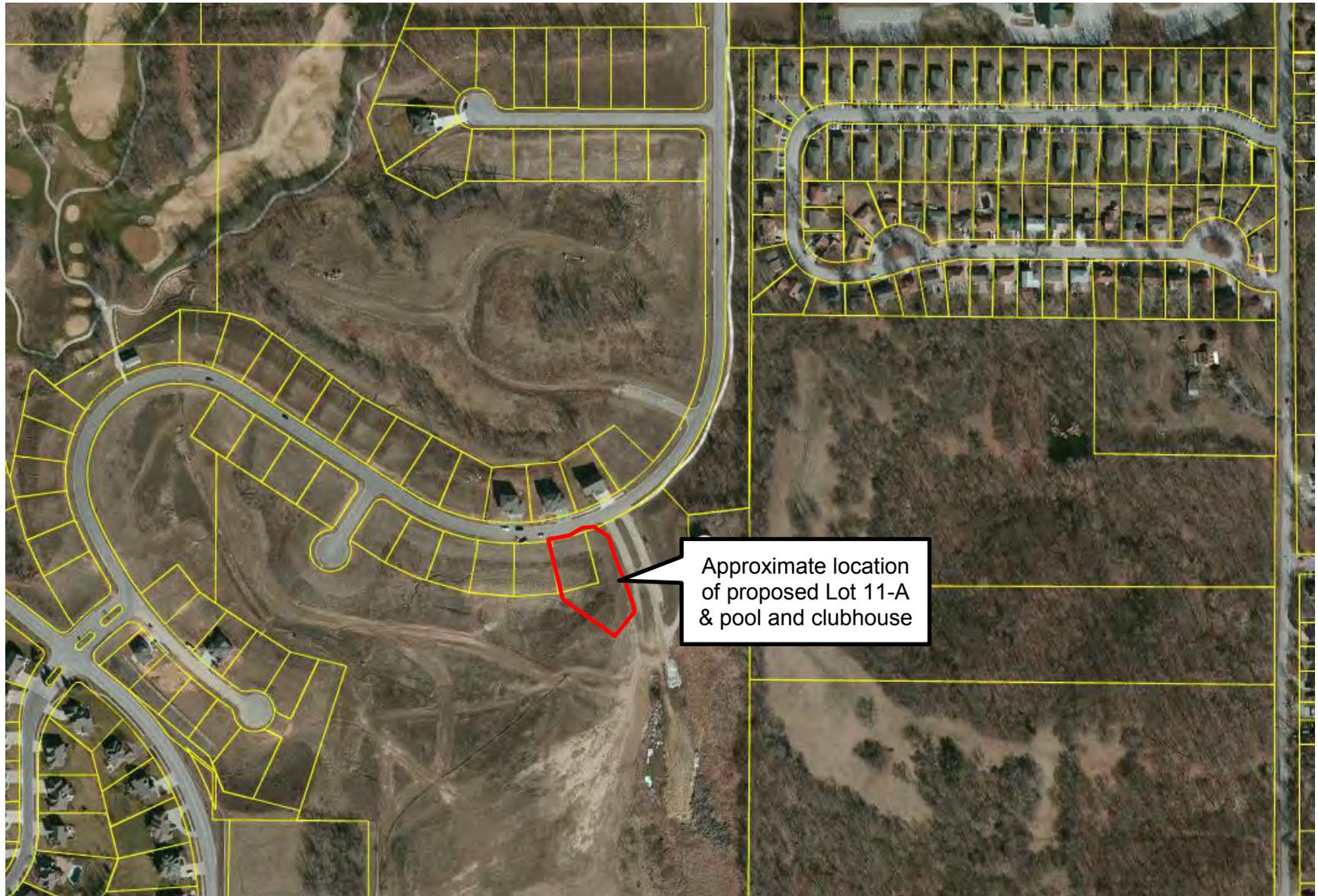
Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: Approved Approved with Conditions Denied Date of Action: _____
Conditions if any: _____

Board of Aldermen Action: Approved Approved with Conditions Denied Date of Action: _____
Conditions if any: _____

**PZ14-13
Area Map**



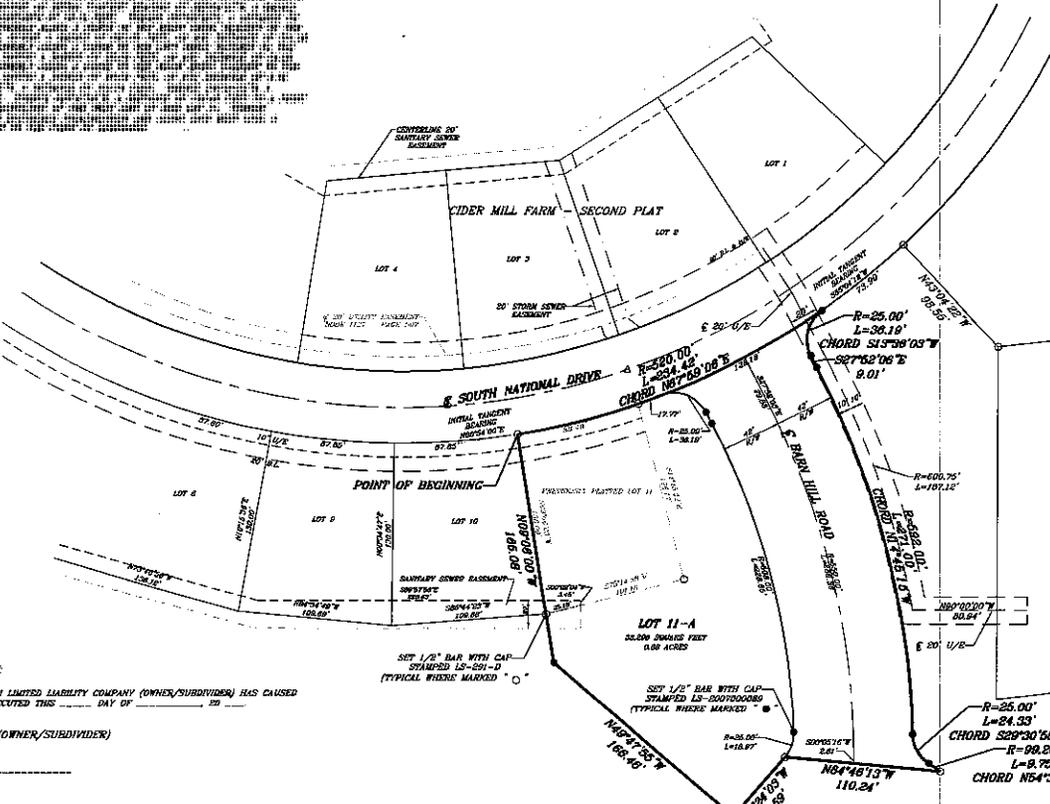


Approximate location
of proposed Lot 11-A
& pool and clubhouse

PROPERTY DESCRIPTION
CONTAINING 64,000 SQUARE FEET OR 1.47 ACRES

THE PROPERTY DESCRIBED HEREIN IS A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 51, RANGE 34, PLAT OF LOT 11, CIDER MILL RIDGE - FOURTH PLAT, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI.

(FINAL PLAT)
REPLAT OF LOT 11, CIDER MILL RIDGE -
FOURTH PLAT
AND PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 51, RANGE 34
A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI



DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:
REPLAT OF LOT 11, CIDER MILL RIDGE - FOURTH PLAT AND PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 51, RANGE 34

EASEMENTS:
AN EASEMENT IS HEREBY GRANTED TO PLATTE COUNTY, MISSOURI AND THE CITY OF PARKVILLE, MISSOURI, AMERICAN WATER COMPANY, KCMAL, MISSOURI GAS ENERGY, PLATTE COUNTY REGIONAL SEWER DISTRICT AND ALL OTHER PUBLIC UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT AND BASEMENT FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SERVICE TELEPHONE, CABLE TV AND SURFACE DRAINAGE, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS, AND ADJACENT TRANSMISSION SERVICE FACILITIES, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS UTILITY EASEMENTS (U/E), WHERE OTHERS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH MIGHT INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION, PROPER SAFE AND CONTINUOUS MAINTENANCE OF THE APFORESAID USES AND SPECIFICALLY THEREIN SHALL NOT BE BUILT THEREON OR THEREUNDER ANY STRUCTURES (EXCEPT SUBSTATIONS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF THOSE LISTED ABOVE, AND ITS FRANCHISED UTILITIES FROM COMING UPON SAID BASEMENT AND AS MUCH OF THE ADJACENT LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THIS EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OF NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR UNDERMINE THE BIRTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APFORESAID THEREIN WITHOUT THE WRITTEN APPROVAL OF THE PLATTE COUNTY AND OR CITY OF PARKVILLE PLANNING AND ZONING DEPARTMENT.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR OTHERWISE LOCATED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE. INTERIOR SIDE YARD SETBACK LINES ARE HEREBY ESTABLISHED AT 7.50 FEET, NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE INTERIOR SIDE LOT LINE. REAR YARD SETBACK LINES ARE HEREBY ESTABLISHED AT 7.50 FEET, NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE INTERIOR REAR LOT LINE.

STREETS:
THE STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

COVENANTS AND RESTRICTIONS:
THE COVENANTS AND RESTRICTIONS RECORDED IN BOOK 1048 AT PAGE 107 ARE TO BE AMENDED TO INCLUDE THIS PLAT AND MAY BE AMENDED FROM TIME TO TIME AS PRESCRIBED IN SAID COVENANT AND RESTRICTIONS.



IN TESTIMONY WHEREOF:
R.P. GOLF, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY (OWNER/SUBDIVIDER) HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 20____

FOR: R.P. GOLF, L.L.C. (OWNER/SUBDIVIDER)

DALE BROOK

NOTARY CERTIFICATION:
STATE OF MISSOURI) SS:
COUNTY OF PLATTE)
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED DALE BROOK, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO BEING DULY SWORN BY ME, DID ACKNOWLEDGE THAT HE IS THE MANAGER OF SAID R.P. GOLF, L.L.C., AND THAT THIS INSTRUMENT WAS SIGNED IN BEHALF OF AND IS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF:
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____

CITY OF PARKVILLE, MISSOURI
THIS IS TO CERTIFY THAT THIS FINAL PLAT, REPLAT OF LOT 11, CIDER MILL RIDGE - FOURTH PLAT AND PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 51, RANGE 34 WAS SUBMITTED TO, CONSIDERED AND APPROVED BY THE PARKVILLE BOARD OF ALDERMEN THIS _____ DAY OF _____ 20____ SAID PLAT WAS APPROVED VIA ORDINANCE # _____

MARLENE JOHNSTON, MAYOR
MELISSA MCCHESENEY, CITY CLERK

- SURVEY NOTES:**
- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION BUT NOT TO EXCEED 15 MONTHS AFTER THE PLATING OF THIS PLAT AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
SEMI-PERMANENT MONUMENTATION:
1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-200700008" SET AT ALL LOT CORNERS AND OTHER CORNERS MARKED " * "
PERMANENT MONUMENTATION:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-200700009" SET AT ALL CORNERS MARKED " * "
 - THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " @ " " O " OR " Δ " IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE ADJACENT BOUNDARY CORNER.
 - THE SOURCE OF THIS DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF CIDER MILL FARMS - FIRST PLAT.
 - THE BENCHMARKS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENTS PL-16 TO PL-15 (1988 ADJUSTMENT).
 - THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS HEREBY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. LYDING, PLS-200700008 DATE

IF THE SURVEY IS NOT SHOWN IN COLOR, THEN THIS SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THIS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

© COPYRIGHT 2014, R.L. BUFORD & ASSOCIATES, LLC
DIV-PLATTE COUNTY-1495-2014-03/2014 46943 PD C01

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
P.O. BOX 14089, PARKVILLE, MO, 64153 (816) 741-8155
SEC-TWP-RANGE COUNTY JOB NO. DATE FIELD BOOK PAGE DRAWN BY
26-21-24 PLATTE PLATTE P-14089 03/28/2014

PROPERTY DESCRIPTION
CONTAINING 64,000 SQUARE FEET OR 1.49 ACRES

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS REPLAT OF LOT 11, CIDER MILL RIDGE - FOURTH PLAT AND PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 51, RANGE 34 A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

(FINAL PLAT)
**REPLAT OF LOT 11, CIDER MILL RIDGE -
FOURTH PLAT**
AND PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 51, RANGE 34
A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

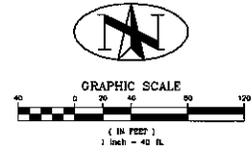
DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS
REPLAT OF LOT 11, CIDER MILL RIDGE - FOURTH PLAT AND PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 51, RANGE 34

EASEMENTS:
AN EASEMENT IS HEREBY GRANTED TO PLATTE COUNTY, MISSOURI AND THE CITY OF PARKVILLE, MISSOURI, MISSOURI AMERICAN WATER COMPANY, KETNA, MISSOURI GAS ENERGY, PLATTE COUNTY REGIONAL SEWER DISTRICT AND ALL OTHER PUBLIC UTILITY COMPANIES, THEIR SUCCESSORS AND ASSOCIATES, THE RIGHT AND EASEMENT FOR THE PURPOSES OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWER, TELEPHONE, CABLE TV AND SERVICE CONDUITS, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS; PAID MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS UTILITY EASEMENTS (U.E.) WHERE OTHERS ARE DESIGNATED FOR A PARTICULAR PURPOSE; THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENTS SHALL BE REPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION, PROPER USE AND CONTINUOUS MAINTENANCE OF THE APPLICABLE USES AND SPECIFICALLY THEREIN SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERENCE WITH THE AGENTS AND EMPLOYEES THOSE LISTED ABOVE, AND ITS FRANCHISED UTILITIES FROM COMING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR WELL SHALL BE MADE OR CONSTRUCTION OF ANY KIND OR NATURE SHALL BE PERMITTED WHICH WILL REDUCE OR DECREASE THE BIRTH COVERAGE OR THE UTILITIES ABOVE STATED OR THE APPEARANCES THEREOF WITHOUT THE WRITTEN APPROVAL OF THE PLATTE COUNTY AND OR CITY OF PARKVILLE PLANNING AND ZONING DIRECTOR.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR OTHERWISE LOCATED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE. INTERIOR SIDE YARD SETBACK LINES ARE HEREBY ESTABLISHED AT 50 FEET. NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE INTERIOR SIDE LOT LINE. REAR YARD SETBACK LINES ARE HEREBY ESTABLISHED AT 30.00 FEET. NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE INTERIOR REAR LOT LINE.

STREETS:
THE STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

COVENANTS AND RESTRICTIONS:
THE COVENANTS AND RESTRICTIONS RECORDED IN BOOK 1045 AT PAGE 107 ARE TO BE AMENDED TO INCLUDE THIS PLAT AND ALL BE AMENDED FROM THIS TO THIS AS PRECEDED IN SAID COVENANT AND RESTRICTIONS.



IN TESTIMONY WHEREOF:
R.P. GOLF, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY (OWNER/SUBDIVIDER) HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____

FOR: R.P. GOLF, L.L.C. (OWNER/SUBDIVIDER)

DALE BROOK

NOTARY CERTIFICATION:

STATE OF MISSOURI)
COUNTY OF PLATTE) SS:
AS IT IS REMEMBERED THAT ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED DALE BROOK TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO BEING DULY SWORN BY ME, DID ACKNOWLEDGE THAT HE IS THE MANAGER OF SAID R.P. GOLF, L.L.C. AND THAT THIS INSTRUMENT WAS SIGNED IN OBSERVANCE OF AND IN THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF:
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CITY OF PARKVILLE, MISSOURI
THIS IS TO CERTIFY THAT THIS FINAL PLAT, REPLAT OF LOT 11, CIDER MILL RIDGE - FOURTH PLAT AND PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 51, RANGE 34 WAS SUBMITTED TO, CONSIDERED AND APPROVED BY THE PARKVILLE BOARD OF ALDERMEN THIS _____ DAY OF _____, 20____ SAID PLAT WAS APPROVED VIA ORDINANCE # _____

HANETTE JOHNSTON, MAYOR
MELISSA MCCHESENEY, CITY CLERK

- SURVEY NOTES:**
- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION BUT NOT TO EXCEED 15 MONTHS AFTER THE FILING OF THIS PLAT AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
SEMI-PERMANENT MONUMENTATION:
1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-200700088" SET AT ALL LOT CORNERS AND OTHER CORNERS MARKED " * " .
PERMANENT MONUMENTATION:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-200700088" SET AT ALL CORNERS MARKED " * " .
 - THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " * " " O " OR " Δ " IF NOT THE TRUE CORNER OR BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
 - THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF CIDER MILL FARMS - FIRST PLAT.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY METING CONTROL MONUMENTS PL-18 TO PL-15 (1988 ADJUSTMENT).
 - THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE MADE A REPLY TO THE PROMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS CURRENTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT THE RESULTS OF THIS SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS. 10077000088 DATE _____

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

© COPYRIGHT 2014 R.L. BUFORD & ASSOCIATES, LLC
816-PLATE 128111P-1450542P-14543540g 5/8/2014 46940 PR 01

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS

P.O. BOX 14509, PARKVILLE, MO. 64152 (816) 741-6182
822-790-5662 COUNTY PLATTE JOB NO. 14045 DATE 05/08/2014 FIELD BOOK PAGE FROM BY
P-14045 05/08/2014 R.S.V.

CITY OF PARKVILLE

Policy Report

Date: Wednesday, June 11, 2014

Prepared By:
Sean Ackerson
Assistant City Administrator /
Community Development Director

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Ordinance amending the conditional use permit for the existing cell tower at 6200 Kelly Drive to allow additional antenna & modifications. Case PZ14-11. Applicant, Global Signal.

BACKGROUND:

The applicant, Global Signal, is requesting approval to amend the conditional use permit (CUP) for the existing mono-pole communications tower located at 6200 Kelly Drive. The application is proposed to allow installation of new fiber cable, three new antennas, three new remote radio units, 27 new jumper cables, and new equipment inside an existing cabinet and other associated changes. The tower is the southern most of the two towers on the site and is also identified as the monopole tower (not the lattice tower).

Staff concluded that the proposed tower modifications do not increase the maximum tower height; the new antenna and structural modifications will have little, if any additional impact on the surrounding properties; the tower is exempt from the landscaping / screening, setback and separation requirements; the tower components and foundation have been found to be structurally sufficient by a licensed structural engineer subject to the proposed construction drawings.

This application was subject to a public hearing held before the Planning and Zoning Commission June 10, 2014. All required notices were published and no public comments or objections were voiced.

BUDGET IMPACT:

With the exception of require codification, there is no budgetary impact.

ALTERNATIVES:

1. Approve the ordinance and CUP as proposed.
2. Approve the ordinance and CUP subject to additional changes.
3. Postpone consideration.

STAFF RECOMMENDATION:

Staff recommends approving the amended CUP subject to:

- the new antenna and tower modifications meeting or exceeding current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate towers and antennas;
- approval of a building permit, including review of structural modifications by a third party engineer qualified to do such and post construction inspection by the same;
- all new antenna, equipment and tower modifications being of a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible;

- all recommendations of the Structural Analysis Report for 6200 Kelly Drive by Tectonic, Newburgh, NY, dated and sealed by Richard P. Kummerle, PE on March 10, 2014 and construction drawings identified as Sprint 2.5 Equipment Deployment for Bell Rd. Industrial Park, Site # KC03XC209-877807, 6200 Kelly Drive by Fullerton Engineering Design and dated and sealed by Henry M. Bellagamba, PE on March 19, 2014 being met; and

PLANNING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application at the June 10, 2014, meeting and concurred with staff conclusions and recommendation. The Commission recommended approval of the Conditional Use Permit subject to staff recommended conditions by a vote of 7 to 0.

POLICY:

Per Parkville Municipal Code, Section 470.010 and Chapter 483, the Conditional Use Permit is to be approved by the Board of Aldermen by ordinance, after the Planning and Zoning Commission considers the amendment at a public hearing and forwards their recommendation to the Board.

SUGGESTED MOTION:

I move that Bill No. 2788, an ordinance amending the conditional use permit for the existing cell tower at 6200 Kelly Drive to allow additional antenna & modifications, be approved for first reading.

I move that Bill No. 2788 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2788 be approved on second reading to become Ordinance No. _____.

ATTACHMENTS:

1. Ordinance
2. Staff report to the Planning and Zoning Commission
3. Application for Conditional Use Permit
4. Area map (by staff)
5. Structural Analysis Report for 6200 Kelly Drive by Tectonic, Newburgh, NY, dated and sealed by Richard P. Kummerle, PE on March 10, 2014
6. Construction drawings identified as Sprint 2.5 Equipment Deployment for Bell Rd. Industrial Park, Site # KC03XC209-877807, 6200 Kelly Drive by Fullerton Engineering Design and dated and sealed by Henry M. Bellagamba, PE on March 19, 2014
7. Minutes of the June 10, 2014 Planning and Zoning Commission meeting (by reference)
8. A copy of the letter of notice mailed certified mail to property owners within 185 feet of the subject property (by reference)
9. Parkville Municipal Code Title IV, Chapters 470, *Supplemental Use Regulations – Conditional Uses*, 471, *Regulations Governing The Installation and Operation of Telecommunication Antennas and Towers* and 483, *Changes and Amendments* (by reference)

ORDINANCE AMENDING THE CONDITIONAL USE PERMIT FOR THE EXISTING MONOPOLE CELL TOWER AT 6200 KELLY DRIVE TO ALLOW ADDITIONAL ANTENNA & MODIFICATIONS

WHEREAS, by application PZ14-11, Global Signal, petitioned to amend the conditional use permit for the existing mono-pole communications tower located at 6200 Kelly Drive to allow installation of new fiber cable, three new antennas, three new remote radio units, 27 new jumper cables, and new equipment inside an existing cabinet and other associated changes; and

WHEREAS, the antennas and other equipment and modifications are depicted and detailed in the construction drawing set identified as Sprint 2.5 Equipment Deployment for Bell Rd. Industrial Park, Site # KC03XC209-877807, 6200 Kelly Drive by Fullerton Engineering Design and dated and sealed by Henry M. Bellagamba, PE on March 19, 2014, all attached hereto and incorporated herein by reference as Exhibit A; and

WHEREAS, the subject tower and antenna were constructed in 1996; and

WHEREAS, per Parkville Municipal Code, Title IV, Chapter 471, Section 471.020, C, any tower or antenna permitted prior to November 4, 1997 is considered pre-existing and is not subject to a conditional use permit; and

WHEREAS, the proposed antennas and accessory equipment are not exempt from Section 471.020, C as the antennas were not permitted prior to November 4, 1997 and therefore are not considered pre-existing and require a conditional use permit per Section 471.040; and

WHEREAS, accordingly a public hearing before the Parkville Planning and Zoning Commission was held on June 10, 2014 and all public notices required by the Parkville Municipal Code were published, mailed and posted as required prior to the meeting; and

WHEREAS, the antennas and accessory equipment were evaluated by a professional engineer and found to be able to meet applicable standards as evidenced in the Structural Analysis Report for 6200 Kelly Drive by Tectonic, Newburgh, NY, dated and sealed by Richard P. Kummerle, PE on March 10, 2014, attached hereto and incorporated herein by reference as Exhibit B; and

WHEREAS, following consideration the Planning and Zoning Commission determined that the addition of antennas and accessory equipment met the intent of the zoning code to the extent it applied and unanimously recommended approval by a vote of 7 to 0 subject to the conditions contained herein; and

WHEREAS, the Board of Aldermen concurs with the Planning Commission's conclusions and accepts their recommendation;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

Section 1. An amended Conditional Use Permit for the existing monopole cell tower at 6200 Kelly Drive is hereby approved in accordance with the construction drawings and structural analysis report attached hereto and incorporated herein by reference as Exhibits A & B, and

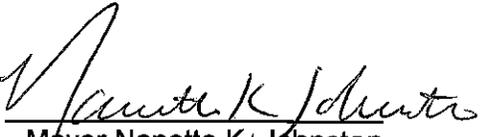
subject to the following conditions:

1. the new antenna and tower modifications meeting or exceeding current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate towers and antennas;
2. approval of a building permit, including review of structural modifications by a third party engineer qualified to do such and post construction inspection by the same;
3. all new antenna, equipment and tower modifications being of a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible; and
4. all recommendations of the Structural Analysis Report for 6200 Kelly Drive by Tectonic, Newburgh, NY, dated and sealed by Richard P. Kummerle, PE on March 10, 2014 and construction drawings identified as Sprint 2.5 Equipment Deployment for Bell Rd. Industrial Park, Site # KC03XC209-877807, 6200 Kelly Drive by Fullerton Engineering Design and dated and sealed by Henry M. Bellagamba, PE on March 19, 2014 being met.

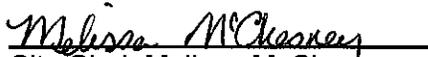
Section 2. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 17th day of June 2014.




Mayor Nanette K. Johnston

ATTESTED:


City Clerk Melissa McChesney



Staff Analysis

Agenda Item: **4.B**

Proposal: Application for a conditional use permit to allow additional antenna & modifications to existing cell tower at 6200 Kelly Drive.

Case No: PZ14-11

Applicant: Global Signal

Owner: Global Signal

Location: 6200 Kelly Drive

Zoning: "I-2" Light Industrial District

Parcel #: 20-7.0-26-200-002-072.001

Exhibits:

- A. This staff report
- B. Application for Conditional Use Permit
- C. Area map (by staff)
- D. Structural Analysis Report for 6200 Kelly Drive by Tectonic, Newburgh, NY, dated and sealed by Richard P. Kummerle, PE on March 10, 2014
- E. Construction drawings identified as Sprint 2.5 Equipment Deployment for Bell Rd. Industrial Park, Site # KC03XC209-877807, 6200 Kelly Drive by Fullerton Engineering Design and dated and sealed by Henry M. Bellagamba, PE on March 19, 2014
- F. Additional exhibits as may be presented at the public hearing

By Reference:

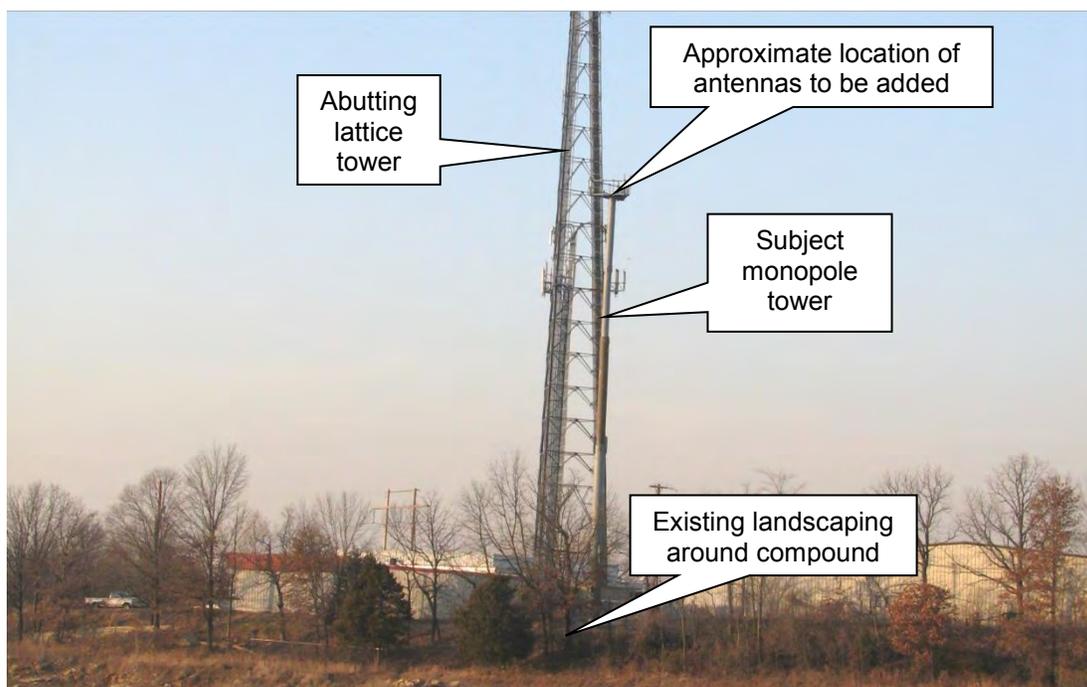
- A. A copy of the letter of notice mailed certified mail to property owners within 185 feet of the subject property
- B. Parkville Municipal Code Title IV, Chapter 471, *Regulations Governing The Installation and Operation of Telecommunication Antennas and Towers*
- C. Public hearing notice published in the Kansas City Star

Overview

The applicant, Global Signal, is requesting approval to amend the conditional use permit (CUP) for the existing mono-pole communications tower located at 6200 Kelly Drive. The application is proposed to allow installation of new fiber cable, three new antennas, three new remote radio units, 27 new jumper cables, and new equipment inside an existing cabinet and other associated changes. The subject tower is the southern most of the two towers on the site and is also identified as the monopole tower (not the lattice tower). Specifically, the applicant proposes to:

- Install three new Sprint 2.5 panel antennas with remote radio units (RRUS) at a height of 123 feet (see pages A-2, A-3 and E-2 of Exhibit E);

- Install a new 0.64" Nokia fiber only cable 16 from an existing equipment cabinet to the antenna (see pages A-2 through A-4 and A-7 of Exhibit E);
- Install new 2.5 BBU kit equipment and replace rectifiers within existing cabinet (see pages A-8 of Exhibit E); and
- Install 27 jumper cables and make other modifications associated with the above improvements (see Exhibit E).



Looking toward the subject site from Limestone Road to the southeast

Review and Analysis

Parkville Municipal Code, Chapter 471, *Regulations Governing the Installation and Operation of Telecommunication Antennas and Towers*, Section 471.040, D of the code establishes “*Criteria Considered in Granting Conditional Use Permits*”. Following are staff findings for each of the applicable criteria.

1. **Maximum tower height.** City regulations restrict the maximum tower height to 180 feet above the existing ground level. The tower is pre-existing at a height of approximately 127 feet tall (to the top of the lightning rod). The new antennas are proposed at a height of 123 feet (on center) and will not exceed the existing tower height.
2. **Location and design.** Section 471.030 includes criteria related to location and design which are intended to minimize the impacts on surrounding properties, particularly residential properties. The new antenna and structural modifications will have little, if any additional impact on surrounding properties. Although visible from the surrounding properties, the new antennas will not stand out from existing antennas on the tower. However, to ensure this, the new antenna should be a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

3. **Landscaping / Screening.** Section 471.040, H calls for the tower and equipment to be landscaped with a buffer of plant materials that effectively screen the view of the tower compound from the adjacent residential property and to preserve existing mature tree growth and natural land forms on the site to the maximum extent possible. However, the ground mounted equipment and cabinets are pre-existing and no new cabinets or substantial exterior modifications are proposed. As such, staff concludes that these components exist non-conforming and are exempt from the landscaping and screening requirements.
4. **Setback and separation.** Section 471.040, F, requires a 500 foot setback from residential structures and a quarter mile minimum separation from other towers. The existing tower does not meet the current residential setback or minimum separation from another tower. However, as the subject tower and abutting monopole tower are both pre-existing, non-conforming and the proposed changes do not affect setback or separation, staff has concluded this standard does not apply.
5. **Tower design and structural stability.** Included with the application was a structural analysis by Tectonic dated, signed and sealed March 10, 2014 (see Exhibit D). The analysis considered existing plus proposed equipment for the tower. The analysis concluded that the existing tower and proposed improvements meet applicable requirements of the TIA-222-G & 2012 IBC codes subject to installation in accordance with the construction drawings (see Exhibit E). The report concludes that with the tower modifications, the tower components and foundation have sufficient structural capacity to support the proposed additions and modifications. Page 5 of the report shows the maximum structural rating from all components on 50.5% of the tower's total capacity.

CUP period

The application request the amended CUP be approved indefinitely. Conditional use permits are typically approved with defined approval period / sunset (typically for a 1- to 20-year period). In the case of pre-existing towers, I do not recommend restricting the duration of the approval since the rest of the improvements are allowed in perpetuity.

Staff Conclusion and Recommendation

Staff concludes that the proposed tower modifications do not increase the maximum tower height; the new antenna and structural modifications will have little, if any additional impact on surrounding properties; the tower is exempt from the landscaping / screening, setback and separation requirements; the tower components and foundation have been found to be structurally sufficient by a licensed structural engineer subject to the proposed construction drawings.

Staff recommends approval subject to the following:

- The new antenna and tower modifications meeting or exceeding current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate towers and antennas;
- As applicable, approval of a building permit, including review of structural modifications by a third party engineer qualified to do such and post construction inspection by the same;
- All new antenna, equipment and tower modifications being of a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible;
- All recommendations of the Structural Analysis Report for 6200 Kelly Drive by Tectonic, Newburgh, NY, dated and sealed by Richard P. Kummerle, PE on March 10, 2014 and construction drawings identified as Sprint 2.5 Equipment Deployment for Bell Rd. Industrial

Park, Site # KC03XC209-877807, 6200 Kelly Drive by Fullerton Engineering Design and dated and sealed by Henry M. Bellagamba, PE on March 19, 2014 being met; and

- Any additional conditions the Planning and Zoning Commission determines are necessary to meet the requirements of Chapter 471.

It should be noted that this recommendation is made without knowledge of facts and testimony which may be presented during the required public hearing and that the conclusions herein are subject to change as a result of evaluating additional information.

Necessary Action

Following consideration of the proposed CUP and any testimony presented during the public hearing, the Planning Commission should recommend approval or denial of the application (with or without conditions) unless otherwise postponed. Unless tabled, the Planning Commission's action will be forwarded to the Board of Aldermen along with any explanation thereof for final action.

End of Memorandum

06/6/14

Sean Ackerson, AICP
Assistant City Administrator /
Community Development Director

Date



Application #: _____
 Date Submitted: _____
 Public Hearing: _____
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Conditional Use Permit (CUP)

1. Applicant / Contact Information

Applicant(s)

Name: Global Signal
 Address: 2000 Corporate Drive
 City, State: Canonsburg, PA 15317
 Phone: 724-416-2774 Fax: 724-416-0451
 E-mail: linda.zottola@crowncastle.com

Owner(s), if different from applicant

Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Engineer / surveyor(s) preparing legal desc.

Name: Fullerton
 Address: 9600 W. Brynmawr Ave, Sk 200
 City, State: Rosemont, IL 60018
 Phone: 847-292-0200 Fax: 847-292-0206
 E-mail: _____

Contact Person

Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that rezoning in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) Linda Zottola Date: 5/22/14
Property Owner's Signature (Required) Linda Zottola Date: 5/22/14

2. Proposed Conditional Use (see also Checklist of required submittals)

Proposed use: existing cell tower Requested length of permit indefinite
 Description: _____
 Proposed days and hours of operation: unmanned except for maintenance + equipment upgrades

3. Property Information (see also Checklist of required submittals)

Property address / general location: 6200 Kelly Drive, Parkville, MO
 Parcel ID Number: 20.70.26.200.002.072 Zoning: _____
 Present use of the property: cell tower 001
 Length of use (or vacancy): _____

3. Neighboring land uses and zoning

Describe the existing land use and zoning on the surrounding properties:

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: <u>Industrial</u>	_____
_____	_____
South: <u>Residential</u>	_____
_____	_____
East: <u>Industrial</u>	_____
_____	_____
West: <u>Residential</u>	_____
_____	_____

Attach a narrative addressing: the general character of the surrounding properties; the effects of the proposed use on nearby property; the suitability of the site for the proposed use; adequacy of area roads, public utilities and public services necessary to serve the use; consistency with the City's adopted Master Plan; and any other information relevant to the application.

5. Checklist of required submittals

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication and certified notice to adjacent property owners.
- List of names and addresses of all property owners within 185' of the property.
- Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- A site plan showing property boundaries, existing and proposed topography, structures, parking utilities, landscaping, signage, facades and other site features related to the proposed CUP.
- Authorized signature of the applicant and property owner.

For City Use Only

Application accepted as complete by: _____
Name/Title Date

Application fee payment: Check # _____ M.O. _____ Cash
 Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: Approved Approved with Conditions Denied Date of Action: _____
 Conditions if any: _____

Board of Aldermen Action: Approved Approved with Conditions Denied Date of Action: _____
 Conditions if any: _____



63rd Street

Kelly Drive

Bell Road

Subject Site

Subject tower

National Townhomes

Structural Analysis Report

Due to the large file size, this document is on file with the City Clerk and is available upon request.

Construction Drawings

Due to the large file size, this document is on file with the City Clerk and is available upon request.

CITY OF PARKVILLE

Policy Report

Date: Wednesday, June 11, 2014

Prepared By:
Sean Ackerson
Assistant City Administrator /
Community Development Director

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Ordinance amending the conditional use permit for the existing cell tower at 16205 45 Highway aka Platte County parcel number 20-4.0-19-000-000-024.000 to allow additional antenna & modifications. Case PZ14-12. Applicant, Sprint c/o SBA Network Services.

BACKGROUND:

The applicant is requesting approval to amend the conditional use permit for the existing communications tower located at 16205 45 Highway also known as Platte County parcel number 20-4.0-19-000-000-024.000. The application is proposed to allow installation of three new antennas, three new remote radio units, installation of additional fiber cable and jumper cables and replacement of rectifiers within existing cabinets and other associated changes.

Staff concluded that: the proposed tower modifications do not increase the maximum tower height; the new antenna and structural modifications will have little, if any additional impact on surrounding properties; landscaping and screening are sufficient; the propose changes do not affect the existing setback or separation; the tower components and foundation have been found to be structurally sufficient by a licensed structural engineer subject to recommended structural modification.

This application was subject to a public hearing held before the Planning and Zoning Commission June 10, 2014. All required notices were published and no public comments or objections were voiced.

BUDGET IMPACT:

With the exception of require codification, there is no budgetary impact.

ALTERNATIVES:

1. Approve the ordinance and CUP as proposed.
2. Approve the ordinance and CUP subject to additional changes.
3. Postpone consideration.

STAFF RECOMMENDATION:

Staff recommends approving the Conditional Use Permit subject to:

- the new antenna and tower modifications meeting or exceeding current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate towers and antennas;
- approval of a building permit, including review of structural modifications by a third party engineer qualified to do such and post construction inspection by the same;
- all new antenna, equipment and tower modifications being of a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible;

- All improvements being constructed in accordance with the: Structural Analysis Report for 240' Self Support Tower SBA Site # MO12650-A by GPD Group dated and sealed by John N Kabak, PE on April 11, 2014; tower structural modification drawings for Site # MO12650-A (project # 2014778.12650.03) by GPD Group dated and sealed by John N Kabak, PE on April 11, 2014; and construction drawings identified as 2.5 Equipment Deployment, Site # MO12650-A by TRILEAF Property Design Consultants and dated and sealed by Christopher Liska, PE of Larson Engineering Inc. on April 28, 2014.

PLANNING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application at the June 10, 2014, meeting and concurred with staff conclusions and recommendation. The Commission recommended approval of the Conditional Use Permit subject to staff recommended conditions by a vote of 7 to 0.

POLICY:

Per Parkville Municipal Code, Section 470.010 and Chapter 483, Conditional Use Permits are to be approved by the Board of Aldermen by ordinance, after the Planning and Zoning Commission considers the amendment at a public hearing and forwards their recommendation to the Board.

SUGGESTED MOTION:

I move that Bill No. 2789, an ordinance amending the conditional use permit for the existing cell tower at 16205 45 Highway aka Platte County Parcel number 20-4.0-19-000-000-024.000 to allow additional antenna & modifications, be approved for first reading.

I move that Bill No. 2789 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2789 be approved on second reading to become Ordinance No. _____.

ATTACHMENTS:

1. Ordinance
2. Staff report to the Planning and Zoning Commission
3. Application for Conditional Use Permit
4. Area map (by staff)
5. Structural Analysis Report for 240' Self Support Tower SBA Site # MO12650-A by GPD Group dated and sealed by John N Kabak, PE on April 11, 2014
6. Proposed tower structural modification drawings for Site # MO12650-A (project # 2014778.12650.03) by GPD Group dated and sealed by John N Kabak, PE on April 11, 2014
7. Construction drawings identified as 2.5 Equipment Deployment, Site # MO12650-A by TRILEAF Property Design Consultants and dated and sealed by Christopher Liska, PE of Larson Engineering Inc. on April 28, 2014
8. Minutes of the June 10, 2014 Planning and Zoning Commission meeting (by reference)
9. A copy of the letter of notice mailed certified mail to property owners within 185 feet of the subject property (by reference)
10. Parkville Municipal Code Title IV, Chapters 470, *Supplemental Use Regulations – Conditional Uses*, 471, *Regulations Governing The Installation and Operation of Telecommunication Antennas and Towers* and 483, *Changes and Amendments* (by reference)

ORDINANCE AMENDING THE CONDITIONAL USE PERMIT FOR THE EXISTING MONOPOLE CELL TOWER AT 16205 NW 45 HIGHWAY TO ALLOW ADDITIONAL ANTENNA & MODIFICATIONS

WHEREAS, by application PZ14-12, Sprint c/o SBA Network Services, petitioned to amend the conditional use permit for the existing communications tower located at 16205 45 Highway, also known as Platte County parcel number 20-4.0-19-000-000-024.000, to allow installation of three new antennas, three new remote radio units, installation of additional fiber cable and jumper cables and replacement of rectifiers within existing cabinets and other associated changes; and

WHEREAS, the antennas and other equipment and modifications are depicted and detailed in the tower structural modification drawings for Site # MO12650-A (project # 2014778.12650.03) by GPD Group dated and sealed by John N Kabak, PE on April 11, 2014 and construction drawings identified as 2.5 Equipment Deployment, Site # MO12650-A by TRILEAF Property Design Consultants and dated and sealed by Christopher Liska, PE of Larson Engineering Inc. on April 28, 2014, all attached hereto and incorporated herein by reference as Exhibits A and B; and

WHEREAS, the subject tower and antenna were constructed prior to November 4, 1997; and

WHEREAS, per Parkville Municipal Code, Title IV, Chapter 471, Section 471.020, C, any tower or antenna permitted prior to November 4, 1997 is considered pre-existing and is not subject to a conditional use permit; and

WHEREAS, the proposed antennas and accessory equipment are not exempt from Section 471.020, C as the antennas were not permitted prior to November 4, 1997 and therefore are not considered pre-existing and require a conditional use permit per Section 471.040; and

WHEREAS, accordingly a public hearing before the Parkville Planning and Zoning Commission was held on June 10, 2014 and all public notices required by the Parkville Municipal Code were published, mailed and posted as required prior to the meeting; and

WHEREAS, the antennas and accessory equipment were evaluated by a professional engineer and found to be able to meet applicable standards as evidenced in the Structural Analysis Report for 240' Self Support Tower SBA Site # MO12650-A by GPD Group dated and sealed by John N Kabak, PE on April 11, 2014, attached hereto and incorporated herein by reference as Exhibit C; and

WHEREAS, following consideration the Planning and Zoning Commission determined that the addition of antennas and accessory equipment met the intent of the zoning code to the extent it applied and unanimously recommended approval by a vote of 7 to 0 subject to the conditions contained herein; and

WHEREAS, the Board of Aldermen concurs with the Planning Commission's conclusions and accepts their recommendation;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

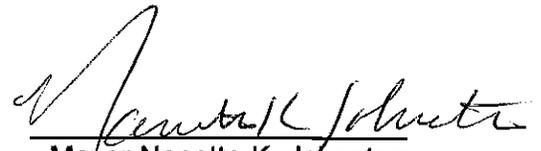
Section 1. An amended Conditional Use Permit for the existing communications tower located at 16205 45 Highway, also known as Platte County parcel number 20-4.0-19-000-000-024.000, is hereby approved in accordance with the structural modification drawings, construction drawings and structural analysis report attached hereto and incorporated herein by reference as Exhibits A through C, and subject to the following conditions:

1. the new antenna and tower modifications meeting or exceeding current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate towers and antennas;
2. approval of a building permit, including review of structural modifications by a third party engineer qualified to do such and post construction inspection by the same;
3. all new antenna, equipment and tower modifications being of a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible; and
4. all improvements being constructed in accordance with the: Structural Analysis Report for 240' Self Support Tower SBA Site # MO12650-A by GPD Group dated and sealed by John N Kabak, PE on April 11, 2014; tower structural modification drawings for Site # MO12650-A (project # 2014778.12650.03) by GPD Group dated and sealed by John N Kabak, PE on April 11, 2014; and construction drawings identified as 2.5 Equipment Deployment, Site # MO12650-A by TRILEAF Property Design Consultants and dated and sealed by Christopher Liska, PE of Larson Engineering Inc. on April 28, 2014.

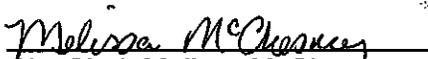
Section 2. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 17th day of June 2014.




Mayor Nanette K. Johnston

ATTESTED:


City Clerk Melissa McChesney



Staff Analysis

Agenda Item: 4.C

Proposal: Application for a conditional use permit to allow additional antenna & modifications to existing cell tower at 16205 Hwy 45.

Case No: PZ14-12

Applicant: Sprint c/o SBA Network Services

Owner: SBA Towers III, LLC

Location: 16205 Hwy 45, Parkville, MO, 64152, generally located south of 45 Highway west of Ensign Drive (west of I-435).

Zoning: "BP" Business Park District

Parcel #: 20-4.0-19-000-000-024.000

Exhibits:

- A. This staff report
- B. Application for Conditional Use Permit
- C. Area map (by staff)
- D. Structural Analysis Report for 240' Self Support Tower SBA Site # MO12650-A by GPD Group dated and sealed by John N Kabak, PE on April 11, 2014
- E. Proposed tower structural modification drawings for Site # MO12650-A (project # 2014778.12650.03) by GPD Group dated and sealed by John N Kabak, PE on April 11, 2014
- F. Construction drawings identified as 2.5 Equipment Deployment, Site # MO12650-A by TRILEAF Property Design Consultants and dated and sealed by Christopher Liska, PE of Larson Engineering Inc. on April 28, 2014
- G. Additional exhibits as may be presented at the public hearing

By Reference:

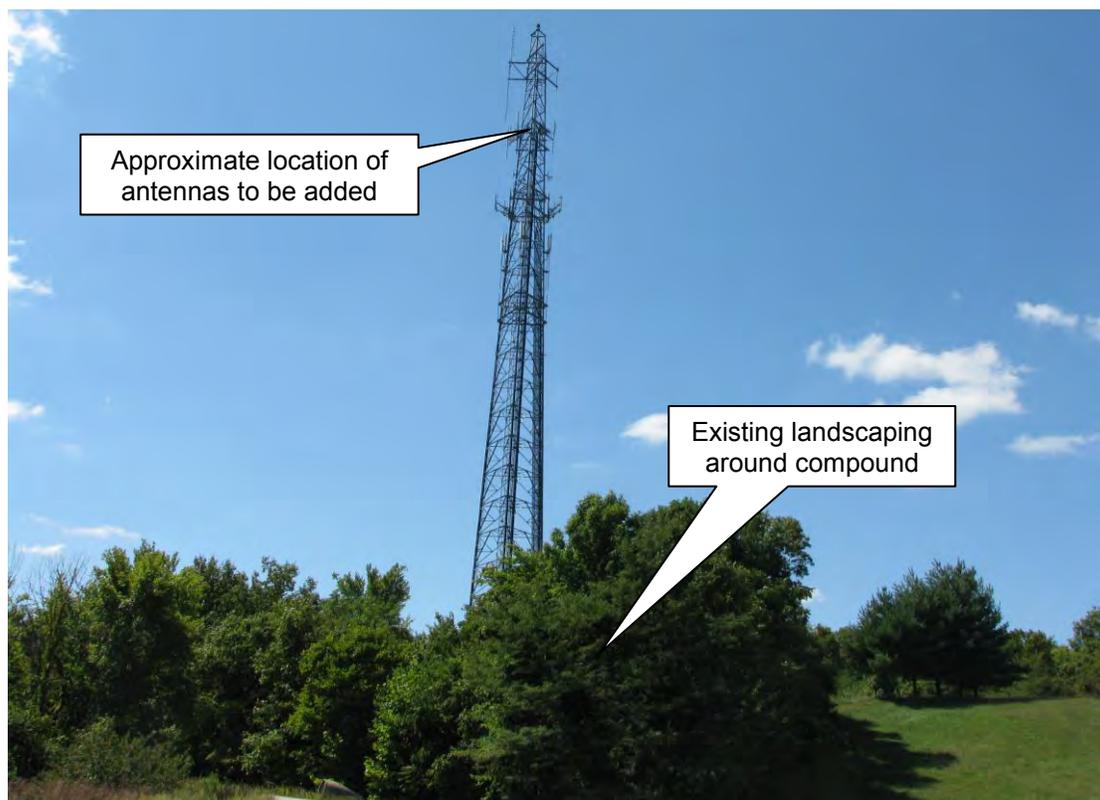
- A. A copy of the letter of notice mailed certified mail to property owners within 185 feet of the subject property
- B. Parkville Municipal Code Title IV, Chapter 471, *Regulations Governing The Installation and Operation of Telecommunication Antennas and Towers*
- C. Public hearing notice published in the Kansas City Star

Overview

The applicant has requested approval of an application to amend the conditional use permit for the existing communications tower located at 16205 45 Highway. The application is proposed to allow three new antennas, three new remote radio units, installation of additional fiber cable and jumper cables and replacement of rectifiers within existing cabinets. Specifically, the applicant proposes to:

- Install three new Sprint 2500 MHz antennas with remote radio units (RRU) at a height of 205 feet (see pages A-2.0 and A-3.0 of Exhibit F);

- Install a new 0.7” fiber cable from an existing equipment cabinet to the antenna (see pages A-1.0 through A-3.0 and E-1.0 of Exhibit F);
- Replace rectifiers within existing BTS cabinets (see pages A-7.0 and A-8.0 of Exhibit F);
- Install 27 jumper cables and make other modifications associated with the above improvements (see Exhibit F); and
- Make tower modification in accordance with the tower Structural Analysis Report and tower structural modification drawings (see Exhibits D and E).



Looking west from Ensign Drive

The subject tower was constructed in Platte County prior to November 4, 1997 and annexed into Parkville in 2000. Per Parkville Municipal Code, Chapter 471, Section 471.020, C, any tower or antenna permitted prior to November 4, 1997 is considered pre-existing and is not subject to a conditional use permit. However, the proposed antennas are not exempt as pre-existing and require amendment of the existing conditional use permit per Section 471.040. The tower, remainder of existing antennas and equipment and the tower compound are depicted in the application and discussed herein, but are not subject to this application or the proposed conditional use permit.

The application is subject to a public hearing in accordance with Chapter 483. All required public hearing notices have been posted, published and mailed. See Exhibit C for properties notified. As of the date of this review, no public comments have been received.

Review and Analysis

Section 471.040, D of the code establishes “*Criteria Considered in Granting Conditional Use Permits*”. Following are staff findings for each of the applicable criteria.

1. **Maximum tower height.** The tower is pre-existing at a height of approximately 240 feet tall (approximately 243 feet to the top of the antenna). City regulations restrict the maximum

tower height to 180 feet above the existing ground level. However, since the tower is pre-existing, the maximum height regulations do not apply. Rather the primary consideration here is the height of the new antenna. They are proposed at a height of 205 feet and do not extend the height of the tower making it further non-conforming.

2. **Location and design.** Criteria related to location and design is intended to minimize the impacts on surrounding properties, particularly residential properties. The new antenna and structural modifications will have little, if any additional impact on surrounding properties. However, to minimize any potential visual impact, new antenna, equipment and structural modification should be a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
3. **Landscaping / Screening.** The code calls for the tower and equipment to be landscaped with a buffer of plant materials that effectively screen the view of the tower compound from adjacent residential property. The area map provided with this packet and photos contained on page 2 of this report shows the tower as viewed from Ensign Drive. These photos show the compound and ground equipment is substantially screened by existing trees and undergrowth. I am not recommending additional landscaping as the tower is pre-existing and the modifications do not make the tower any more visible than before.
4. **Setback and separation.** The existing tower does meet the current property setbacks from residential structures, but does not meet the minimum separation from another tower (the tower is too close to the tower to the south). However, as the subject towers are both pre-existing and the proposed changes do not affect setback or separation, staff has concluded this standard does not apply to the proposed equipment.
5. **Tower design and structural stability.** Included with the application was a structural analysis by GPD Group dated and sealed April 11, 2014 (see Exhibit D). The analysis considered existing and proposed loading for the tower and proposed antenna and equipment. The analysis concluded that the existing tower and proposed improvements meet applicable requirements of the TIA-222-G & 2012 IBC codes subject to installation in accordance with the tower modifications designed by GPD (see Exhibit E). The report concludes that with the tower modifications, the tower components and foundation are structurally sufficient to support the proposed additions and modifications. Note that the report shows the tower components at 102.2% of their structural capacity, but concludes that capacities up to 105% are within customary engineering tolerances and are considered acceptable. Other than modifications proposed in Exhibit E, no other modification is proposed. Any approval of the application should be subject to the recommendations of the structural report.

CUP period

Conditional use permits are typically approved with defined approval period / sunset (typically for a 1- to 20-year period). In the case of pre-existing towers, I do not recommend restricting the duration of the approval since the rest of the improvements are allowed in perpetuity.

Staff Conclusion and Recommendation

Staff concludes that: the proposed tower modifications do not increase the maximum tower height; the new antenna and structural modifications will have little, if any additional impact on surrounding properties; landscaping and screening are sufficient; the propose changes do not affect the existing setback or separation; the tower components and foundation have been found to be structurally sufficient by a licensed structural engineer subject to recommended structural modification.

Staff recommends approval subject to the following:

- The new antenna and tower modifications meeting or exceeding current standards and regulations of the FAA, the FCC, and any other agency of the Federal Government with the authority to regulate towers and antennas;
- As applicable, approval of a building permit, including review of structural modifications by a third party engineer qualified to do such and post construction inspection by the same;
- All new antenna, equipment and tower modifications being of a light, neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible;
- All recommendations of the Structural Analysis Report for 240' Self Support Tower SBA Site # MO12650-A by GPD Group dated and sealed by John N Kabak, PE on April 11, 2014 being met; and
- Any additional conditions the Planning and Zoning Commission determines are necessary to meet the requirements of Chapter 471.

It should be noted that this recommendation is made without knowledge of facts and testimony which may be presented during the required public hearing and that the conclusions herein are subject to change as a result of evaluating additional information.

Necessary Action

Following consideration of the proposed CUP and any testimony presented during the public hearing, the Planning Commission should recommend approval or denial of the application (with or without conditions) unless otherwise postponed. Unless tabled, the Planning Commission's action will be forwarded to the Board of Aldermen along with any explanation thereof for final action.

End of Memorandum

6/6/14

Sean Ackerson, AICP
Assistant City Administrator /
Community Development Director

Date



Application #: _____
 Date Submitted: _____
 Public Hearing: _____
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Conditional Use Permit (CUP)

1. Applicant / Contact Information

Applicant(s)

Name: Sprint c/o SBA Network Services
 Address: 6580 Sprint Parkway
 City, State: Overland Park, KS 66251
 Phone: 913.749.9671 Fax: 913.745.6267
 E-mail: slyle@sbsite.com

Engineer / surveyor(s) preparing legal desc.

Name: Trileaf Property Design Consultants
 Address: 1821 Walden Office Square, Suite 510
 City, State: Schaumburg, IL 60173
 Phone: 630.227.0202 Fax: 630.227.1212
 E-mail: _____

Owner(s), if different from applicant

Name: SBA Towers III, LLC
 Address: 5900 Broken Sound Parkway
 City, State: Boca Raton, FL 33487
 Phone: 913.749.9671 Fax: 913.745.6267
 E-mail: slyle@sbsite.com

Contact Person

Name: Stephanie Lyle
 Address: 7116 Aminda Drive
 City, State: Shawnee, KS 66227
 Phone: 913.749.9671 Fax: 913.745.6267
 E-mail: slyle@sbsite.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that rezoning in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) Stephanie Lyle Date: 5/23/2014
Property Owner's Signature (Required) Stephanie Lyle Date: 5/23/2014

2. Proposed Conditional Use (see also Checklist of required submittals)

Proposed use: existing Communication Tower Requested length of permit Perpetuity
 Description: Add add'l antennas, fiber cable(s), RRU's & related equipment to upgrade for 2.5 Deployment
 Proposed days and hours of operation: 24/7

3. Property Information (see also Checklist of required submittals)

Property address / general location: 16205 45 Highway, Parkville, MO
 Parcel ID Number: 20-4-0-19-000-000-024-000 Zoning: BP
 Present use of the property: Communication Tower
 Length of use (or vacancy): Indefinitely

3. Neighboring land uses and zoning

Describe the existing land use and zoning on the surrounding properties:

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: <u>Industrial</u>	<u>BP</u>
_____	_____
South: <u>Undeveloped raw land</u>	<u>BP</u>
_____	_____
East: <u>Industrial</u>	<u>BP</u>
_____	_____
West: <u>Undeveloped raw land</u>	<u>County</u>
_____	_____

Attach a narrative addressing: the general character of the surrounding properties; the effects of the proposed use on nearby property; the suitability of the site for the proposed use; adequacy of area roads, public utilities and public services necessary to serve the use; consistency with the City's adopted Master Plan; and any other information relevant to the application.

5. Checklist of required submittals

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication and certified notice to adjacent property owners.
- List of names and addresses of all property owners within 185' of the property.
- Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- A site plan showing property boundaries, existing and proposed topography, structures, parking utilities, landscaping, signage, facades and other site features related to the proposed CUP.
- Authorized signature of the applicant and property owner.

For City Use Only

Application accepted as complete by: _____
Name/Title Date

Application fee payment: Check # _____ M.O. _____ Cash
 Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: Approved Approved with Conditions Denied Date of Action: _____
 Conditions if any: _____

Board of Aldermen Action: Approved Approved with Conditions Denied Date of Action: _____
 Conditions if any: _____

Public Hearing Notice – Notice Area Map
Amended Conditional Use Permit - 16205 Highway 45
Case PZ14-12.



**Subject property
16205 Hwy 45**

Shaded properties
are within the
required notice area

Structural Analysis Report

Due to the large file size, this document is on file with the City Clerk and is available upon request.



ANTENNA SCHEDULE				
ELEVATION	STATUS	ANTENNA	MOUNT	COAX
230'-0"	EXISTING	(1) 8 ELEMENT DIPOLE	(3) STANDOFF MOUNTS	(3) 1-5/8"
	EXISTING	(1) 9'x1.5" OMNI		
	EXISTING	(1) DB224		
205'-0"	PROPOSED	(2) APXVRR18-C-2-1910I	(2) SECTOR MOUNTS	(3) 1-1/2"
	PROPOSED	(1) APXVRR18-C-0-1910I	(1) PIPE MOUNTS	(1) 0.7"
	PROPOSED	(3) TYDA-252718DER4-65P		
	PROPOSED	(3) RRUS 11 800		
	PROPOSED	(3) RRUS 31		
	PROPOSED	(3) FZHJ (AKA FZHE++)		
	PROPOSED	(9) ACU-A20-N		
189'-0"	EXISTING	(1) 24"x42" GRID DISH	(1) SIDE ARMS	(3) 1-5/8"
	EXISTING	(1) CMA-B6521-E0-6	(3) SECTOR MOUNTS	(9) 1-5/8"
175'-6"	EXISTING	(4) DB980F65T2E-M		
155'-0"	EXISTING	(6) TMBXX-6517-A2M	(3) DOUBLE PIPE MOUNTS	(6) 1-5/8"
	EXISTING	(6) ETD19V2-12UB		

NOTE: PROPOSED LOADING SHOWN REPRESENTS CARRIERS FINAL LOADING CONFIGURATION

MODIFICATION SCHEDULE					
SYMBOL	ELEVATION	MEMBER TYPE	EXISTING MEMBER	NEW MEMBER	NOTES
(A)	40'-0"± TO 60'-0"±	DIAGONAL STITCH BOLTS	5/8"Ø A325	5/8"Ø A325	INSTALL ADDITIONAL STITCH BOLTS TO THE EXISTING DIAGONAL MEMBERS. SEE SHEET S-02 FOR MORE INFORMATION.

ELEV: 240'-0"±
TOP OF TOWER

ELEV: 220'-0"±

ELEV: 200'-0"±

ELEV: 180'-0"±

ELEV: 160'-0"±

ELEV: 140'-0"±

ELEV: 120'-0"±

ELEV: 100'-0"±

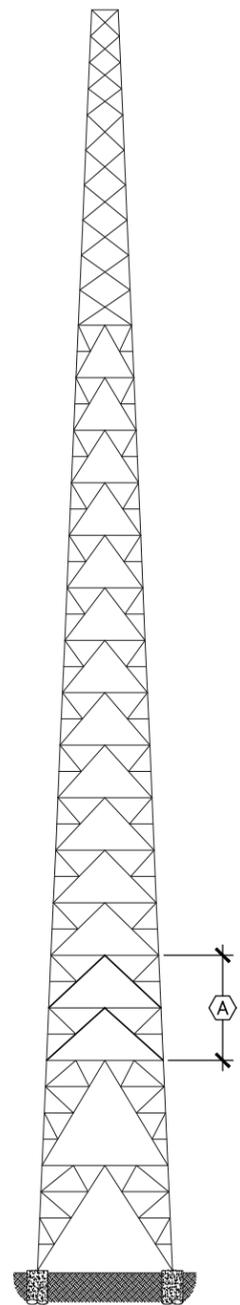
ELEV: 80'-0"±

ELEV: 60'-0"±

ELEV: 40'-0"±

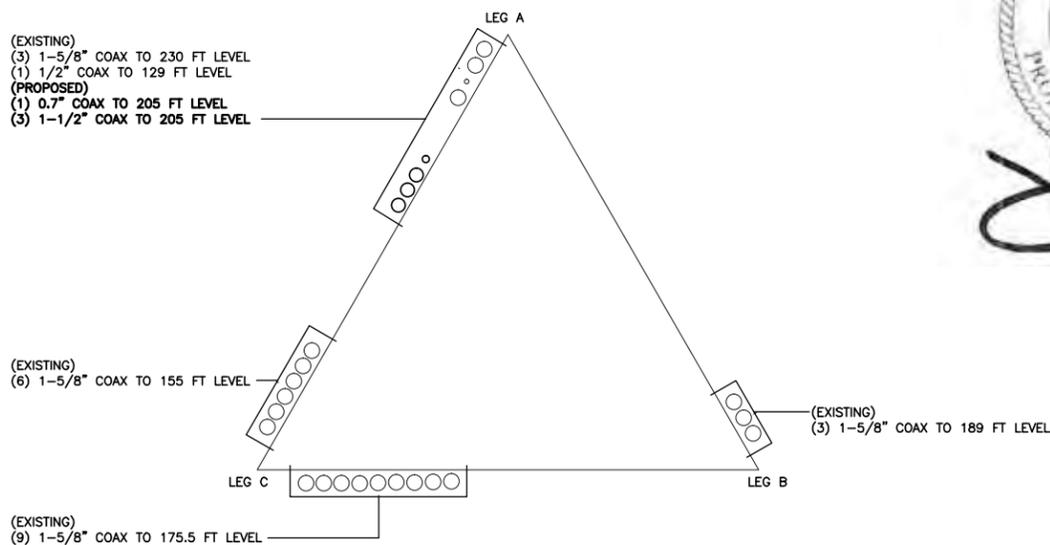
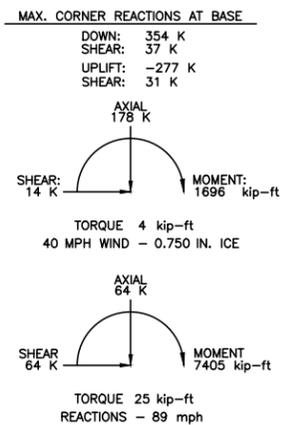
ELEV: 20'-0"±

ELEV: 0'-0"±
TOWER BASE



TOWER ELEVATION

1/16" = 1'-0"



COAX LAYOUT

N.T.S.



REV.	DATE	DESCRIPTION

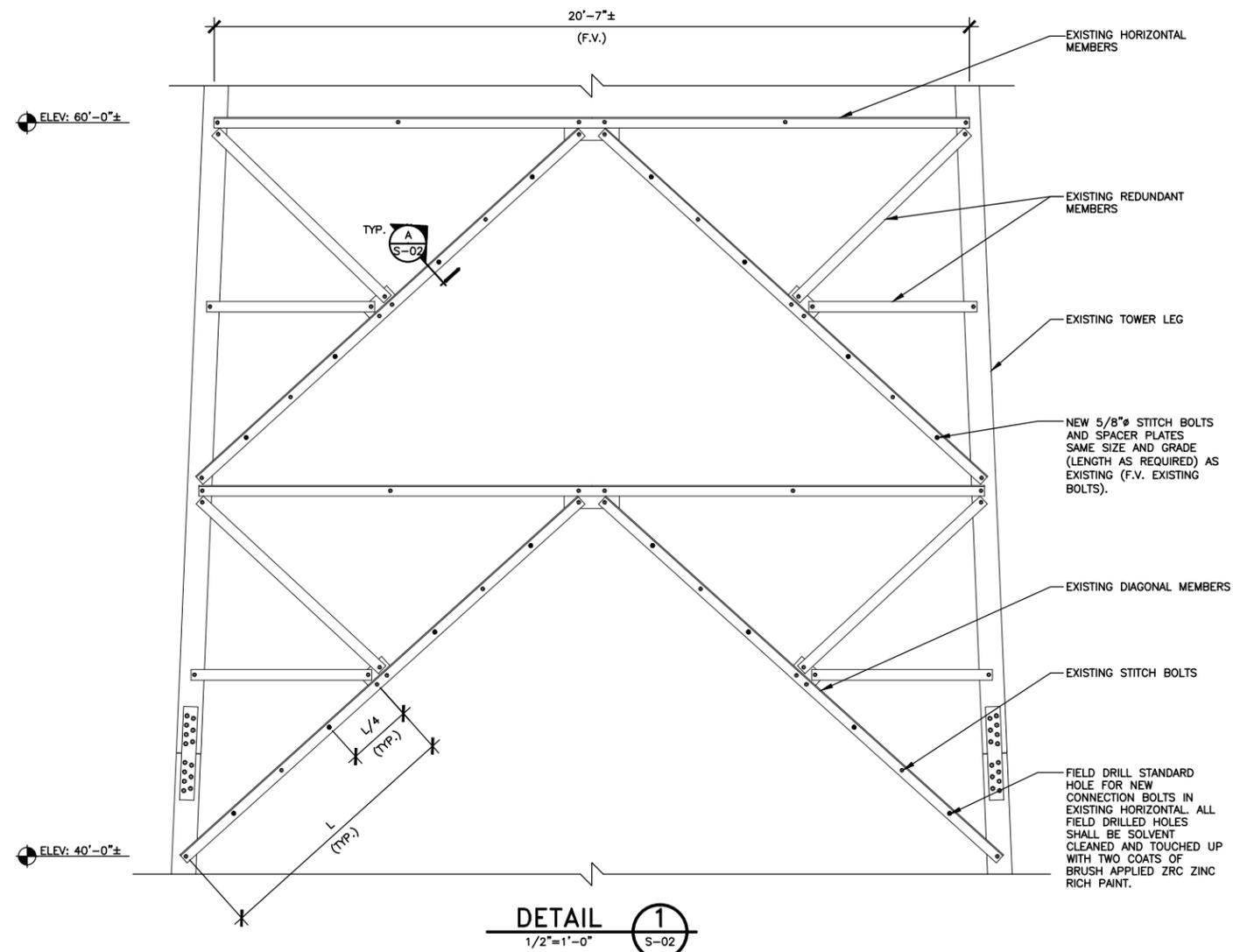
MO12650-A-1-435 & HWY 45
P.O. BOX 24
WALDRON, MO 64092

TOWER ELEVATION &
MODIFICATION SCHEDULE

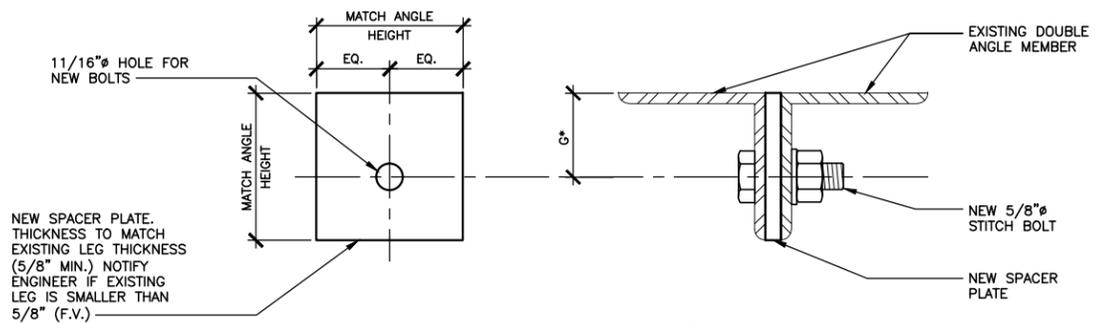
ISSUED FOR:	
PERMIT	04/11/14
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
JS	BAB

JOB NO.
2014778.12650.03

S-01



DETAIL 1
1/2"=1'-0" S-02



SECTION A
N.T.S. S-02

*SEE WORKABLE GAGES SCHEDULE ON SHEET N-01 FOR DETAILS



REV.	DATE	DESCRIPTION

MO12650-A-1-435 & HWY 45
P.O. BOX 24
WALDRON, MO 64092

MODIFICATION DETAILS & SECTIONS

ISSUED FOR:	
PERMIT	04/11/14
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
JS	BAB

JOB NO.
2014778.12650.03

S-02



PROJECT: 2.5 EQUIPMENT DEPLOYMENT
 SITE NAME: I-435 & MO45
 SITE CASCADE: KC03XC207-B
 SITE NUMBER: MO12650-A
 STREET ADDRESS: 16205 NW 45 HIGHWAY
 PARKVILLE, MO 64152
 SITE TYPE: 240' SELF SUPPORT TOWER



PLANS PREPARED FOR
Sprint
 SPRINT NETWORK VISION
 6580 SPRINT PARKWAY
 OVERLAND PARK, KS 66251

PLANS PREPARED BY:
TRILEAF
 PROPERTY DESIGN CONSULTANTS
 1821 WALDEN OFFICE SQUARE, SUITE 510
 Schaumburg, IL 60193
 PHONE: (630) 227-0202
 FAX: (630) 227-1212
 PROJECT NUMBER: 608858

Larson Engineering, Inc.
 1488 BOND STREET, SUITE 100
 NAPERVILLE, IL 60563-4003
 (7) 630.337.0540 (F) 630.337.0164
 LBL Comm. No.
 COPYRIGHT ©

MLA PARTNER:
SBA
 SBA COMMUNICATIONS CORPORATION
 5900 BROKEN SOUND PARKWAY NW
 BOCA RATON, FLORIDA 33467
 PHONE: 800-487-7483

ENGINEERING LICENSE:
 [Blank]

DRAWING NOTICE:
 THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:	DESCRIPTION	DATE	BY	REV
90%	Rev 0	03.04.14	EB	PCB
REV ADDRESS		04.28.14	EB	PCB

SITE NAME:
 I-435 & MO45

SITE CASCADE:
 KC03XC207-B

SITE ADDRESS:
 16205 NW 45 HIGHWAY
 PARKVILLE, MO 64152

SHEET DESCRIPTION:
 TITLE SHEET

SHEET NUMBER:
 T-1.0

SITE INFORMATION	AREA MAP	PROJECT DESCRIPTION	SHEET INDEX																																
<p>TOWER OWNER: SBA COMMUNICATIONS CORPORATION 5900 BROKEN SOUND PARKWAY NW BOCA RATON, FLORIDA 33487 PHONE: 800-487-7483</p> <p>SITE COORDINATES: LATITUDE: 39° 13' 23.67" N 39.22324166 LONGITUDE: 94° 46' 10.88" W -94.76968888</p> <p>COUNTY: PLATTE COUNTY</p> <p>ZONING JURISDICTION: PARKVILLE, MO</p> <p>ZONING DISTRICT: R-3</p> <p>POWER COMPANY: KANSAS CITY POWER & LIGHT CO. (888) 544-4852</p> <p>AAV PROVIDER: TIME WARNER</p> <p>SPRINT CM: T.B.D. PHONE: TBD</p> <p>DRIVING DIRECTION: FROM SPRINT KS OFFICE: GET ON I-435 W/US-50 W FROM NALL AVE. FOLLOW I-435 W TO MO-45 N IN PARKVILLE. TAKE EXIT 22 FROM I-435 W. TURN LEFT ONTO MO-45 N. TURN LEFT.</p>		<ul style="list-style-type: none"> REPLACE RECTIFIERS WITHIN EXISTING BTS CABINET INSTALL (1) FIBER CABLE INSTALL (3) NEW REMOTE RADIO UNITS INSTALL (3) NEW ANTENNAS INSTALL (27) JUMPER CABLES 	<table border="1"> <thead> <tr> <th>SHEET #</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>T-1</td><td>TITLE SHEET</td></tr> <tr><td>SP-1.0</td><td>SPRINT SPECIFICATIONS</td></tr> <tr><td>SP-1.1</td><td>SPRINT SPECIFICATION NOTES CONT.</td></tr> <tr><td>A-1.0</td><td>SITE PLAN</td></tr> <tr><td>A-2.0</td><td>TOWER ELEVATION & CABLE PLAN</td></tr> <tr><td>A-3.0</td><td>ANTENNA LAYOUT & MOUNTING DETAILS</td></tr> <tr><td>A-4.0</td><td>RF DATA SHEET</td></tr> <tr><td>A-5.0</td><td>RF DATA SHEET</td></tr> <tr><td>A-6.0</td><td>COLOR CODE SHEET</td></tr> <tr><td>A-7.0</td><td>EQUIPMENT DETAILS</td></tr> <tr><td>A-8.0</td><td>EQUIPMENT DETAILS</td></tr> <tr><td>E-1.0</td><td>GROUNDING & ELECTRICAL PLAN</td></tr> <tr><td>E-2.0</td><td>GROUNDING DETAILS</td></tr> <tr><td>E-3.0</td><td>DC & POWER DISTRIBUTION</td></tr> <tr><td>E-4.0</td><td>AC POWER DISTRIBUTION</td></tr> </tbody> </table>	SHEET #	DESCRIPTION	T-1	TITLE SHEET	SP-1.0	SPRINT SPECIFICATIONS	SP-1.1	SPRINT SPECIFICATION NOTES CONT.	A-1.0	SITE PLAN	A-2.0	TOWER ELEVATION & CABLE PLAN	A-3.0	ANTENNA LAYOUT & MOUNTING DETAILS	A-4.0	RF DATA SHEET	A-5.0	RF DATA SHEET	A-6.0	COLOR CODE SHEET	A-7.0	EQUIPMENT DETAILS	A-8.0	EQUIPMENT DETAILS	E-1.0	GROUNDING & ELECTRICAL PLAN	E-2.0	GROUNDING DETAILS	E-3.0	DC & POWER DISTRIBUTION	E-4.0	AC POWER DISTRIBUTION
SHEET #	DESCRIPTION																																		
T-1	TITLE SHEET																																		
SP-1.0	SPRINT SPECIFICATIONS																																		
SP-1.1	SPRINT SPECIFICATION NOTES CONT.																																		
A-1.0	SITE PLAN																																		
A-2.0	TOWER ELEVATION & CABLE PLAN																																		
A-3.0	ANTENNA LAYOUT & MOUNTING DETAILS																																		
A-4.0	RF DATA SHEET																																		
A-5.0	RF DATA SHEET																																		
A-6.0	COLOR CODE SHEET																																		
A-7.0	EQUIPMENT DETAILS																																		
A-8.0	EQUIPMENT DETAILS																																		
E-1.0	GROUNDING & ELECTRICAL PLAN																																		
E-2.0	GROUNDING DETAILS																																		
E-3.0	DC & POWER DISTRIBUTION																																		
E-4.0	AC POWER DISTRIBUTION																																		
	<p>LOCATION MAP</p>	<p>APPLICABLE CODES</p> <p>2006 INTERNATIONAL BUILDING CODE 2005 NATIONAL ELECTRIC CODE PARKVILLEMO.GOV</p>																																	

THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11"X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

SECTION 01 100 - SCOPE OF WORK

THE WORK:

SHALL COMPLY WITH APPLICABLE NATIONAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF.

PRECEDENCE:

SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS, INFORMATION ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE.

SITE FAMILIARITY:

CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

ON-SITE SUPERVISION:

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE:

THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.

A. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

B. CONTRACTOR SHALL NOTIFY SPRINT CONSTRUCTION MANAGER OF ANY VARIATIONS PRIOR TO PROCEEDING WITH THE WORK. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

C. MARK THE FIELD SET OF DRAWINGS IN RED, DOCUMENTING ANY CHANGES FROM THE CONSTRUCTION DOCUMENTS.

METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:

CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN

A. COAX COLOR CODING SWEEPS AND FIBER TESTING TS-0200 AND EL-0568

B. CABLE LABELING EN-2012-00

C. APPLICABLE INSTALLATION MOPS IDENTIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS

SECTION 01 200 - COMPANY FURNISHED MATERIAL AND EQUIPMENT

COMPANY FURNISHED MATERIAL AND EQUIPMENT IS IDENTIFIED ON THE RF DATA SHEET IN THE CONSTRUCTION DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT TO ENSURE IT IS PROTECTED AND HANDLED PROPERLY THROUGHOUT THE CONSTRUCTION DURATION.

CONTRACTOR RESPONSIBLE FOR RECEIPT OF SPRINT FURNISHED EQUIPMENT AT CELL SITE OR CONTRACTORS LOCATION. CONTRACTOR TO COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE.

SECTION 01 300 - CELL SITE CONSTRUCTION

NOTICE TO PROCEED:

NO WORK SHALL COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF WORK ORDER.

SITE CLEANLINESS:

CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.

SECTION 01 400 - SUBMITTALS & TESTS

ALTERNATES:

AT THE COMPANY'S REQUEST, ANY ALTERNATIVES TO THE MATERIALS OR METHODS SPECIFIED SHALL BE SUBMITTED TO SPRINTS CONSTRUCTION MANAGER FOR APPROVAL. SPRINT WILL REVIEW AND APPROVE ONLY THOSE REQUESTS MADE IN WRITING. NO VERBAL APPROVALS WILL BE CONSIDERED.

TESTS AND INSPECTIONS:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.

B. CONTRACTOR SHALL ACCOMPLISH TESTING INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. COAX SWEEPS AND FIBER TESTS PER TS-0200 REV 4 ANTENNA LINE ACCEPTANCE STANDARDS.

2. AGL, AZIMUTH AND DOWNTILT PROVIDE AN AUTOMATED REPORT UPLOADED TO SITERRA USING A COMMERCIAL MADE-FOR THE PURPOSE ELECTRONIC ANTENNA ALIGNMENT TOOL (AAT). INSTALLED AZIMUTH, CENTERLINE AND DOWNTILT MUST CONFORM WITH RF CONFIGURATION DATA

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIONS TO ANY WORK IDENTIFIED AS UNACCEPTABLE IN SITE INSPECTION ACTIVITIES AND/OR AS A RESULT OF TESTING.

4. ALL TESTING REQUIRED BY APPLICABLE INSTALLATION MOPS.

C. REQUIRED CLOSEOUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:

1. AZIMUTH, DOWNTILT, AGL FROM SUNSIGHT INSTRUMENTS - ANTENNA ALIGN ALIGNMENT TOOL (AAT)

2. SWEEP AND FIBER TESTS

3. SCALABLE BARCODE PHOTOGRAPHS OF TOWER TOP AND INACCESSIBLE SERIALIZED EQUIPMENT

4. ALL AVAILABLE JURISDICTIONAL PERMIT AND OCCUPANCY INFORMATION

5. PDF SCAN OF REDLINES PRODUCED IN FIELD

6. A PDF SCAN OF REDLINE MARK-UPS SUITABLE FOR USE IN ELECTRONIC AS-BUILT DRAWING PRODUCTION

7. LIEN WAIVERS

8. FINAL PAYMENT APPLICATION

9. REQUIRED FINAL CONSTRUCTION PHOTOS

10. CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT ITEMS

11. APPLICABLE POST NTP TASKS INCLUDING DOCUMENT UPLOADS COMPLETED IN SITERRA (SPRINTS DOCUMENT REPOSITORY OF RECORD).

1 2. CLOSEOUT PHOTOGRAPHS AND CLOSEOUT CHECKLIST: SPRINT WILL PROVIDE SEPARATE GUIDANCE
SECTION 1 1 700 - ANTENNA ASSEMBLY, REMOTE RADIO UNITS AND CABLE INSTALLATION

SUMMARY:

THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRU'S, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL FIBER CABLE.

ANTENNAS AND RRU'S:

THE NUMBER AND TYPE OF ANTENNAS AND RRU'S TO BE INSTALLED IS DETAILED ON THE CONSTRUCTION DRAWINGS.

HYBRID CABLE:

HYBRID CABLE WILL BE DC/FIBER AND FURNISHED FOR INSTALLATION AT EACH SITE. CABLE SHALL BE INSTALLED PER THE CONSTRUCTION DRAWINGS AND THE APPLICABLE MANUFACTURER'S REQUIREMENTS.

JUMPERS AND CONNECTORS:

FURNISH AND INSTALL 1/2" COAX JUMPER CABLES BETWEEN THE RRU'S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 1 2-50, CR 540, OR FXL 540. SUPER-FLEX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRU'S AND ANTENNAS OR TOWER TOP AMPLIFIERS SHALL CONSIST OF 1/2 INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE, MIN LENGTH FOR JUMPER SHALL BE 10'-0".

REMOTE ELECTRICAL TILT (RET) CABLES: AVE TO INSERT SPECIFICATION

MISCELLANEOUS:

INSTALL SPLITTERS, COMBINERS, FILTERS PER RF DATA SHEET, FURNISHED BY SPRINT.

ANTENNA INSTALLATION:

THE CONTRACTOR SHALL ASSEMBLE ALL ANTENNAS ONSITE IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. ANTENNA HEIGHT, AZIMUTH, AND FEED ORIENTATION INFORMATION SHALL BE A DESIGNATED ON THE CONSTRUCTION DRAWINGS.

A. THE CONTRACTOR SHALL POSITION THE ANTENNA ON TOWER PIPE MOUNTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE MOUNTS SHALL BE PLUMB TO WITHIN 1 DEGREE.

B. ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.

HYBRID CABLE INSTALLATION:

A. THE CONTRACTOR SHALL ROUTE, TEST, AND INSTALL ALL CABLES AS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. THE INSTALLED RADIUS OF THE CABLES SHALL NOT BE LESS THAN THE MANUFACTURER'S SPECIFICATIONS FOR BENDING RADI.

C. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CABLES DURING HANDLING AND INSTALLATION.

1. FASTENING MAIN HYBRID CABLES: ALL CABLES SHALL BE INSTALLED INSIDE MONOPOLE WITH CABLE SUPPORT GRIPS AS REQUIRED BY THE MANUFACTURER.

2. FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MMBS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:

A. FIBER: SUPPORT FIBER BUNDLES USING 1/2" VELCRO STRAPS OF THE REQUIRED LENGTH @ 18" OC. STRAPS SHALL BE UV, OIL AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TEXTOL OR APPROVED EQUAL.

b. DC: SUPPORT DC BUNDLES WITH ZIP TIES OF THE ADEQUATE LENGTH. ZIP TIES TO BE UV STABILIZED, BLACK NYLON, WITH TENSILE STRENGTH AT 12,000 PSI AS MANUFACTURED BY NELCO PRODUCTS OR EQUAL.

3. FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS OR STAINLESS STEEL BUTTERFLY CLIPS.

4. CABLE INSTALLATION:

a. INSPECT CABLE PRIOR TO USE FOR SHIPPING DAMAGE, NOTIFY THE CONSTRUCTION MANAGER.

b. CABLE ROUTING: CABLE INSTALLATION SHALL BE PLANNED TO ENSURE THAT THE LINES WILL BE PROPERLY ROUTED IN THE CABLE ENVELOP AS INDICATED ON THE DRAWINGS. AVOID TWISTING AND CROSSOVERS.

c. HOIST CABLE USING PROPER HOISTING GRIPS. DO NOT EXCEED MANUFACTURES RECOMMENDED MAXIMUM BEND RADIUS.

1. GROUNDING OF TRANSMISSION LINES: ALL TRANSMISSION LINES SHALL BE GROUNDED AS INDICATED ON DRAWINGS.

2. HYBRID CABLE COLOR CODING: ALL COLOR CODING SHALL BE AS REQUIRED IN TS 0200 REV 4.

3. HYBRID CABLE LABELING: INDIVIDUAL HYBRID AND DC BUNDLES SHALL BE LABELED ALPHA-NUMERICALLY ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1

WEATHERPROOFING EXTERIOR CONNECTORS AND HYBRID CABLE GROUND KITS:

A. ALL FIBER & COAX CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED.

B. WEATHERPROOFED USING ONE OF THE FOLLOWING METHODS. ALL INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES.

1. COLD SHRINK: ENCOMPASS CONNECTOR IN COLD SHRINK TUBING AND PROVIDE A DOUBLE WRAP OF 2" ELECTRICAL TAPE EXTENDING 2" BEYOND TUBING. PROVIDE 3M COLD SHRINK CXS SERIES OR EQUAL.

2. SELF-AMALGAMATING TAPE: CLEAN SURFACES. APPLY A DOUBLE WRAP OF SELF-AMALGAMATING TAPE 2" BEYOND CONNECTOR. APPLY A SECOND WRAP OF SELF-AMALGAMATING TAPE IN OPPOSITE DIRECTION. APPLY DOUBLE WRAP OF 2" WIDE ELECTRICAL TAPE EXTENDING 2" BEYOND THE SELF-AMALGAMATING TAPE.

3. 3M SLIM LOCK CLOSURE 716: SUBSTITUTIONS WILL NOT BE ALLOWED.

4. OPEN FLAME ON JOB SITE IS NOT ACCEPTABLE

PLANS PREPARED FOR

Sprint

SPRINT NETWORK VISION
6560 SPRINT PARKWAY
OVERLAND PARK, KS 66251

PLANS PREPARED BY:

TRILEAF
PROPERTY DESIGN CONSULTANTS
1821 WALDEN OFFICE SQUARE, SUITE 510
SCHAUMBURG, IL 60173
PHONE: (630) 227-0202
FAX: (630) 227-1212

PROJECT NUMBER

608858

Larson Engineering, Inc.

1488 BOND STREET, SUITE 100
NAPERVILLE, IL 60563-4503
(P) 630.337.0540 (F) 630.337.0154
LEED Comm. No.
COPYRIGHT ©

MLA PARTNER:

SBA

SBA COMMUNICATIONS CORPORATION
5900 BROKEN SOUND PARKWAY NW
BOCA RATON, FLORIDA 33487
PHONE: 562-467-7463

ENGINEERING LICENSE:

DRAWING NOTICE

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:

DESCRIPTION	DATE	BY	REV
90% Rev 0	03.04.14	EB	PCB
REV ADDRESS	04.28.14	EB	PCB

SITE NAME:

I-435 & MO45

SITE CASCADE:

KC03XC207-B

SITE ADDRESS:

16205 NW 45 HIGHWAY
PARKVILLE, MO 64152

SHEET DESCRIPTION:

SPRINT SPECIFICATIONS

SHEET NUMBER:

SP-1.0



Christopher L. A.

THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11"X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

CONTINUE FROM N-1.0

SECTION 11 800 - INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

SUMMARY:

- A. THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BY NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFC).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

DC CIRCUIT BREAKER LABELING

- A. NEW DC CIRCUIT IS REQUIRED IN MMBS CABINET SHALL BE CLEARLY IDENTIFIED AS TO RRU BEING SERVICED

SECTION 26 100 - BASIC ELECTRICAL REQUIREMENTS

SUMMARY:

THIS SECTION SPECIFIES BASIC ELECTRICAL REQUIREMENTS FOR SYSTEMS AND COMPONENTS.

QUALITY ASSURANCE:

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY UL LABELS AND LISTINGS WHERE SUCH LABELS AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- B. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THEIR EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THIS PROJECT.
- C. MATERIALS AND EQUIPMENT: ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NEW, OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS

SUPPORTING DEVICES:

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY UL LABELS AND LISTINGS WHERE SUCH LABELS AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- B. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THEIR EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THIS PROJECT.

C. MATERIALS AND EQUIPMENT:

ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NEW, OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS

SUPPORTING DEVICES:

- A. MANUFACTURED STRUCTURAL SUPPORT MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:
 - 1. ALLIED TUBE AND CONDUIT
 - 2. B-LINE SYSTEM
 - 3. SUNISTRUT DIVERSIFIED PRODUCTS
 - 4. THOMAS & BETTS

B. FASTENERS: TYPES, MATERIALS, AND CONSTRUCTION FEATURES AS FOLLOWS:

- 1. EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
- 2. POWER-DRIVEN THREADED STUDS: HEAT-TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.
- 3. FASTEN BY MEANS OF WOOD SCREWS ON WOOD.
- 4. TOGGLE BOLTS ON HOLLOW MASONRY UNITS.
- 5. CONCRETE INSERTS OR EXPANSION BOLTS ON CONCRETE OR SOLID MASONRY.
- 6. MACHINE SCREWS, WELDED THREADED STUDS, OR SPRING-TENSION CLAMPS ON STEEL.
- 7. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE SHALL NOT BE PERMITTED.
- 8. DO NOT WELD CONDUIT, PIPE STRAPS, OR ITEMS OTHER THAN THREADED STUDS TO STEEL STRUCTURES.
- 9. IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.

SUPPORTING DEVICES:

- A. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC.
- B. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER TRADES.
- C. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTING HARDWARE SECURELY TO THE STRUCTURE IN ACCORDANCE WITH THE FOLLOWING:
- D. ENSURE THAT THE LOAD APPLIED BY ANY FASTENER DOES NOT EXCEED 25 PERCENT OF THE PROOF TEST LOAD.
- E. USE VIBRATION AND SHOCK-RESISTANT FASTENERS FOR ATTACHMENTS TO CONCRETE SLABS.

ELECTRICAL IDENTIFICATION:

- A. UPDATE AND PROVIDE TYPED CIRCUIT BREAKER SCHEDULES IN THE MOUNTING BRACKET, INSIDE DOORS OF AC PANEL BOARDS WITH ANY CHANGES MADE TO THE AC SYSTEM.
- B. BRANCH CIRCUITS FEEDING AVIATION OBSTRUCTION LIGHTING EQUIPMENT SHALL BE CLEARLY IDENTIFIED AS SUCH AT THE BRANCH CIRCUIT PANELBOARD.

SECTION 26 200 - ELECTRICAL MATERIALS AND EQUIPMENT

CONDUIT:

- A. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE USED FOR EXTERIOR LOCATIONS ABOVE GROUND AND IN UNFINISHED INTERIOR LOCATIONS AND FOR ENCASED RUNS IN CONCRETE. RIGID CONDUIT AND FITTINGS SHALL BE STEEL, COATED WITH ZINC EXTERIOR AND INTERIOR BY THE HOT DIP GALVANIZING PROCESS. CONDUIT SHALL BE PRODUCED TO ANSI SPECIFICATIONS C80.1, FEDERAL SPECIFICATION WW-C-581 AND SHALL BE LISTED WITH THE UNDERWRITERS' LABORATORIES. FITTINGS SHALL BE THREADED - SET SCREW OR COMPRESSION FITTINGS WILL NOT BE ACCEPTABLE. RGS CONDUITS SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND.
- B. UNDERGROUND CONDUIT IN CONCRETE SHALL BE POLYVINYLCHLORIDE (PVC) SUITABLE FOR DIRECT BURIAL AS APPLICABLE. JOINTS SHALL BE BELLED, AND FLUSH SOLVENT WELDED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. CONDUIT SHALL BE CARLON ELECTRICAL PRODUCTS OR APPROVED EQUAL.

C. TRANSITIONS BETWEEN PVC AND RIGID (RGS) SHALL BE MADE WITH PVC COATED METALLIC LONG SWEEP RADIUS ELBOWS.

- D. EMT OR RIGID GALVANIZED STEEL CONDUIT MAY BE USED IN FINISHED SPACES CONCEALED IN WALLS AND CEILINGS. EMT SHALL BE MILD STEEL, ELECTRICALLY WELDED, ELECTRO-GALVANIZED OR HOT-DIPPED GALVANIZED AND PRODUCED TO ANSI SPECIFICATION C80.3, FEDERAL SPECIFICATION WW-C-563, AND SHALL BE UL LISTED. EMT SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND, OR APPROVED EQUAL. FITTINGS SHALL BE METALLIC COMPRESSION. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE.

- E. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED FOR FINAL CONNECTION TO EQUIPMENT. FITTINGS SHALL BE METALLIC GLAND TYPE COMPRESSION FITTINGS, MAINTAINING THE INTEGRITY OF CONDUIT SYSTEM. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE. MAXIMUM LENGTH OF FLEXIBLE CONDUIT SHALL NOT EXCEED 6-FEET. LFMC SHALL BE PROTECTED AND SUPPORTED AS REQUIRE BY NEC. MANUFACTURERS OF FLEXIBLE CONDUITS SHALL BE CAROL, ANACONDA METAL HOSE OR UNIVERSAL METAL HOSE, OR APPROVED EQUAL.

- F. MINIMUM SIZE CONDUIT SHALL BE 3/4 INCH (21MM).

HUBS AND BOXES:

- A. AT ENTRANCES TO CABINETS OR OTHER EQUIPMENT NOT HAVING INTEGRAL THREADED HUBS PROVIDE METALLIC THREADED HUBS OF THE SIZE AND CONFIGURATION REQUIRED. HUB SHALL INCLUDE LOCKNUT AND NEOPRENE O-RING SEAL. PROVIDE IMPACT RESISTANT 105 DEGREE C PLASTIC BUSHINGS TO PROTECT CABLE INSULATION.

B. CABLE TERMINATION FITTINGS FOR CONDUIT

- 1. CABLE TERMINATORS FOR RGS CONDUITS SHALL BE TYPE CRC BY O-Z/GEDNEY OR EQUAL BY ROX TEC.
- 2. CABLE TERMINATORS FOR LFMC SHALL BE ETCO - CL2075; OR MADE FOR THE PURPOSE PRODUCTS BY ROXTEC.

- C. EXTERIOR PULL BOXES AND PULL BOXES IN INTERIOR INDUSTRIAL AREAS SHALL BE PLATED CAST ALLOY, HEAVY DUTY, WEATHERPROOF, DUST PROOF, WITH GASKET, PLATED IRON ALLOY COVER AND STAINLESS STEEL COVER SCREWS, CROUSE-HINDS WAB SERIES OR EQUAL.

- D. CONDUIT OUTLET BODIES SHALL BE PLATED CAST ALLOY WITH SIMILAR GASKETED COVERS. OUTLET BODIES SHALL BE OF THE CONFIGURATION AND SIZE SUITABLE FOR THE APPLICATION. PROVIDE CROUSE-HINDS FORM B OR EQUAL.

- E. MANUFACTURER FOR BOXES AND COVERS SHALL BE HOFFMAN, SQUARE "D", CROUSE-HINDS, COOPER, ADALET, APPLETON, O-Z GEDNEY, RACO, OR APPROVED EQUAL.

SUPPLEMENTAL GROUNDING SYSTEM

- A. FURNISH AND INSTALL A SUPPLEMENTAL GROUNDING SYSTEM TO THE EXTENT INDICATED ON THE DRAWINGS. SUPPORT SYSTEM WITH NON-MAGNETIC STAINLESS STEEL CLIPS WITH RUBBER GROMMETS. GROUNDING CONNECTORS SHALL BE TINNED COPPER WIRE, SIZES AS INDICATED ON THE DRAWINGS. PROVIDE STRANDED OR SOLID BARE OR INSULATED CONDUCTORS EXCEPTED AS OTHERWISE NOTED.

- B. SUPPLEMENTAL GROUNDING SYSTEM: ALL CONNECTIONS TO BE MADE WITH CAD WELDS, EXCEPT AT EQUIPMENT USE LUGS OR OTHER AVAILABLE GROUNDING MEANS AS REQUIRED BY MANUFACTURER; AT GROUND BARS USE TWO HOLE SPADES WITH NO OX.

- C. STOLEN GROUND-BARS: IN THE EVENT OF STOLEN GROUND BARS, CONTACT SPRINT CM FOR REPLACEMENT INSTRUCTION USING THREADED ROD KITS.

EXISTING STRUCTURE:

- A. EXISTING EXPOSED WIRING AND ALL EXPOSED OUTLETS, RECEPTACLES, SWITCHES, DEVICES, BOXES, AND OTHER EQUIPMENT THAT ARE NOT TO BE UTILIZED IN THE COMPLETED PROJECT SHALL BE REMOVED OR DE-ENERGIZED AND CAPPED IN THE WALL, CEILING, OR FLOOR SO THAT THEY ARE CONCEALED AND SAFE. WALL, CEILING, OR FLOOR SHALL BE PATCHED TO MATCH THE ADJACENT CONSTRUCTION.

CONDUIT AND CONDUCTOR INSTALLATION:

- A. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
- B. CONDUCTORS SHALL BE PULLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE.

PLANS PREPARED FOR:



SPRINT NETWORK VISION
6580 SPRINT PARKWAY
OVERLAND PARK, KS 66251

PLANS PREPARED BY:



PROJECT NUMBER **608858**



1488 BOND STREET, SUITE 100
NAPEVILLE, IL 60563-4503
(7) 630.357.0540 (F) 630.357.0164
LEEL Comm. No.
COPYRIGHT ©

MLA PARTNER:



SBA COMMUNICATIONS CORPORATION
5900 BROKEN SOUND PARKWAY NW
BOCA RATON, FLORIDA 33467
PHONE: 600-457-7483

ENGINEERING LICENSE:



DRAWING NOTICE:

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:

DESCRIPTION	DATE	BY	REV
90% Rev 0	03.04.14	EB	PCB
REV ADDRESS	04.26.14	EB	PCB

SITE NAME:

I-435 & MO45

SITE CASCADE:

KC03XC207-B

SITE ADDRESS:

16205 NW 45 HIGHWAY
PARKVILLE, MO 64152

SHEET DESCRIPTION:

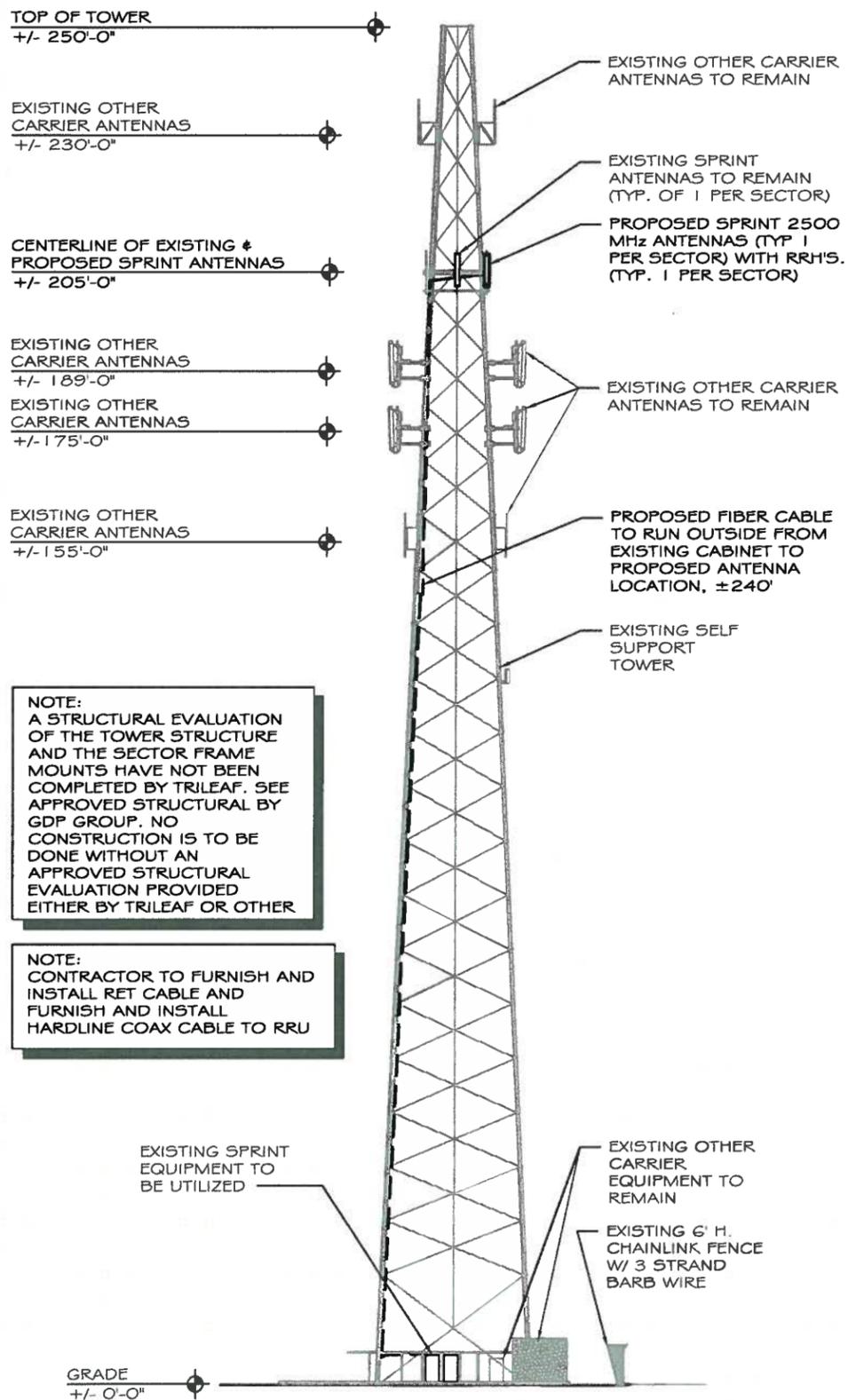
SPRINT
SPECIFICATIONS
(CONTINUED)

SHEET NUMBER:

SP-1.1



THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11" X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.



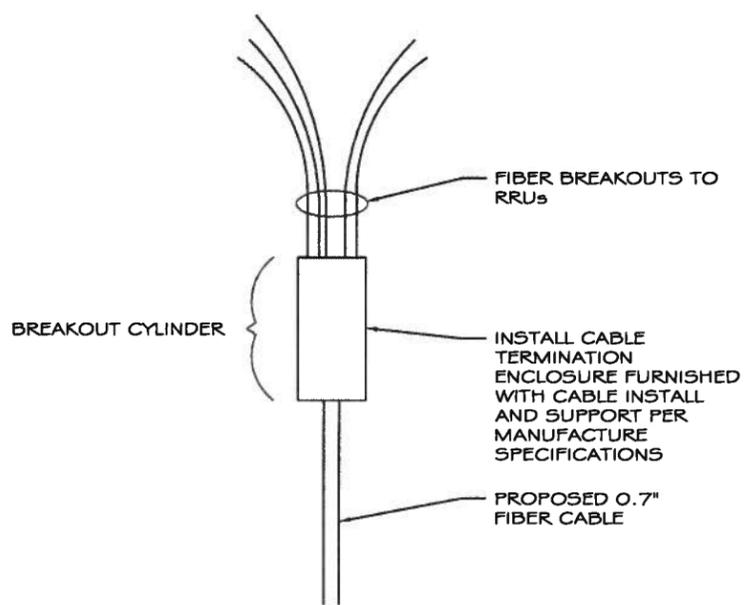
NOTE:
A STRUCTURAL EVALUATION OF THE TOWER STRUCTURE AND THE SECTOR FRAME MOUNTS HAVE NOT BEEN COMPLETED BY TRILEAF. SEE APPROVED STRUCTURAL BY GDP GROUP. NO CONSTRUCTION IS TO BE DONE WITHOUT AN APPROVED STRUCTURAL EVALUATION PROVIDED EITHER BY TRILEAF OR OTHER

NOTE:
CONTRACTOR TO FURNISH AND INSTALL RET CABLE AND FURNISH AND INSTALL HARDLINE COAX CABLE TO RRU

SITE ELEVATION

NO SCALE

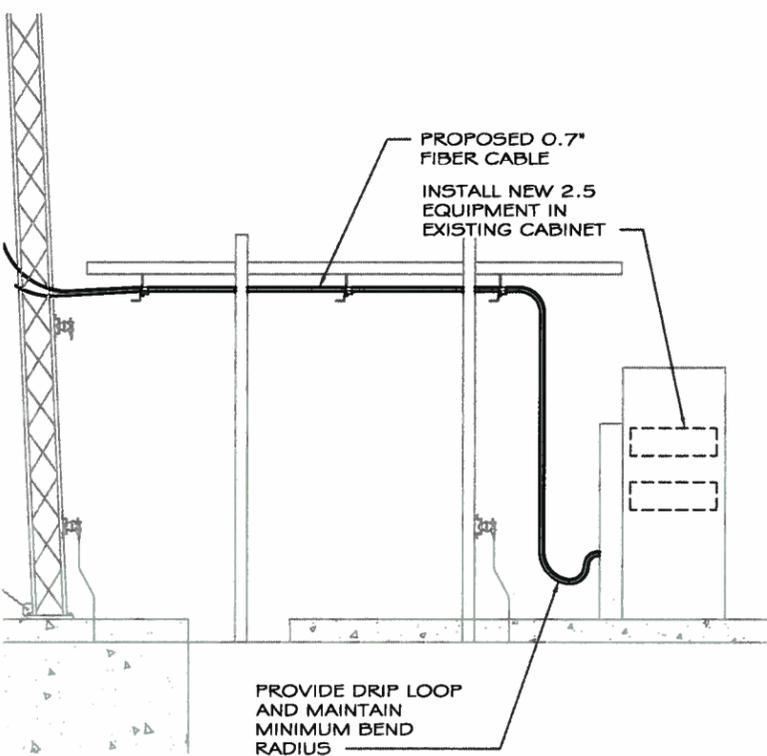
E



FIBER BREAK OUT DETAIL

NO SCALE

C

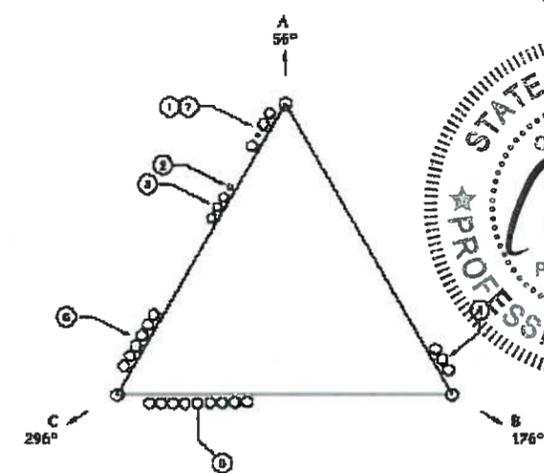


CABLE ROUTE FROM CABINET

NO SCALE

D

Proposed Coax Configuration

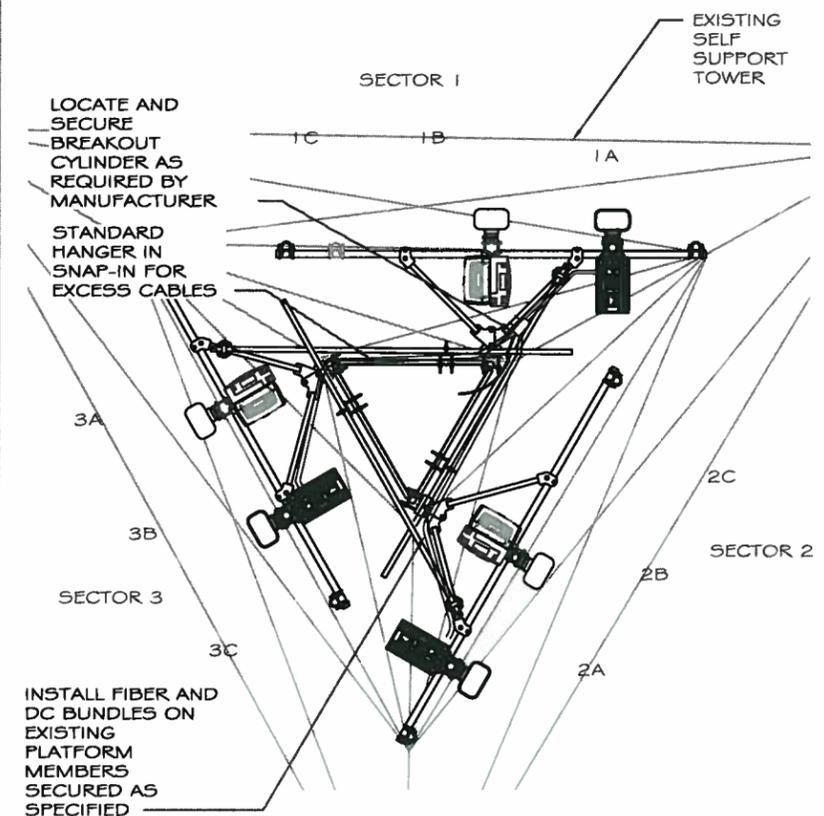


#	CARRIER	SIZE	QTY.	ELEVATION	NOTES
1	OTHER CARRIER	1-5/8"	3	230'-0"	
2	SPRINT	0.7"	1	205'-0"	PROPOSED
3	SPRINT	1-1/2"	3	205'-0"	
4	OTHER CARRIER	1-5/8"	3	189'-0"	1
5	OTHER CARRIER	1-5/8"	9	175'-0"	
6	OTHER CARRIER	1-5/8"	8	155'-0"	
7	OTHER CARRIER	7"	1	129'-0"	TERMINATED

PROPOSED COAX CONFIGURATION

NO SCALE

A



TYPICAL HYBRID DETAIL

NO SCALE

B

SBA 528 EDP-MC156304
February 28, 2014



PLANS PREPARED FOR:

Sprint

SPRINT NETWORK VISION
6500 SPRINT PARKWAY
OVERLAND PARK, KS 66251

PLANS PREPARED BY:

TRILEAF
PROPERTY DESIGN CONSULTANTS
1122 WALDEN OFFICE SQUARE, SUITE 510
SCHUMBERG, IL 60173
PHONE: (630) 227-0202
FAX: (630) 227-1212

PROJECT NUMBER: **608858**

Larson Engineering, Inc.
1488 BOND STREET, SUITE 100
NAPEVILLE, IL 60563-6503
(7) 630.377.0540 (F) 630.377.0164
LEEL Comm. No. COPYRIGHT ©

MLA PARTNER:

SBA

SBA COMMUNICATIONS CORPORATION
5900 BROKEN SOUND PARKWAY NW
BOCA RATON, FLORIDA 33487
PHONE: 800-487-7463

ENGINEERING LICENSE:

DRAWING NOTICE:
THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:

DESCRIPTION	DATE	BY	REV
90% Rev 0	03.04.14	EB	PCB
REV ADDRESS	04.28.14	EB	PCB

SITE NAME:
I-435 & MO45

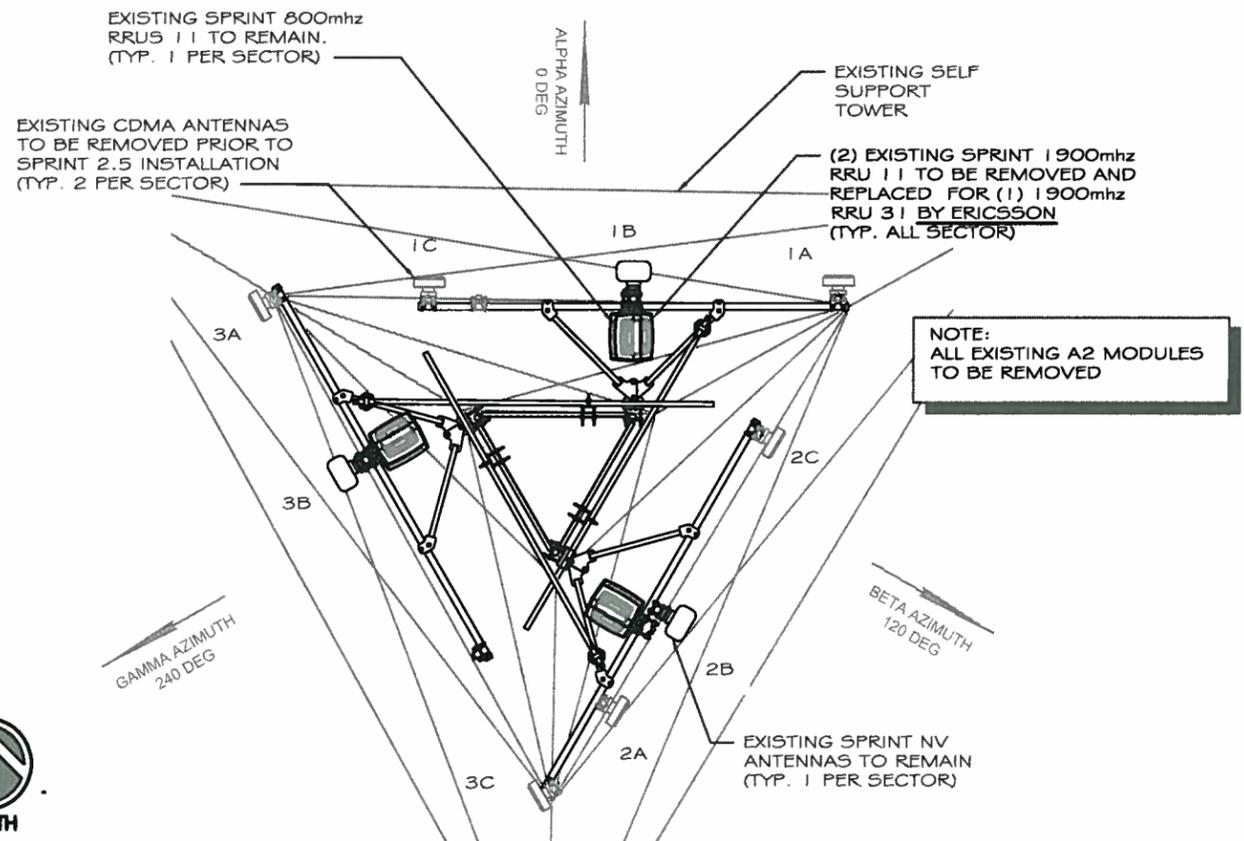
SITE CASCADE:
KC03XC207-B

SITE ADDRESS:
16205 NW 45 HIGHWAY
PARKVILLE, MO 64152

SHEET DESCRIPTION:
ELEVATION AND CABLE PLAN

SHEET NUMBER:
A-2.0

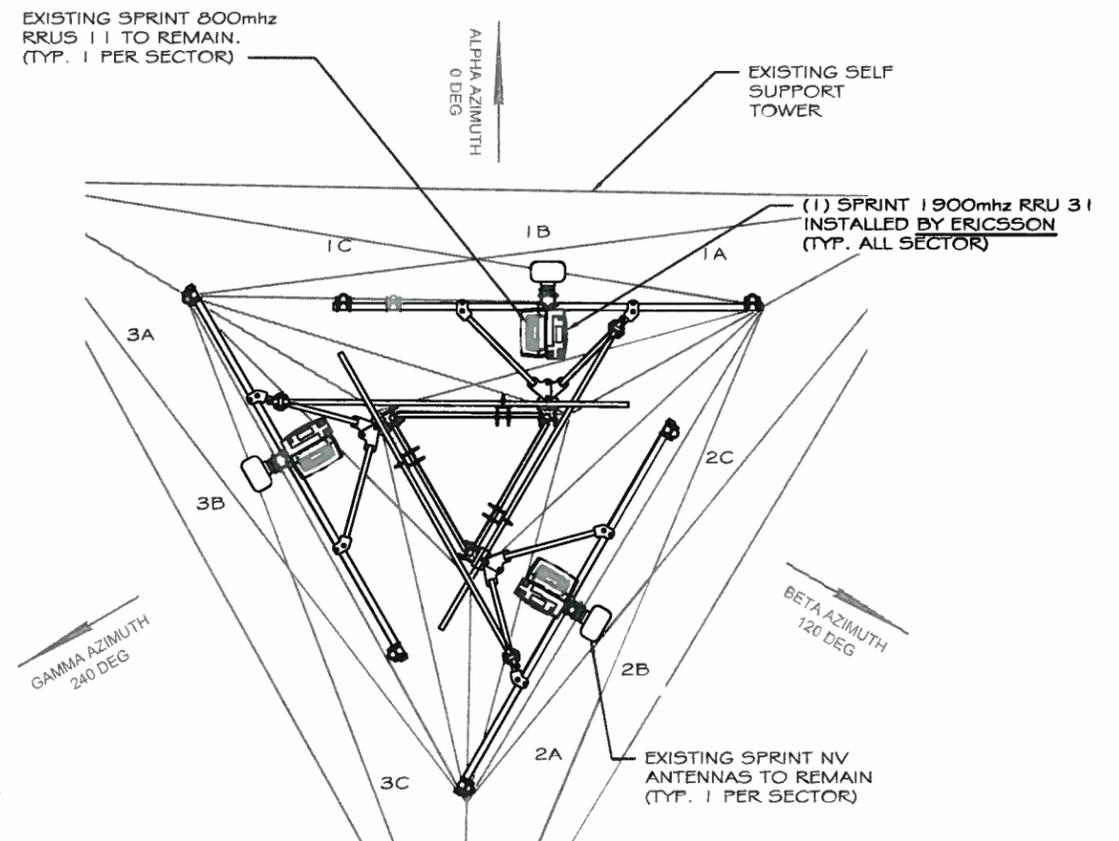
THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11"X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.



EXISTING ANTENNA & RRU LAYOUT @ 205'

3/16" = 1'-0"

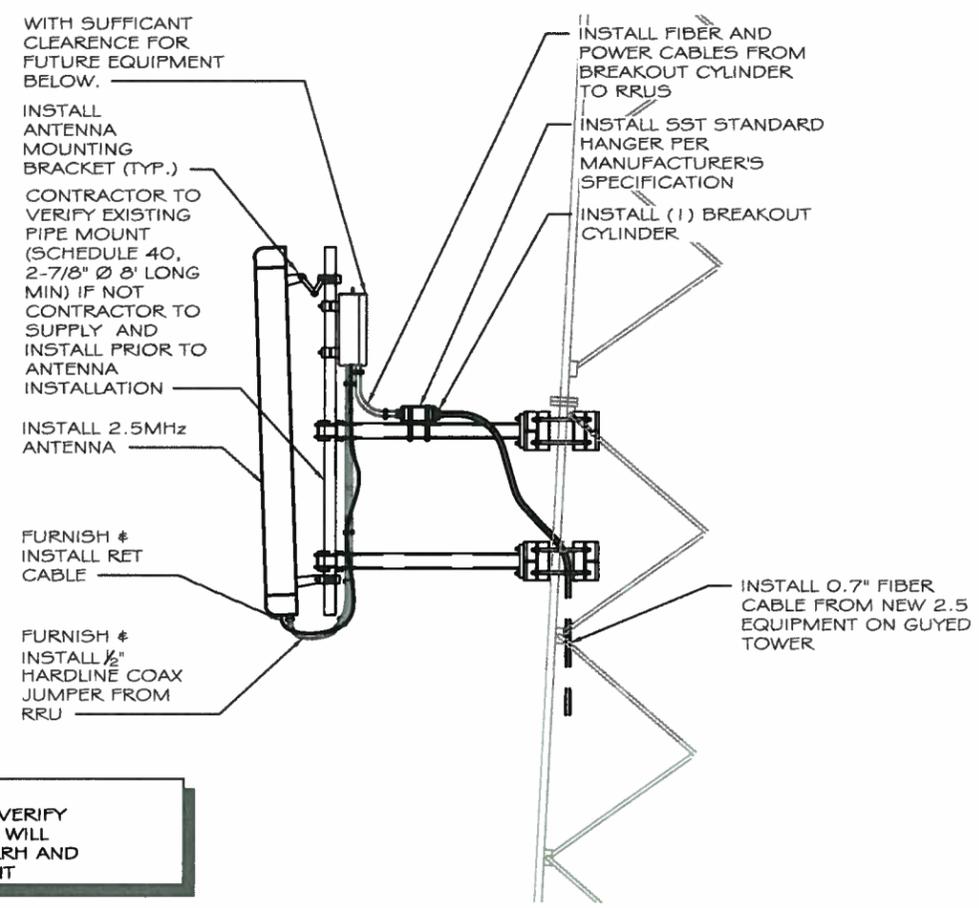
C



FINAL ANTENNA & RRU LAYOUT PER ERICSSON SCOPE @ 205'

3/16" = 1'-0"

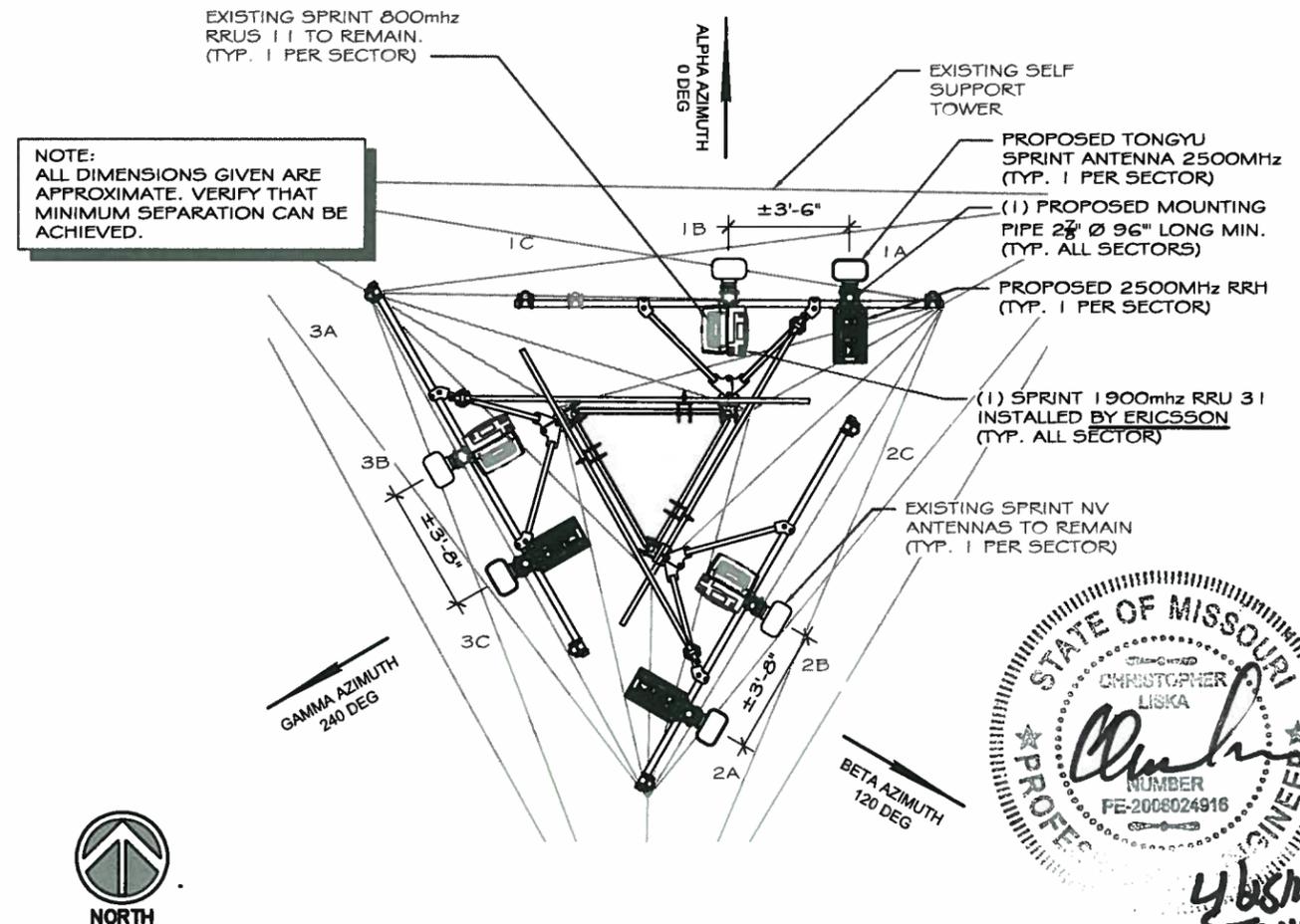
A



ANTENNA, RRU & BREAK-OUT MOUNTING DETAILS

1/4" = 1'-0"

D



FINAL ANTENNA LAYOUT @ 205'

3/16" = 1'-0"

B

PLANS PREPARED FOR:

SPRINT NETWORK VISION
6580 SPRINT PARKWAY
OVERLAND PARK, KS 66251

PLANS PREPARED BY:

TRILEAF
PROPERTY DESIGN CONSULTANTS
1821 WALDEN OFFICE SQUARE, SUITE 510
SCHAUMBURG, IL 60193
PHONE: (630) 227-0202
FAX: (630) 227-1212

PROJECT NUMBER: 608858

Larson Engineering, Inc.
1488 BOND STREET, SUITE 100
NAPEEVILLE, IL 60563-4503
(P) 630.337.0540 (F) 630.337.0164
LEEL Comm. No. COPYRIGHT ©

MLA PARTNER:

SBA COMMUNICATIONS CORPORATION
5900 BROKEN SOUND PARKWAY NW
DOCA RATON, FLORIDA 33487
PHONE: 800-487-7463

ENGINEERING LICENSE:

DRAWING NOTICE:

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:	DESCRIPTION	DATE	BY	REV
90% Rev 0		03.04.14	EB	PCB
REV ADDRESS		04.28.14	EB	PCB

SITE NAME: I-435 & MO45

SITE CASCADE: KC03XC207-B

SITE ADDRESS: 16205 NW 45 HIGHWAY PARKVILLE, MO 64152

SHEET DESCRIPTION: ANTENNA LAYOUT & MOUNTING DETAILS

SHEET NUMBER: A-3.0

Y. Lisika

THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11"X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

PENDING FINAL RFDS



PLANS PREPARED FOR:
Sprint
 SPRINT NETWORK VISION
 6580 SPRINT PARKWAY
 OVERLAND PARK, KS 66251

PLANS PREPARED BY:

TRILEAF
 PROPERTY DESIGN CONSULTANTS
 1821 WALDEN OFFICE SQUARE, SUITE 510
 SCHAMBERG, IL 60173
 PHONE: (630) 227-0202
 FAX: (630) 227-1212

PROJECT NUMBER: **608858**

 **Larson Engineering, Inc.**
 1488 BOND STREET, SUITE 100
 NAPEVILLE, IL 60563-6503
 (P) 630.337.0540 (F) 630.337.0164
 LEEL Comm. No.
 COPYRIGHT ©

MLA PARTNER:

SBA
 SBA COMMUNICATIONS CORPORATION
 5900 BROKEN SOUND PARKWAY NW
 BOCA RATON, FLORIDA 33487
 PHONE: 800-487-7463

ENGINEERING LICENSE:
 [Empty box for license information]

DRAWING NOTICE:
 THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:

DESCRIPTION	DATE	BY	REV
90% Rev 0	03.04.14	EB	PCB
REV ADDRESS	04.28.14	EB	PCB

SITE NAME:
I-435 & MO45

SITE CASCADE:
KC03XC207-B

SITE ADDRESS:
 16205 NW 45 HIGHWAY
 PARKVILLE, MO 64152

SHEET DESCRIPTION:
RF DATA SHEET

SHEET NUMBER:
A-4.0

THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11"X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

PENDING FINAL RFDS



PLANS PREPARED FOR:
Sprint
 SPRINT NETWORK VISION
 6580 SPRINT PARKWAY
 OVERLAND PARK, KS 66251

PLANS PREPARED BY:

TRILEAF
 PROPERTY DESIGN CONSULTANTS
 1821 WALDEN OFFICE SQUARE, SUITE 510
 SCHUMBERG, IL 60173
 PHONE: (630) 227-0292
 FAX: (630) 227-1212

PROJECT NUMBER: **608858**


Larson Engineering, Inc.
 1488 BOND STREET, SUITE 100
 NAPERVILLE, IL 60563-4593
 (P) 630.377.0540 (F) 630.377.0164
 LEEL Comm. No.
 COPYRIGHT ©

MLA PARTNER:

SBA
 SBA COMMUNICATIONS CORPORATION
 5900 BROKEN SOUND PARKWAY NW
 BOCA RATON, FLORIDA 33487
 PHONE: 800-487-7463

ENGINEERING LICENSE:
 [Empty box for license information]

DRAWING NOTICE:
 THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:

DESCRIPTION	DATE	BY	REV
90% Rev 0	03.04.14	EB	PCB
REV ADDRESS	04.28.14	EB	PCB

SITE NAME:
I-435 & MO45

SITE CASCADE:
KC03XC207-B

SITE ADDRESS:
 16205 NW 45 HIGHWAY
 PARKVILLE, MO 64152

SHEET DESCRIPTION:
RF DATA SHEET

SHEET NUMBER:
A-5.0

THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11"x 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.



SPRINT NETWORK VISION
6500 SPRINT PARKWAY
OVERLAND PARK, KS 66251

PLANS PREPARED BY:



PROJECT NUMBER 608858



MLA PARTNER:



SBA COMMUNICATIONS CORPORATION
5900 BROKEN SOUND PARKWAY NW
BOCA RATON, FLORIDA 33497
PHONE: 800-457-7463

ENGINEERING LICENSE:

DRAWING NOTICE:
THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

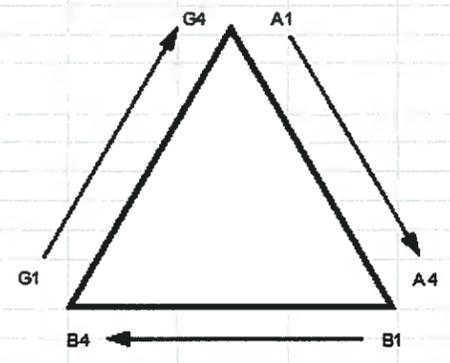
REVISIONS:	DESCRIPTION	DATE	BY	REV
90%	Rev 0	03.04.14	EB	PCB
	REV ADDRESS	04.26.14	EB	PCB

SITE NAME:	I-435 & MO45
SITE CASCADE:	KC03XC207-B
SITE ADDRESS:	16205 NW 45 HIGHWAY PARKVILLE, MO 64152
SHEET DESCRIPTION:	COLOR CODE SHEET
SHEET NUMBER:	A-6.0

CABLE MARKING COLOR CONVENTION TABLE

	A1-1	A1-2	A2-1	A2-2	A3-1	A3-2	A4-1	A4-2
ALPHA, A, X, #1	+45	-45	+45	-45	+45	-45	+45	-45
Sector	RED							
Antenna	WHITE	WHITE	ORANGE	ORANGE	BROWN	BROWN	VIOLET	VIOLET
Port (+/-)	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN
BAND (850/1900)	ORANGE/VIOLET							
BETA, B, Y, #2	B1-1	B1-2	B2-1	B2-2	B3-1	B3-2	B4-1	B4-2
	+45	-45	+45	-45	+45	-45	+45	-45
Sector	BLUE							
Antenna	WHITE	WHITE	ORANGE	ORANGE	BROWN	BROWN	VIOLET	VIOLET
Port	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN
BAND (850/1900)	ORANGE/VIOLET							
GAMMA, C, Z, #3	C1-1	C1-2	C2-1	C2-2	C3-1	C3-2	C4-1	C4-2
	+45	-45	+45	-45	+45	-45	+45	-45
Sector	GREEN							
Antenna	WHITE	WHITE	ORANGE	ORANGE	BROWN	BROWN	VIOLET	VIOLET
Port	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN
BAND (850/1900)	ORANGE/VIOLET							
DELTA, D, #4	D1-1	D1-2	D2-1	D2-2	D3-1	D3-2	D4-1	D4-2
	+45	-45	+45	-45	+45	-45	+45	-45
Sector	YELLOW							
Antenna	WHITE	WHITE	ORANGE	ORANGE	BROWN	BROWN	VIOLET	VIOLET
Port	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN
BAND (850/1900)	ORANGE/VIOLET							

Figure 1: Antenna Orientation



Version 2.0 March 1st, 2008

Table 20-2. Coaxial Cable Color Code Sample

Sector	Cable	First Ring	Second Ring	Third Ring
1 Alpha	1	Green	No Tape	No Tape
	2	Blue	No Tape	No Tape
	3	Brown	No Tape	No Tape
	4	White	No Tape	No Tape
	5	Red	No Tape	No Tape
	6	Grey	No Tape	No Tape
	7	Purple	No Tape	No Tape
	8	Orange	No Tape	No Tape
2 Beta	1	Green	Green	No Tape
	2	Blue	Blue	No Tape
	3	Brown	Brown	No Tape
	4	White	White	No Tape
	5	Red	Red	No Tape
	6	Grey	Grey	No Tape
	7	Purple	Purple	No Tape
	8	Orange	Orange	No Tape
3 Gamma	1	Green	Green	Green
	2	Blue	Blue	Blue
	3	Brown	Brown	Brown
	4	White	White	White
	5	Red	Red	Red
	6	Grey	Grey	Grey
	7	Purple	Purple	Purple
	8	Orange	Orange	Orange

Table 20-3. Frequency/Radio Color Code

Frequency/Radio	Indicator	ID
800 #1	Yellow	Green
1900 #1	Yellow	Red
1900 #2	Yellow	Brown
1900 #3	Yellow	Blue
1900 #4	Yellow	Grey
800 #2	Yellow	Orange
2500 #1	Yellow	White
2500 #2	Yellow	Purple

Table 20-5. 2500MHz Radio Calibration Cable Color Code

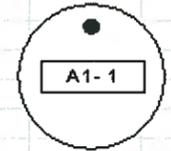
2500MHz #1 Cal Cable - Sector	Cable	First Ring	Second Ring	Third Ring	Fourth Ring	Fifth Ring	Sixth Ring
1 Alpha	1	Yellow		Yellow	White		
2 Beta	2	Yellow	Yellow		Yellow	White	
3 Gamma	3	Yellow	Yellow	Yellow		Yellow	White
2500MHz #2 Cal Cable - Sector	Cable	First Ring	Second Ring	Third Ring	Fourth Ring	Fifth Ring	Sixth Ring
1 Alpha	1	Yellow		Yellow	Purple		
2 Beta	2	Yellow	Yellow		Yellow	Purple	
3 Gamma	3	Yellow	Yellow	Yellow		Yellow	Purple

- NOTE*: All color code tape shall be 3M-35 and shall be installed using a minimum of (3) wraps of tape.
- NOTE*: All color bands installed at the tower top shall be a minimum of 3" wide and shall have a minimum of 1/4" of spacing between each color.
- NOTE*: All color bands installed at or near the ground may be only 3/4" wide. Each top-jumper shall be color coded with (1) set of 3" wide bands.
- NOTE*: Each main coax shall be color coded with (1) set of 3" bands near the top-jumper connection and with 3/4" color bands just prior to entering the BTS or transmitter building.
- NOTE*: All bottom jumpers shall be color coded with (1) set of 3/4" bands on each end of the bottom jumper.
- NOTE*: All color codes shall be installed so as to align neatly with one another from side-to-side.
- NOTE*: Each color band shall have a minimum of (3) wraps and shall be neatly trimmed and smoothed out so as to avoid unraveling.
- NOTE*: X-Pole Antennas should use "x-1" for the "+45" port, "x-2" for the "-45" port.
- NOTE*: Colorband #4 refers to the Frequency Band: ORANGE=850, VIOLET=1900. Used on jumpers only.
- NOTE*: RF feedline shall be identified with a metal tag (stainless or brass) and stamped with the sector, antenna position, and cable number.
- NOTE*: Antennas must be identified, using the sector letter and antenna number, with a black marker prior to installation.

CABLE MARKING TAGS

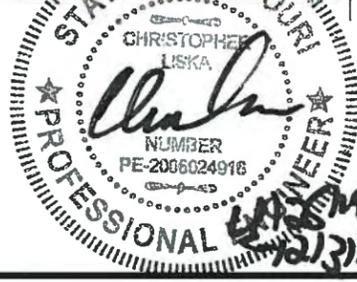
TO PROVIDE ADDITIONAL IDENTIFICATION RF CABLES SHALL BE IDENTIFIED WITH A METAL TAG MADE OF STAINLESS STEEL OR BRASS AND STAMPED WITH THE SECTOR, ANTENNA POSITION, AND CABLE NUMBER. THE ID MARKING LOCATIONS SHOULD BE AS PER "CABLE MARKING LOCATIONS TABLE". THE TAG SHOULD BE ATTACHED WITH CORROSIVE PROOF WIRE OR WAX STRING AROUND THE CABLE. THE TAG SHOULD BE LABELED AS SHOWN BELOW IN FIGURE 2.

Figure 2: Tag Detail Example

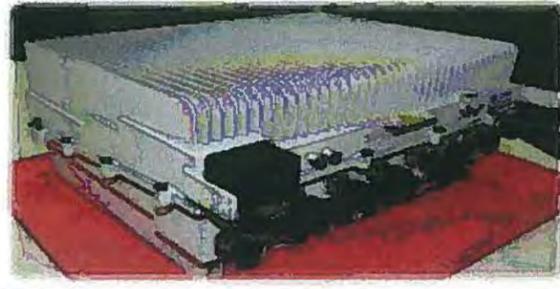


CABLE MARKING LOCATIONS TABLE

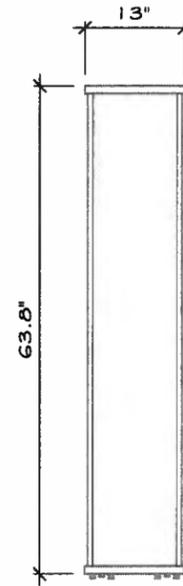
TAPE	TAG	LOCATIONS
X		EACH TOP-JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
X		EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
	X	MARKING TAGS SHALL BE ATTACHED AT CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER
X		ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF BOTTOM JUMPER.



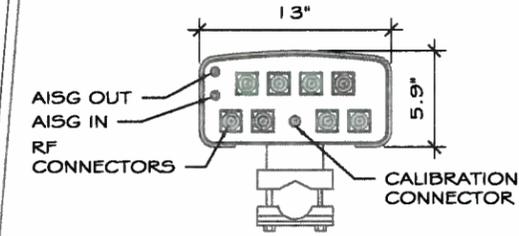
THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11"X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.



Description	RRUS-RRU
Operating band	2496-2690MHz (Band 41)
Concurrent bandwidth	60MHz per PA
HW Configurations Supported	8T8R / 4T4R / 2T2R
Output Power	3 carriers @ ~6.5W per PA for each carrier
Volume (L)	<=35L
Weight (kg)	<=55.2lb (25kg)
Dimensions	8.7 x 17.4 x 14 Inch
Optical line rate	6 x 6G/OBSAI
Cooling	Convection
Power consumption (-48V DC)	610W @55% , 723W @68%
Operating Temperature	(-40 to +131°F) / (-40 to +55°C)
Protection	IP65



NOTE:
SEE APPROVED STRUCTURAL ANALYSIS
FOR ANTENNA & RRU MOUNTING
DETAILS



MANUFACTURER: TONGYU
MODEL: TYDA-2527 / 8DER-65P
WEIGHT: 54.1 LBS.
DIMENSIONS: 63.8" X 13" X 5.9"
FREQUENCY: REFER TO RF DATA SHEET

2.5 RRUS

NO SCALE

C

2.5 ANTENNA

NO SCALE

A

DRAWING NOTICE:
THESE DOCUMENTS ARE
CONFIDENTIAL AND ARE THE
SOLE PROPERTY OF SPRINT AND
MAY NOT BE REPRODUCED,
DISSEMINATED OR
REDISTRIBUTED WITHOUT THE
EXPRESS WRITTEN CONSENT OF
SPRINT.

REVISIONS:	DESCRIPTION	DATE	BY	REV
90%	Rev 0	03.04.14	EB	PCB
REV ADDRESS		04.28.14	EB	PCB

SITE NAME:
I-435 & MO45

SITE CASCADE:
KC03XC207-B

SITE ADDRESS:
16205 NW 45 HIGHWAY
PARKVILLE, MO 64152

SHEET DESCRIPTION:
EQUIPMENT
DETAILS

SHEET NUMBER:
A-7.0



DETAIL NOT USED

NO SCALE

D

DETAIL NOT USED

NO SCALE

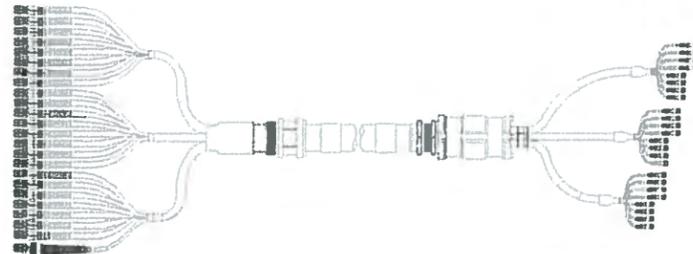
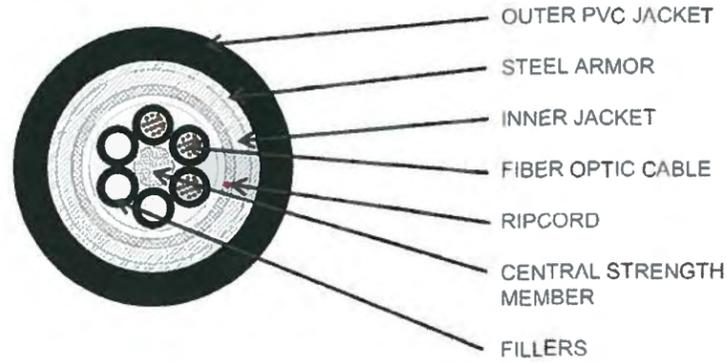
B

THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11"X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

NSN Fiber Only Cable (48)



6000 Connection Drive
Irving, TX 75039
(972) 374 3000



Cable Construction

Armor STEEL TAPE

Fiber Cables FIBER TYPE: OS2 BEND-INSENSITIVE LOW WATER-PEAK SINGLE-MODE - G.657.A1
FIBER COUNT: 48
FIBER OD: 0.010" (0.25 mm)
NOMINAL DIAMETER: 0.315" (8 mm)
JACKET: LOW-SMOKE ZERO-HALOGEN

Outer Jacket MATERIAL: PVC - UV RESISTANT
COLOR: BLACK
NOMINAL WALL: 0.065" (1.7 mm)
NOMINAL OD: .867" (22.02 mm)
RIPCORDER UNDER JACKET
UL TC-OF
FT-4 (FIBER)

Other Characteristics

Bending Radius 14 inches
Operating Temp. (Fiber): -40°C to 70°C
Storage Temp. (Fiber): -40°C to 75°C
Installation Temp. (Fiber): -30°C to 60°C
Maximum Long Term Load (Fiber): 800 N (180 lbf)
Maximum Short Term Load (Fiber): 2700 N (610 lbf)
Estimated Cable Weight .25 lbs/ft

Drawings are not drawn to scale
Specification subject to change
Date - 8/23/2013 - Sprint

CABLE X-SECTION AND DATA

NO SCALE

C



EXISTING RBS CABINET WITH 2.5 EQUIPMENT

NO SCALE

A

DETAIL NOT USED

NO SCALE

B

PLANS PREPARED FOR:

Sprint

SPRINT NETWORK VISION
6580 SPRINT PARKWAY
OVERLAND PARK, KS 66251

PLANS PREPARED BY:

TRILEAF
PROPERTY DESIGN CONSULTANTS
1821 WALDEN OFFICE SQUARE, SUITE 510
SCHAMBERG, IL 60173
PHONE: (630) 227-0202
FAX: (630) 227-1212

PROJECT NUMBER

608858

Larson Engineering, Inc.

1488 BOND STREET, SUITE 100
NAPEVILLE, IL 60563-6503
(P) 630.377.0540 (F) 630.377.0164
LEEL Comm. No.
COPYRIGHT ©

MLA PARTNER:



SBA COMMUNICATIONS CORPORATION
5900 BROKEN SOUND PARKWAY NW
DOCA RATON, FLORIDA 33497
PHONE: 800-467-7463

ENGINEERING LICENSE

DRAWING NOTICE:
THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:	DESCRIPTION	DATE	BY	REV
001 Rev 0		03.04.14	EB	PCB
REV ADDRESS		04.28.14	EB	PCB

SITE NAME:

I-435 & MO45

SITE CASCADE:

KC03XC207-B

SITE ADDRESS:

16205 NW 45 HIGHWAY
PARKVILLE, MO 64152

SHEET DESCRIPTION:

EQUIPMENT
DETAILS

SHEET NUMBER:

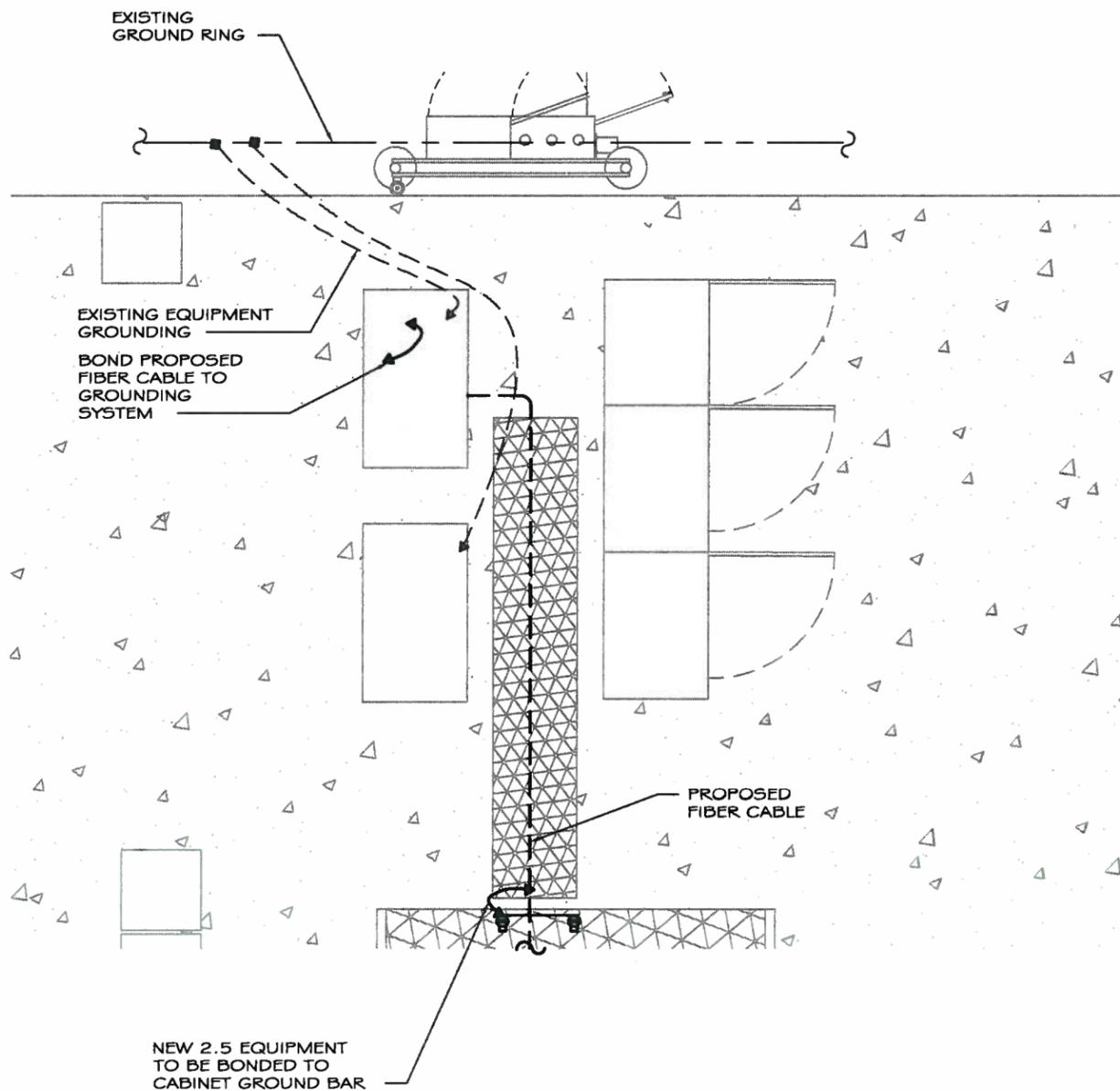
A-8.0



THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11"X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

LEGEND:

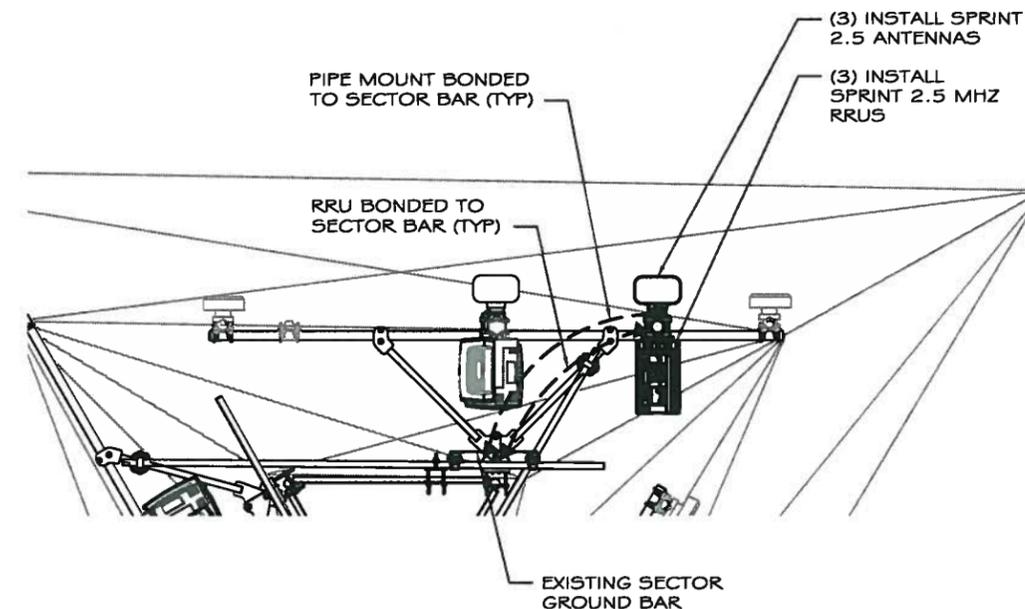
- EXISTING GROUND RING
- CADWELD CONNECTION (EXOTHERMIC WELD)
- ▲ MECHANICAL CONNECTION
- ⊗ GROUND ROD



EQUIPMENT GROUNDING PLAN

1/4" = 1'-0"

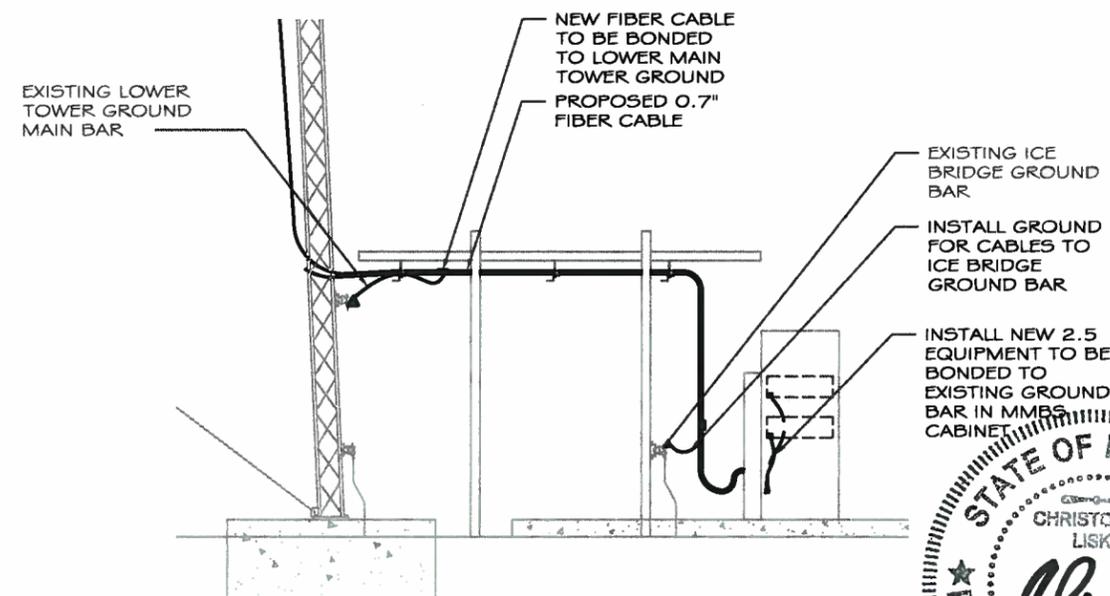
C



ANTENNA GROUNDING PLAN (TYP)

3/16" = 1'-0"

A



EQUIPMENT GROUNDING DETAIL

NO SCALE

B

PLANS PREPARED FOR:

Sprint

SPRINT NETWORK VISION
6580 SPRINT PARKWAY
OVERLAND PARK, KS 66251

PLANS PREPARED BY:

TRILEAF
PROPERTY DESIGN CONSULTANTS
1821 WALDEN OFFICE SQUARE, SUITE 510
SCHAUMBURG, IL 60197
PHONE: (630) 227-0202
FAX: (630) 227-1212

PROJECT NUMBER

608858

Larson Engineering, Inc.

1488 BOND STREET, SUITE 100
NAPEVILLE, IL 60563-6503

(P) 630.337.2540 (F) 630.337.0164

LEIL Comm. No.

COPYRIGHT ©

MLA PARTNER:

SBA

SBA COMMUNICATIONS CORPORATION
5900 BROKEN SOUND PARKWAY NW
DOCA RATON, FLORIDA 33487
PHONE: 800-487-7463

ENGINEERING LICENSE:

DRAWING NOTICE:

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:

DESCRIPTION	DATE	BY	REV
90% Rev 0	03.04.14	EB	PCB
REV ADDRESS	04.28.14	EB	PCB

SITE NAME:

I-435 & MO45

SITE CASCADE:

KC03XC207-B

SITE ADDRESS:

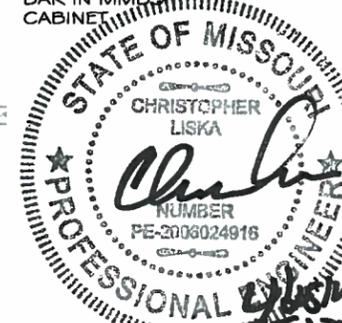
16205 NW 45 HIGHWAY
PARKVILLE, MO 64152

SHEET DESCRIPTION:

GROUNDING & ELECTRICAL PLAN

SHEET NUMBER:

E-1.0



THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11"X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

REVISIONS:	DESCRIPTION	DATE	BY	REV
001 Rev 0		03.04.14	EB	PCG
REV ADDRESS		04.28.14	EB	PCG

SITE NAME:
I-435 & MO45

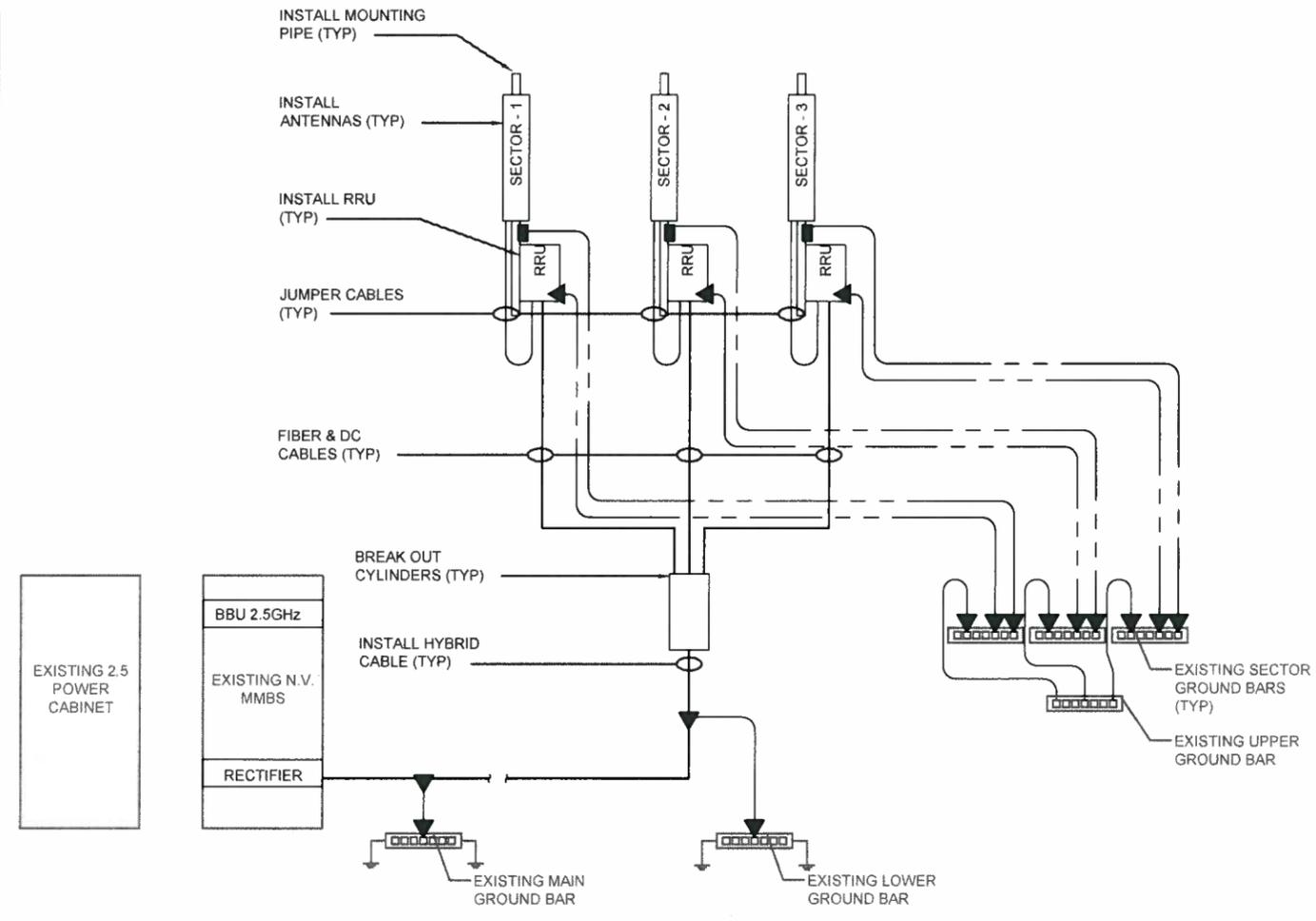
SITE CASCADE:
KC03XC207-B

SITE ADDRESS:
 16205 NW 45 HIGHWAY
 PARKVILLE, MO 64152

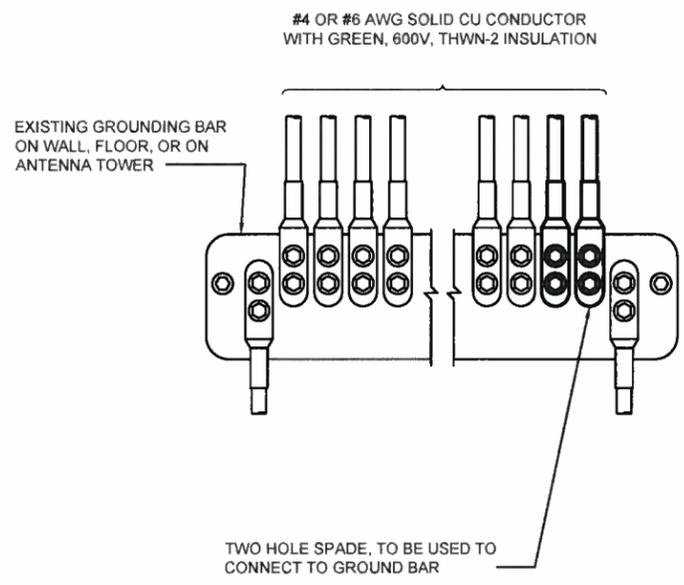
SHEET DESCRIPTION:
GROUNDING DETAILS

SHEET NUMBER:
E-2.0

SYMBOL LEGEND
 ■ EXOTHERMIC CONNECTION
 ▲ MECHANICAL CONNECTION

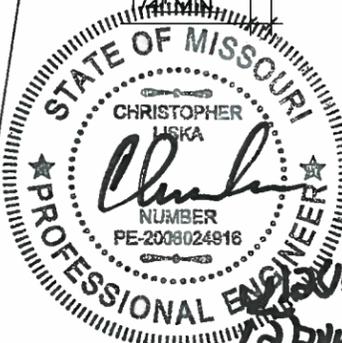
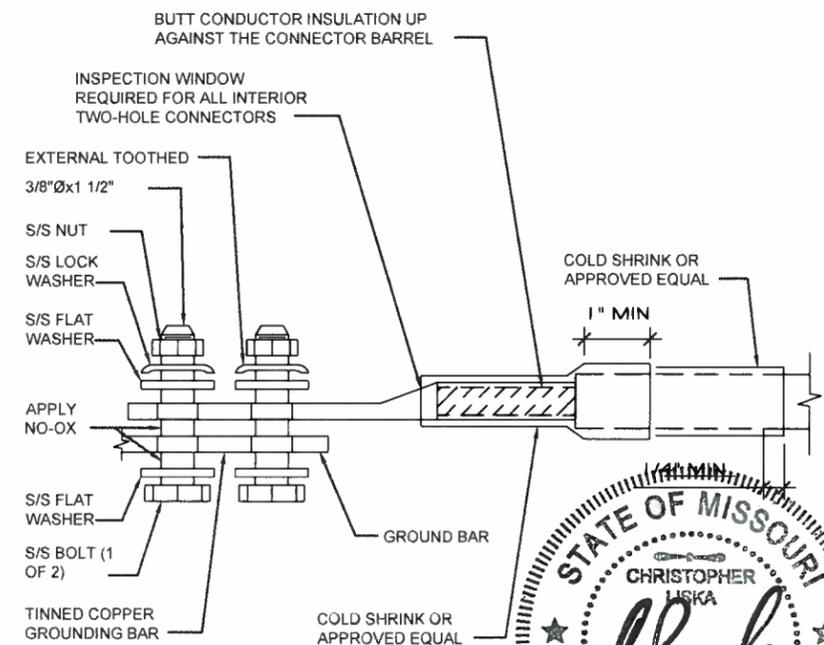


GROUNDING RISER DIAGRAM NO SCALE C



- NOTES**
1. APPLY NO-OX TO LUG AND BAR CONTACT SURFACE. DO NOT COAT INLINE LUG.
 2. IF STOLEN GROUND BARS ARE ENCOUNTERED, CONTACT SPRINT CM FOR REPLACEMENT THREADED ROD KIT.

INSTALLATION OF GROUNDING CONDUCTOR TO GROUNDING BAR NO SCALE A



TWO HOLE LUG NO SCALE B

DETAIL NOT USED

NO SCALE E

DETAIL NOT USED

NO SCALE D

THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11"X 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

DRAWING NOTICE
 THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:	DESCRIPTION	DATE	BY	REV
90%	Rev 0	03.04.14	EB	PCB
REV ADDRESS		04.28.14	EB	PCB

SITE NAME: **I-435 & MO45**

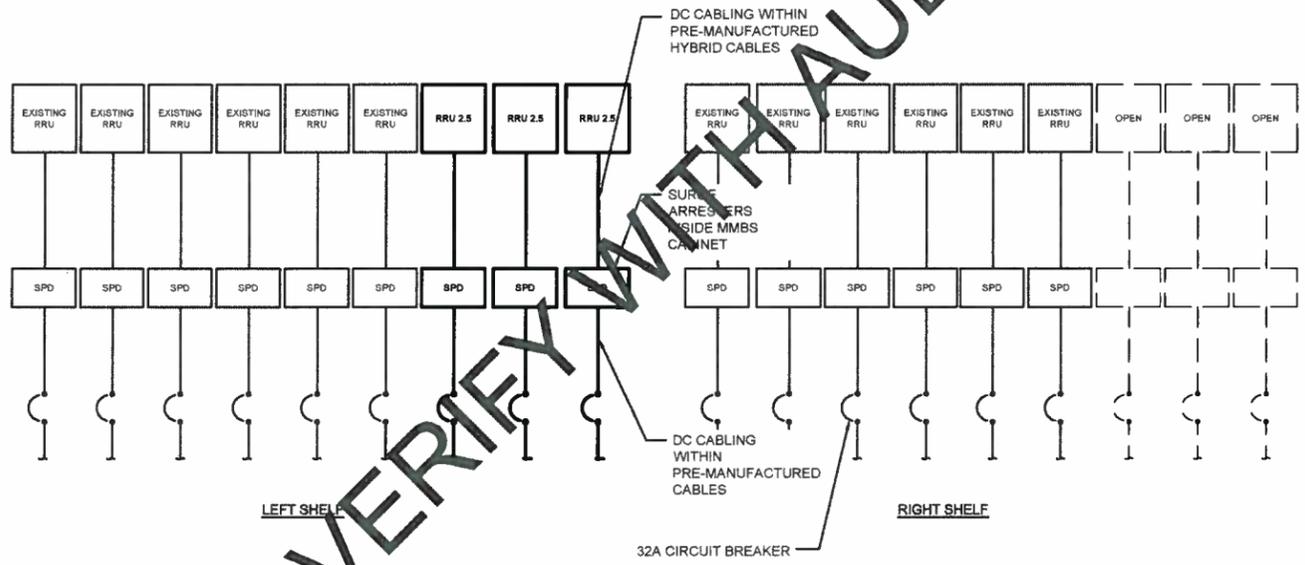
SITE CASCADE: **KC03XC207-B**

SITE ADDRESS: **16205 NW 45 HIGHWAY PARKVILLE, MO 64152**

SHEET DESCRIPTION: **DC POWER & DISTRIBUTION**

SHEET NUMBER: **E-3.0**

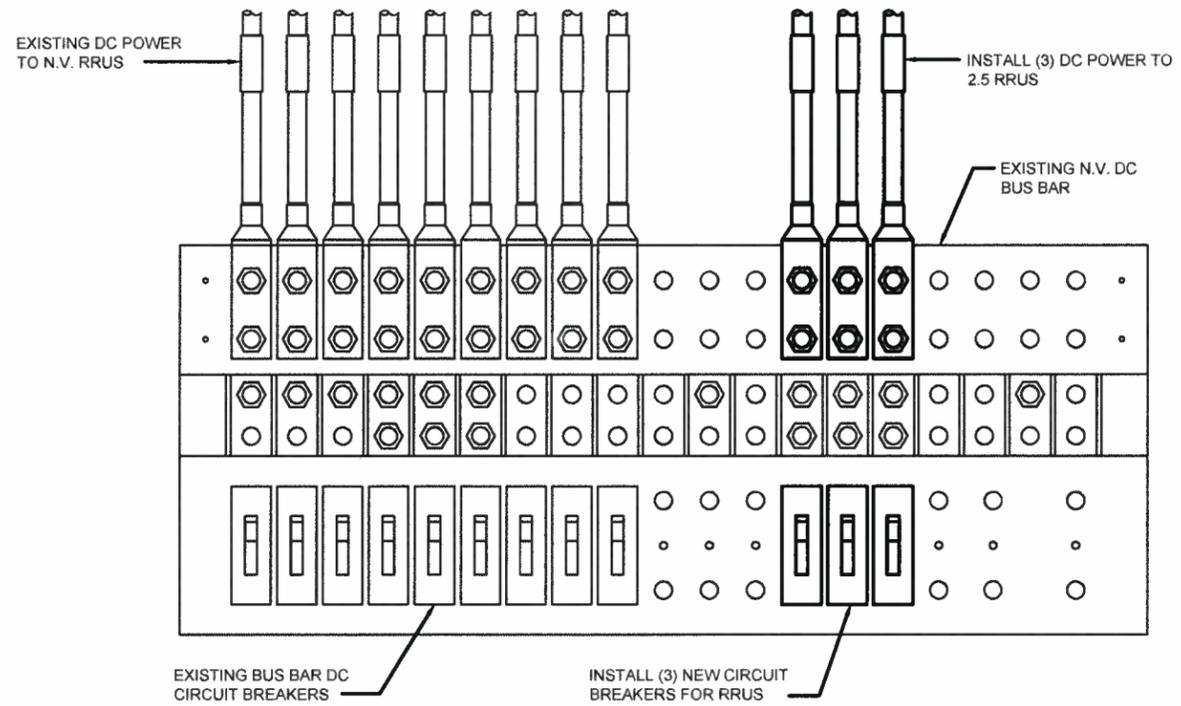
VERIFY WITH AUDIT



DC ONE LINE DIAGRAM

NO SCALE

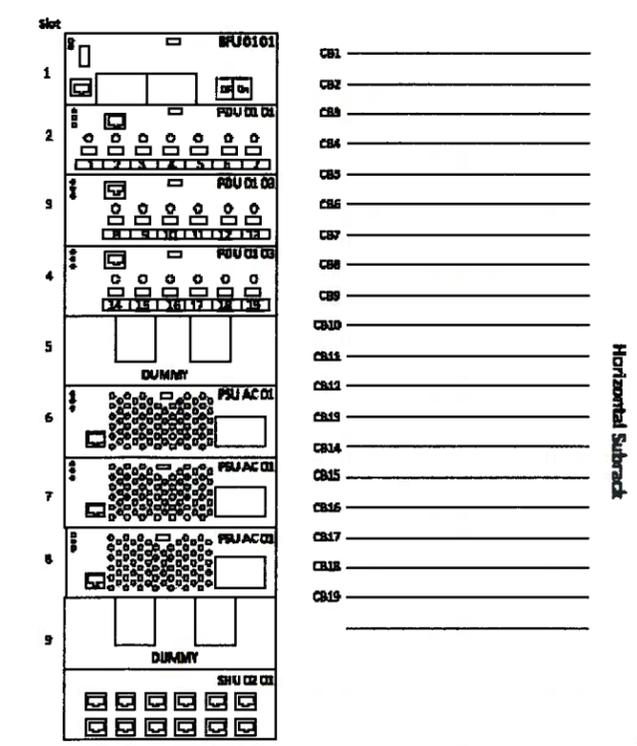
C



DC POWER DISTRIBUTION

NO SCALE

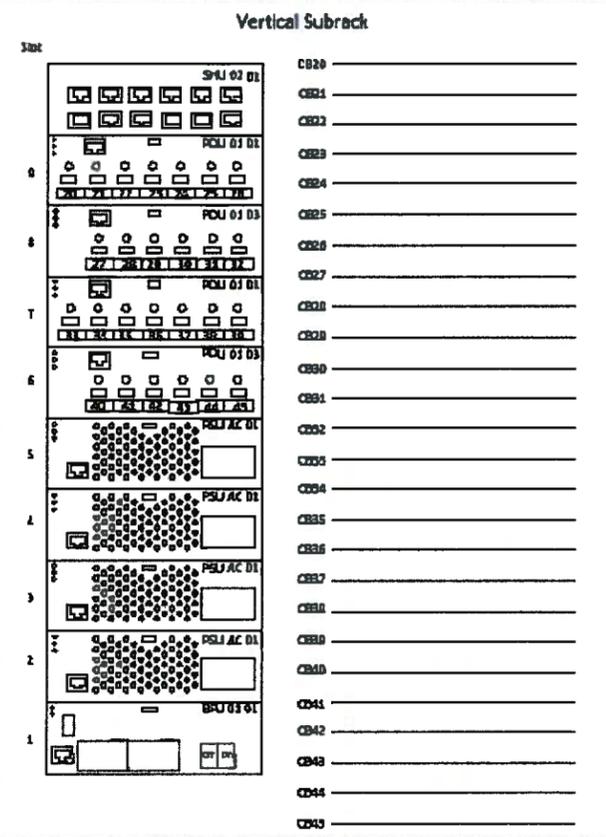
A



SUBRACK DETAIL

NO SCALE

D

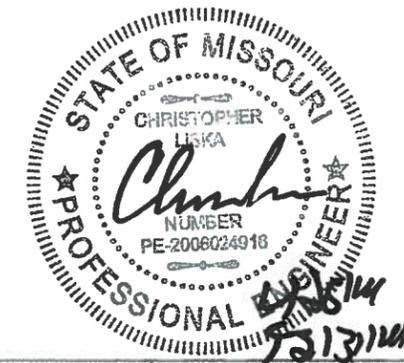


DC POWER CONVERTERS & RECTIFIERS DATA SHEET

NO SCALE

B

VERIFY WITH AUDIT



THESE DRAWINGS ARE FULL SIZE AND ARE SCALABLE ON 11"x 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.

CITY OF PARKVILLE

Policy Report

Date: Wednesday, June 11, 2014

Prepared By:
Sean Ackerson
Assistant City Administrator /
Community Development Director

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Ordinance amending Parkville Municipal Code Section 442.020 to allow accessory commercial vehicle storage in the Old Town District if fully enclosed. Case PZ14-15. Applicant, Paul and Rhonda Doyle of P & R Properties LLC.

BACKGROUND:

Parkville Municipal Code, Section 442.010, Purpose, describes the intent of the OTD zoning as “needed to help preserve, maintain and enhance the character of the commercial portion of the urban core.” This section also states the district “shall be used primarily for light retail business with accessory office and residential uses.” However, the district also allows for several supporting service uses. Uses permitted in Section 442.015, Permitted Uses, include repair of household appliances, dry cleaning, messengers, taxicabs, newspaper services, and other uses/services of similar character. Often these uses would be expected to be supported by commercial vehicles. However, Section 442.020, Prohibited Uses, subsection A, 2, prohibits “storage of commercial vehicles or heavy equipment, such as road-building or excavating equipment.”

Applicants, Paul and Rhonda Doyle of P & R properties LLC own 101 and 107 Mill Street. Propose an amendment to 442.020, Prohibited Uses; subsection A, 2 to allow commercial vehicles so long as they are fully enclosed. Specifically, the following amendment is proposed:

Section 442.020, Prohibited Uses.

- A. Certain uses have been identified as being incompatible with the character and context of the "OTD-B" District. Those uses that are deemed detrimental due to such factors as dust, odor, noise, lights, traffic burden or size are prohibited. Such uses include, but are not limited to:
 2. **Outdoor S**storage of commercial vehicles **or equipment**, or **any storage of heavy equipment, such as road-building or excavating equipment. Indoor storage of commercial vehicles and equipment shall be fully enclosed and not visible from the public right-of-way or abutting properties.**

Staff reviewed the application and concluded that the proposed text amendment is not contrary to the purpose of the “OTD” Old Town District zoning or the projections or objectives of the Parkville Master Plan or Downtown Master Plan draft.

This application was subject to a public hearing held before the Planning and Zoning Commission June 10, 2014. All required notices were published and no public comments or objections were voiced.

BUDGET IMPACT:

With the exception of require codification, there is no budgetary impact.

ALTERNATIVES:

1. Approve the ordinance and text amendments as proposed.
2. Approve the ordinance and text amendments subject to additional changes.
3. Postpone consideration.

STAFF RECOMMENDATION:

Staff recommends approving the text amendments as proposed. Legal counsel has reviewed and approved the ordinance and amendments as to form.

PLANNING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application at the June 10, 2014, meeting and concurred with staff conclusions and recommendation. The Commission recommended approval of the text amendment as submitted by a vote of 7 to 0.

POLICY:

Per Parkville Municipal Code, Chapter 483, amendments to the zoning code is to approved by the Board of Aldermen by ordinance, after the Planning and Zoning Commission considers the amendment at a public hearing and forwards their recommendation to the Board.

SUGGESTED MOTION:

I move that Bill No. 2790, an ordinance amending Parkville Municipal Code, Section 442.020 to allow accessory commercial vehicle storage in the Old Town District if fully enclosed, be approved for first reading.

I move that Bill No. 2790 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2790 be approved on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance
2. Staff report submitted to the Planning Commission
3. Minutes of the June 10, 2014 Planning and Zoning Commission meeting (by reference)
4. Parkville Municipal Code, Chapter 442, "OTD" *Old Town District* (by reference)
5. Parkville Master Plan (by reference)
6. Parkville Downtown Master Plan, December 2013 draft (by reference)

AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE SECTION 442.020 TO ALLOW ACCESSORY COMMERCIAL VEHICLE STORAGE IN THE OLD TOWN DISTRICT IF FULLY ENCLOSED

WHEREAS, all required notifications have been published and posted, and all required public hearings on this matter have been held;

WHEREAS, the Planning & Zoning Commission has reviewed and considered the above-referenced amendment. At its June 10, 2014 meeting, the Planning & Zoning Commission held a public hearing, concluded that the proposed text amendment is not contrary to the purpose of the "OTD" Old Town District zoning or the projections, goals or objectives of the City's adopted plans and unanimously recommended approval of the proposed amendment by a vote 7 to 0; and

WHEREAS, the Board of Aldermen concurs with the Planning Commission's conclusions and accepts their recommendation;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

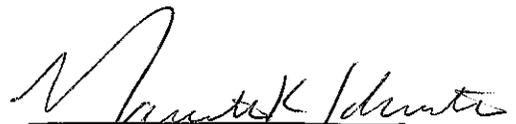
SECTION 1. Parkville Municipal Code, Title IV, Chapter 470, Section 470.020, subsection A, 2 is hereby repealed.

SECTION 2. Parkville Municipal Code, Title IV, Chapter 470, Section 470.020, subsection A is hereby amended to add a new subsection 2 as follows:

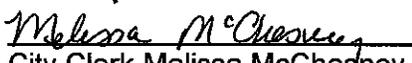
2. Outdoor storage of commercial vehicles or equipment, or any storage of heavy equipment, such as road-building or excavating equipment. Indoor storage of commercial vehicles and equipment shall be fully enclosed and not visible from the public right-of-way or abutting properties.

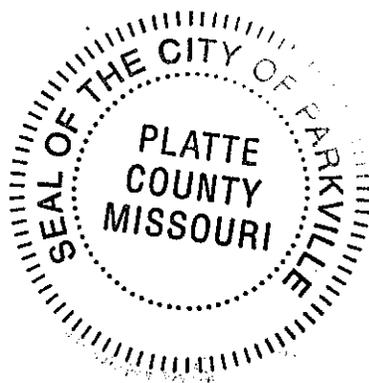
SECTION 3. This ordinance shall be effective upon adoption.

PASSED and APPROVED this 17th day of June 2014.


Mayor Nanette K. Johnston

ATTESTED:


City Clerk Melissa McChesney



Staff Analysis

Agenda Item: 4.E

Proposal: Amendment to Parkville municipal code section 442.020 to allow accessory commercial vehicle storage in the Old Town District if fully enclosed.

Case No: PZ14-15

Applicant: Paul and Rhonda Doyle, P & R Properties LLC

Zoning: "OTD" Old Town District

Exhibits: A. This staff report
B. Additional exhibits as may be presented at the public hearing

By Reference: A. Parkville Municipal Code, Chapter 442, "OTD" Old Town District
B. Parkville Master Plan
C. Parkville Downtown Master Plan, December 2013 draft

Overview

Paul and Rhonda Doyle of P & R properties LLC own 101 and 107 Mill Street. Both properties are zoned "OTD" Old Town District which does not allow storage of commercial vehicles. The Doyle's are requesting approval of a text amendment to Parkville Municipal Code, Chapter 442, Section 442.020, *Prohibited Uses*, subsection A, 2, to allow commercial vehicles to be stored in the OTD so long as they are fully enclosed.

Proposed Text Amendment

Following is the proposed text amendment. Existing text is shown in black font (example), new text is shown in red font (example), and red text that has been struck through is to be removed (example).

Section 442.020, Prohibited Uses.

- A. Certain uses have been identified as being incompatible with the character and context of the "OTD-B" District. Those uses that are deemed detrimental due to such factors as dust, odor, noise, lights, traffic burden or size are prohibited. Such uses include, but are not limited to:
 2. ~~Outdoor S~~storage of commercial vehicles or equipment, or any storage of heavy equipment, such as road-building or excavating equipment. Indoor storage of commercial vehicles and equipment shall be fully enclosed and not visible from the public right-of-way or abutting properties.

Review and Analysis

Parkville Municipal Code, Section 442.010, *Purpose*, describes the intent of the OTD zoning as “needed to help preserve, maintain and enhance the character of the commercial portion of the urban.” This section also states the district “shall be used primarily for light retail business with accessory office and residential uses.” However, the district also allows for several supporting service uses. Uses permitted in Section 442.015, Permitted Uses, include repair of household appliances, dry cleaning, messengers, taxicabs, newspaper services, and other uses/services of similar character. Often these uses would be expected to be supported by commercial vehicles. However, Section 442.020, *Prohibited Uses*, subsection A, 2, prohibits “storage of commercial vehicles or heavy equipment, such as road-building or excavating equipment.”

This section has previously been determined to prohibit uses such as service technicians, contractors, lawn and landscaping companies, many repair services and other similar uses due to the need to store commercial vehicles and equipment. This issue has recently been revisited at the request of the applicants. Their buildings at 101 and 107 Mill Street were previously zoned light industrial until the creation of the OTD zoning. Both buildings were originally garages and have historically been used for repair shops, mechanics, storage and similar uses as opposed to the desired “light retail business with accessory office and residential uses.”

Until being purchased and renovated by the applicants, the buildings were dilapidated and had a character that detracted from downtown. Over the last several years, the applicants have made changes to improve the character of the buildings to make them more marketable and better fit the character of downtown. During that period, the buildings have been used by businesses permitted in the OTD, including office and retail uses. However, due to their location on the perimeter of the district, limited visibility from downtown and the limitations of the original construction, they are still not well suited to retail commercial and office uses. Instead, they are better suited to the service uses permitted in the district.

A primary limitation to those uses better suited to these properties is an inability to utilize the garage to store commercial vehicles. The primary concern with storing commercial vehicles is the visual impact to downtown. Much of downtown’s success has been built on the historic image of Main Street. Outdoor storage of commercial vehicles could detract from this image and impact the district. However, allowing indoor vehicle storage could eliminate this concern and help better utilize buildings like 101 and 107 Mill Street without detracting from the character or conflicting with other objectives for downtown.

It should be noted, that although this application has been made by the owners of 101 and 107 Mill Street, the application has been considered in the context of application to all properties within the OTD zoning. This amendment could be applicable to other properties on Mill Street, East Street and in English Landing Center. Since the amendment does not change the permitted uses and the storage it would permit would be fully enclosed, it would appear to have no impact.

Another primary consideration with any text amendment is compatibility with City plans, goals and objectives. Two City plans have projections for the area – the Parkville Master Plan and the Downtown Master Plan. The Parkville Master Plan objectives for the area include preserving or enhancing the character of downtown and promoting redevelopment of non-compatible uses and reinvestment in aged buildings and infrastructure. The proposed amendment could help implement these objective to the extent it could encourage viable use of the buildings and ongoing investments until such time as it is feasible to redevelop the area. The uses that would be allowed would not change and so long as all vehicles and equipment storage was inside a building the storage would have no impact on the character of downtown.

Although not adopted, the Downtown Town Master Plan was reviewed for additional guidance. The plan considered these properties in the context of downtown and concluded that this area lacked a sense of arrival, did not have the necessary pedestrian facilities and was detached from downtown. The plan recommended long-term redevelopment of the retail uses along Mill Street noting that as downtown grows and traffic along FF Highway/ Mill Street increases, this area will become a logical location for future expansion of the Downtown shopping experience. The plan did not address interim uses, but it would be expected that any interim use must be compatible with the overall objectives including preserving the character of the downtown. To that extent, any change that would encourage viable use of the properties and ongoing investment and maintenance while not detracting from the character of downtown would be positive.

Consideration of the text amendment requires a public hearing. Required notices were published and no comments have been received as of the date of this report.

Staff Conclusion and Recommendation

Staff concludes: That the proposed text amendment is not contrary to the purpose of the "OTD" Old Town District zoning or the projections or objectives of the Parkville Master Plan or Downtown Master Plan draft. Accordingly, Staff recommends approval of the proposed text amendment.

It should be noted that this recommendation is made without knowledge of facts and testimony which may be presented during the required public hearing and that the conclusions herein are subject to change as a result of evaluating additional information.

Necessary Action

Following consideration of the application, the factors discussed above and any testimony presented during the public hearing, the Planning Commission must recommend approval or denial of the text amendment (with or without conditions) unless otherwise postponed. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen along with any explanation thereof for final action.

End of Memorandum

	06/5/14
Sean Ackerson, AICP	Date
Assistant City Administrator /	
Community Development Director	

CITY OF PARKVILLE

Policy Report

Date: Wednesday, June 11, 2014

Prepared By:
Sean Ackerson
Assistant City Administrator /
Community Development Director

Reviewed By:
Lauren Palmer
City Administrator

ISSUE:

Ordinance approving a conditional use permit for offsite storage, staging and assemblage of heavy equipment and materials for public utility and infrastructure construction on a 15-acre portion, more or less, of parcel 20-3.0-07-000-000-003-001. Case PZ14-14. Applicant, JDJ Commercial Properties, LLC, owners.

BACKGROUND:

The applicant is proposing a conditional use permit (CUP) to allow offsite storage, staging and assemblage of heavy equipment and materials for public utility and infrastructure construction for two years with the possibility of renewal. The use is proposed on the eastern 15-acres of Platte County parcel number # 20-3.0-07-000-000-003.001 which is located on County Highway N north of Jones-Myer Road and NW of the I-435 and Highway 152 interchange. The property has been used for this purpose for approximately the last 27 years.

The property was annexed by the City in 2001 and the use continued under a county issued special use permit. Upon expiration, the City issued a CUP for the same use for a one-year period with conditions for annual renewal. It was concluded at that time that the use was not compatible with projected future uses, but was suitable until such time as the area redeveloped. The CUP was approved subject to terms and conditions that allowed reconsideration on an annual basis and discontinuation of the use at the time it was no longer suitable for the area. The CUP was renewed through 2013 but has now expired. The property is now under new ownership.

Following review staff concluded that the requested CUP does not adversely affect the public health, safety, morals and general welfare, ample off-street parking facilities will be provided, and necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if approved as a temporary use subject to staff recommended conditions.

This application was subject to a public hearing held before the Planning and Zoning Commission June 10, 2014. All required notices were mailed, published and posted and no public comments or objections were voiced.

BUDGET IMPACT:

With the exception of required codification, there is no budgetary impact.

ALTERNATIVES:

1. Approve the ordinance and CUP as proposed.
2. Approve the ordinance and CUP subject to additional changes.
3. Postpone consideration.

STAFF RECOMMENDATION:

Staff recommends approving the Conditional Use Permit subject to the conditions contained in the attached ordinance (see attachment 1).

PLANNING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application at their June 10, 2014 meeting and concurred with staff conclusions and recommendation. The Commission recommended approval of the Conditional Use Permit subject to staff recommended conditions by a vote of 7 to 0.

POLICY:

Per Parkville Municipal Code, Section 470.010 and Chapter 483, Conditional Use Permits are to be approved by the Board of Aldermen by ordinance, after the Planning and Zoning Commission considers the amendment at a public hearing and forwards their recommendation to the Board.

SUGGESTED MOTION:

I move that Bill No. 2791, an ordinance approving a conditional use permit for offsite storage, staging and assemblage of heavy equipment and materials for public utility and infrastructure construction on a 15-acre portion, more or less, of parcel 20-3.0-07-000-000-003-001, be approved for first reading.

I move that Bill No. 2791 be approved on first reading and passed to second reading by title only.

I move that Bill No. 2791 be approved on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance
2. Staff report to the Planning and Zoning Commission
3. Application for conditional use permit
4. Legal description and general depiction of the subject area
5. Site photos (by staff)
6. Minutes of the June 10, 2014 Planning and Zoning Commission meeting (by reference)
7. The Parkville Municipal Code including Title IV, Zoning Code, including but not limited to Chapters 470, *Supplementary Use Regulations – Conditional Uses* and 483, *Changes and Amendments* (by reference)
8. The City of Parkville Master Plan, including, but not limited to, Chapter 6, *Land Use* (by reference)
9. A copy of the letter of notice mailed certified mail to property owners within 185 feet of the subject property (by reference)
10. Public hearing notice (by reference)

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR OFFSITE STORAGE, STAGING AND ASSEMBLAGE OF HEAVY EQUIPMENT AND MATERIALS FOR PUBLIC UTILITY AND INFRASTRUCTURE CONSTRUCTION ON A 15-ACRE PORTION, MORE OR LESS, OF PARCEL 20-3.0-07-000-000-003-001.

WHEREAS, by application PZ14-14, property owner JDJ Commercial Properties, LLC, petitioned for approval of a conditional use permit to allow offsite storage, staging and assemblage of heavy equipment & materials for public utility & infrastructure construction on the eastern 15 acres of the approximately 35-acre parcel 20-3.0-07-000-000-003-001; and

WHEREAS, the property is generally located in the NW quadrant of the intersection of I-435 and 152 Highway with access off of N Highway and is legally described in Exhibit A, attached to and incorporated herein by reference; and

WHEREAS, the prior property owner, Clarkson Construction Company, used the property for that purposes continuously for over 27 years; and

WHEREAS, on October 21, 2008 the Board of Aldermen approved a conditional use permit for that use via Ordinance 2449; and

WHEREAS, that conditional use permit was renewed through October 21, 2013 and has now expired; and

WHEREAS, the application is subject to a public hearing before the Planning and Zoning Commission and all public notices were posted, published and mailed as required by the Parkville Municipal Code; and

WHEREAS, on June 10, 2014 the Parkville Planning and Zoning Commission held the public hearing, considered the application, and concluded that continuation of the CUP does not adversely affect the public health, safety, morals and general welfare, ample off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if approved as a temporary use; and

WHEREAS, on June 10, 2014 the Parkville Planning and Zoning Commission voted 7 to 0 to recommend approval of the proposed Conditional Use Permit for a two-year period with provisions for renewal subject to conditions contained herein; and

WHEREAS, the Board of Aldermen concurs with the Planning Commission's conclusions and accepts their recommendation;

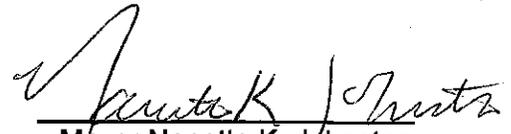
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

Section 1. The Conditional Use Permit allowing offsite storage, staging and assemblage of heavy equipment & materials for public utility & infrastructure construction on the eastern 15 acres of the approximately 35-acre parcel 20-3.0-07-000-000-003-001, legally described in Exhibit A, attached to and incorporated herein by reference, is approved subject to the following conditions:

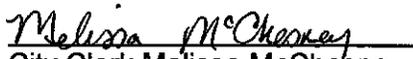
1. Unless renewed following the procedures herein, the CUP shall expire two years from the date of approval (actual dated to be inserted if approved) and shall not be reapproved except following a new application for CUP in accordance with requirements set forth in the Parkville Municipal Code as may be amended.
2. In recognition that the CUP is to allow a temporary use of the subject property for uses that are incompatible with projected and desired uses of the surrounding properties, no renewal shall be approved unless it is found that:
 - a. the permit holder has and can continue to abide by the terms of the conditional use permit;
 - b. the public health, safety, morals and general welfare will not be adversely affected;
 - c. the use will not be incompatible with uses developed or approved and under construction on the abutting properties;
 - d. the use will not stifle near-term economic development in the area; and
 - e. Renewal will not have any other near or long-term adverse effect on the subject or surrounding properties.
3. There shall be no limit on the number of renewals that may be approved so long as the findings above can be made. In recognition that site and surrounding area conditions may change over time, additional permit conditions may be required at the time of renewal. Renewals may be permitted for up to two-years. For periods greater than two years, a new application for a CUP shall be required in accordance with requirements set forth in the Parkville Municipal Code at that time.
4. Applications for renewal must be made at least 90 days and not more than 6 months prior to the CUP expiration date. The Community Development Direction shall have the authority to act on a request for renewal; provided that, the above conditions are met. All renewals shall be acted on within 60 days of receipt. In the event the CUP holder disputes an administrative action, a request for appeal may be made to the Board of Aldermen within 15 days of the action.
5. Unless otherwise approved by the Board of Aldermen, in the event the CUP is not renewed, the use must be discontinued on or before the CUP expiration date and all equipment and materials must be removed and the site cleaned up and vacated not later than 6 months after the CUP expiration date.

Section 2. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 17th day of June 2014.


 Mayor Nanette K. Johnston

ATTESTED:


 City Clerk Melissa McChesney



Ordinance _____
Exhibit A

Legal Description: Beginning at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 7, Township 51, Range 34, Platte County, Missouri, thence South 0° 22' 16" East 783.23 feet; thence South 33° 17' 45" West 637.35 feet; thence North 89° 55' 34" West 214.47 feet; thence North 0° 22' 16" West 1,316.43 feet; thence South 89° 57' 47" East 567.81 feet to the Point of Beginning.

General Depiction:





Staff Analysis

Agenda Item: 4.D

Proposal: Application for a conditional use permit to allow offsite storage, staging and assemblage of heavy equipment & materials for public utility & infrastructure construction on 15 acres of parcel 20-3.0-07-000-000-003.001.

Case No: PZ14-14

Applicant: Jim Guffy

Owner: JDJ Commercial Properties, LLC

Location: On N Highway northwest of the I-435, Highway152 & Jones-Myer Road interchanges

Zoning: "B-2" General Business District

Parcel #: 20-3.0-07-000-000-003.001

Exhibits:

- A. This staff report
- B. Application for conditional use permit
- C. Legal description and general depiction of the subject area
- D. Site photos (by staff)
- E. Additional exhibits as may be presented at the public hearing

By Reference:

- A. The Parkville Municipal Code including Title IV, Zoning Code, including but not limited to Chapters 470, *Supplementary Use Regulations – Conditional Uses* and 483, *Changes and Amendments*
- B. The City of Parkville Master Plan, including, but not limited to, Chapter 6, *Land Use*
- C. A copy of the letter of notice mailed certified mail to property owners within 185 feet of the subject property
- D. Public hearing notice

Overview

The applicant is proposing a conditional use permit (CUP) to allow offsite storage, staging and assemblage of heavy equipment and materials for public utility and infrastructure construction. The use is proposed on the eastern 15-acres of Platte County parcel number #20-3.0-07-000-000-003.001 which is located on County Highway N north of Jones-Myer Road and NW of the I-435 and Highway 152 interchange, in Section 7, Township 51, Range 34, Parkville, Platte County, Missouri.

The property has been used for this purpose for approximately the last 27 years. The use was started by a prior owner in conjunction with the construction of I-435. The use was originally approved as a special use permit issued by Platte County (just prior to annexation by the City in 2001). Upon expiration, the City considered and approved a conditional use permit for the same use for one-year, with provisions for annual renewals if so desired. It was concluded at that time that the use was not compatible with projected future uses, but was suitable until such time as the area redeveloped. The CUP was approved subject to terms and conditions that allowed reconsideration on an annual basis and discontinuation of the use at the time it was no longer suitable for the area. Another primary consideration was that the property north of the subject property contains the same use. This abutting property is owned by MoDOT and is used by MoDOT and the County for equipment staging and material storage for area construction.

It was also concluded that the proposed quasi-industrial use has the potential to adversely affect area development in the future. To address this concern, the prior CUP was approved for a one-year term with consideration for annual renewals after that. Similarly, the applicant has requested a two-year term with the potential for future renewals upon determining the use still has no impact and does not interfere with or hamper the projected and desired development of the area.

The proposed use can be permitted as a conditional use permit per Parkville Municipal Code Chapter 470. Consideration is subject to a public hearing in accordance with Section 470.010 and Chapter 483. All required public hearing notices have been posted, published and mailed. As of the date of this review, no public comments have been received.

Review and Analysis

Parkville Municipal Code Section 470.010 defines the purpose of conditional uses and calls for the Planning and Zoning Commission and Board of Aldermen to find that a CUP is “in the interest of the public health, safety, morals, and general welfare of the community.” Further, this section states that the Board may permit the CUP “provided that the public health, safety, morals, and general welfare will not be adversely affected, that ample off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.”

Following is an evaluation of these factors:

1. **Public interest (public health, safety, morals, and general welfare):** The existing use includes outdoor storage of construction equipment and would generally be described as quasi-industrial in nature. Based on the Parkville Master Plan projections for the subject site and surrounding area, the use is not compatible with future development and is not in the best long-term interest of the area, and therefore not in the best interest of the general public welfare. However, until such time as development occurs in the area, continuation of the use would not appear to have any impact beyond that already realized.
2. **Adverse affects:** As the use exists today, it appears to have little impact on the abutting properties or public at large. The storage area is greatly unseen due to its location on the site; topography and existing vegetation (see attached photos). The use is proposed on the eastern most 15 acres, setback from N Highway. This property sits lower than the N Highway and I-435 and is surrounded to the south and east by dense stands of vegetation. There are only limited views from both N Highway and I-435.

Noise from construction equipment and trucks could have an adverse effect. To that extent, the applicants are proposing daylight hours only. With the exception of two single-family homes to the southwest, other surrounding properties would not be expected to be impacted by the noise. In 2008, the owners of both the nearby single-family homes submitted letters of support for the same use.

In spite of limited visibility and noise, staff concludes that at some point in the future the use would affect surrounding properties by inhibiting or hampering long-term development of the area for projected commercial and residential uses. To address this issue, staff recommends that any approval limited to the requested two-year term with possibility of renewals following determinations that area conditions have not changed and the continuation would not inhibit or hamper projected and desired development. This appears to alleviate any long-term incompatibilities. Following are recommended conditions:

1. *Unless renewed following the procedures herein, the CUP shall expire two years from the date of approval (actual dated to be inserted if approved) and shall not be reapproved except following a new application for CUP in accordance with requirements set forth in the Parkville Municipal Code as may be amended.*
2. *In recognition that the CUP is to allow a temporary use of the subject property for uses that are incompatible with projected and desired uses of the surrounding properties, no renewal shall be approved unless it is found that:*
 - a. *the permit holder has and can continue to abide by the terms of the conditional use permit;*
 - b. *the public health, safety, morals and general welfare will not be adversely affected;*
 - c. *the use will not be incompatible with uses developed or approved and under construction on the abutting properties;*
 - d. *the use will not stifle near-term economic development in the area; and*
 - e. *Renewal will not have any other near or long-term adverse effect on the subject or surrounding properties.*
3. *There shall be no limit on the number of renewals that may be approved so long as the findings above can be made. In recognition that site and surrounding area conditions may change over time, additional permit conditions may be required at the time of renewal. Renewals may be permitted for up to two-years. For periods greater than two years, a new application for a CUP shall be required in accordance with requirements set forth in the Parkville Municipal Code at that time.*
4. *Applications for renewal must be made at least 90 days and not more than 6 months prior to the CUP expiration date. The Community Development Direction shall have the authority to act on a request for renewal; provided that, the above conditions are met. All renewals shall be acted on within 60 days of receipt. In the event the CUP holder disputes an administrative action, a request for appeal may be made to the Board of Aldermen within 15 days of the action.*
5. *Unless otherwise approved by the Board of Aldermen, in the event the CUP is not renewed, the use must be discontinued on or before the CUP expiration date and all equipment and materials must be removed and the site cleaned up and vacated not later than 6 months after the CUP expiration date.*

3. **Off-Street Parking:** Due to the temporary nature of the use, no improved parking is recommended. The existing storage and staging areas include graveled areas used for parking. These areas are adequate to meet any foreseen parking demand for the use.
4. **Necessary Safeguards:** Safeguards are provided in the form of the proposed conditions of approval. Namely the City's ability to discontinue the use at the time it becomes a deterrent to other development or has other adverse impacts on surrounding property. Other safeguards are provided in the form of vegetation which screens the site from surrounding properties and public thoroughfares.

In addition to the findings called for by Chapter 470, staff has reviewed the application in the context of the City's Master Plan, including the adopted Future Land Use Plan. The Future Land Use plan projects that the property should develop as part of a Mixed Use District. The Mixed Use District projection description states:

This category includes a mixture of neighborhood and community-serving office and retail services, live/work, institutional, civic, and medium to higher density residential uses intermixed in a master planned development through compatible site planning and building design in accordance with the Mixed Use Design Policies and Design Expectations. The development form includes a mix of business and residential uses that enhance the pedestrian environment of the community. Nonresidential uses are limited to compact, pedestrian/neighborhood-oriented services rather than large-scale or automotive-oriented uses. Residential uses may be located on upper floors of a building's business use, or may include attached or multi-unit residences, multiplexes, or apartment/condo buildings commingled nearby to promote diversity and a successful pedestrian environment.

The Mixed Use District accommodates the highest residential densities in Parkville. All areas of a Mixed Use District are designed in a manner to promote pedestrian activity through a system of interconnected streets and varied streetscapes that also provide safe and efficient movement of vehicular traffic.

The proposed quasi-industrial use is not compatible with this projection long-term, but is not incompatible as in interim use prior to further development. The proposed continuation of an existing use creates no impact beyond that already realized, and no additional safe guards appear necessary.

Staff Conclusion and Recommendation

Staff concludes: That continuation of the CUP does not adversely affect the public health, safety, morals and general welfare, ample off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if approved as a temporary use, subject to conditions. Staff recommends approval of the CUP for a two year period with possibility of renewal subject to the following conditions:

1. *Unless renewed following the procedures herein, the CUP shall expire two years from the date of approval (actual dated to be inserted if approved) and shall not be reapproved except following a new application for CUP in accordance with requirements set forth in the Parkville Municipal Code as may be amended.*

2. *In recognition that the CUP is to allow a temporary use of the subject property for uses that are incompatible with projected and desired uses of the surrounding properties, no renewal shall be approved unless it is found that:*
 - a. *the permit holder has and can continue to abide by the terms of the conditional use permit;*
 - b. *the public health, safety, morals and general welfare will not be adversely affected;*
 - c. *the use will not be incompatible with uses developed or approved and under construction on the abutting properties;*
 - d. *the use will not stifle near-term economic development in the area; and*
 - e. *Renewal will not have any other near or long-term adverse effect on the subject or surrounding properties.*
3. *There shall be no limit on the number of renewals that may be approved so long as the findings above can be made. In recognition that site and surrounding area conditions may change over time, additional permit conditions may be required at the time of renewal. Renewals may be permitted for up to two-years. For periods greater than two years, a new application for a CUP shall be required in accordance with requirements set forth in the Parkville Municipal Code at that time.*
4. *Applications for renewal must be made at least 90 days and not more than 6 months prior to the CUP expiration date. The Community Development Direction shall have the authority to act on a request for renewal; provided that, the above conditions are met. All renewals shall be acted on within 60 days of receipt. In the event the CUP holder disputes an administrative action, a request for appeal may be made to the Board of Aldermen within 15 days of the action.*
5. *Unless otherwise approved by the Board of Aldermen, in the event the CUP is not renewed, the use must be discontinued on or before the CUP expiration date and all equipment and materials must be removed and the site cleaned up and vacated not later than 6 months after the CUP expiration date.*

It should be noted that this recommendation is made without knowledge of facts and testimony which may be presented during the required public hearing and that the conclusions herein are subject to change as a result of evaluating additional information.

Necessary Action

Following consideration of the proposed CUP, the factors discussed above and any testimony presented during the public hearing, the Planning Commission must recommend approval or denial of the application unless otherwise postponed. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen along with any explanation thereof for final action.

End of Memorandum

06/5/14

Sean Ackerson, AICP
Assistant City Administrator /
Community Development Director

Date



Application #: PZ14-14
 Date Submitted: 5-20-14
 Public Hearing: 6-10-14
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Conditional Use Permit (CUP)

Applicant(s)
 Name: Jim Guffey
 Address: 209 Richardson St
 City, State: Smithville MO 64089
 Phone: 816-807-9128 Fax: 816-532-8336
 E-mail: Jim@geobcs.com
Engineer / surveyor(s) preparing legal desc.
 Name: Lu T Jen
 Address: 1301 Burlington #100
 City, State: North Kansas city MO 64116
 Phone: 816 587 4320 Fax: 816 587 1393
 E-mail: www.Lutjen.com

Owner(s), if different from applicant
 Name: JDJ commercial Properties LLC
 Address: PO BOX 527
 City, State: PLatte City MO 64079
 Phone: 816-807-9128 Fax: 816-532-8336
 E-mail: Jim@geobcs.com
Contact Person
 Name: Same AS Applicant
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that rezoning in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) [Signature] Date: 5-20-14
Property Owner's Signature (Required) [Signature] Date: 5-20-14

Proposed use: Storage*, Farming Requested length of permit 2 yrs
 Description*: Same AS NOW - OFF SITE STORAGE OF HEAVY EQUIPMENT / CONSTRUCTION MATERIALS
 Proposed days and hours of operation: 7 DAYS A WEEK, DAYLIGHT HOURS

Property address / general location: NW CORNER OF I-435 & 152 HWY, NE OF THE INTERSECTION OF N HWY & JONES-MYER ROAD. SEE ATTACHED LEGAL DESCRIPTION.
 Parcel ID Number: 20-3,0-07-000-000-003-001 Zoning: B-2 GENERAL COMMERCIAL
 Present use of the property: Storage of equipment (APPROVED CUP)
 Length of use (or vacancy): A while no plan at this time (property currently occupied by same storage use as desired).

Describe the existing land use and zoning on the surrounding properties:

Existing Land Use	Existing Zoning
North: <u>MO DOT Storage (EQUIPMENT & MATERIALS / OUTDOOR STORAGE)</u>	<u>COUNTY "CH" HIGHWAY COMMERCIAL DIST.</u>
South: <u>2 houses and undeveloped tree covered</u>	<u>COUNTY "RMD" RESIDENTIAL MULTIPLE DWELLING DISTRICT.</u>
East: <u>tree covered / UNDEVELOPED & I-435</u>	<u>COUNTY "CH" HIGHWAY COMMERCIAL DIST.</u>
West: <u>VACANT LAND</u>	<u>COUNTY "CH" HIGHWAY COMMERCIAL DIST.</u>

Attach a narrative addressing: the general character of the surrounding properties; the effects of the proposed use on nearby property; the suitability of the site for the proposed use; adequacy of area roads, public utilities and public services necessary to serve the use; consistency with the City's adopted Master Plan; and any other information relevant to the application.

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication and certified notice to adjacent property owners.
- List of names and addresses of all property owners within 185' of the property. *SEAN SAID HE HAS*
- Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads. *SEAN HAS NOTHING CHANGED*
- A site plan showing property boundaries, existing and proposed topography, structures, parking utilities, landscaping, signage, facades and other site features related to the proposed CUP. *SEE PRIOR APPLICATION*
- Authorized signature of the applicant and property owner.

Application accepted as complete by: SEAN AUCERSON / COMM. DEV. DIR. 5-20-14
 Name/Title Date

Application fee payment: Check # 3004 M.O. Cash \$ 300.00 JDS COMMERCIAL PROPERTIES, LLC
 Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: Approved Approved with Conditions Denied Date of Action: _____
 Conditions if any: _____

Board of Aldermen Action: Approved Approved with Conditions Denied Date of Action: _____
 Conditions if any: _____

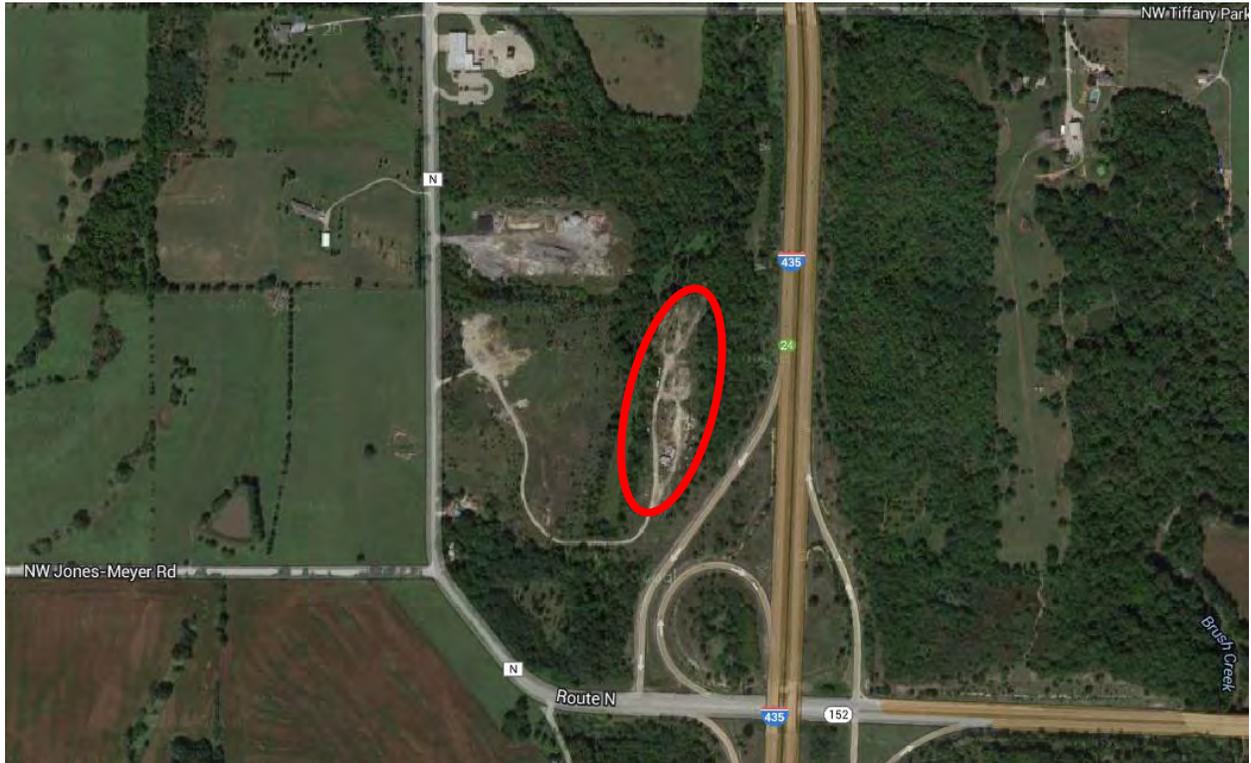
*5/21/14 - Check 3004 - amt. \$300 accepted by - Matt Ault
 Recd. Check from Darin Sherry.*

Legal Description: Beginning at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 7, Township 51, Range 34, Platte County, Missouri, thence South 0° 22' 16" East 783.23 feet; thence South 33° 17' 45" West 637.35 feet; thence North 89° 55' 34" West 214.47 feet; thence North 0° 22' 16" West 1,316.43 feet; thence South 89° 57' 47" East 567.81 feet to the Point of Beginning.

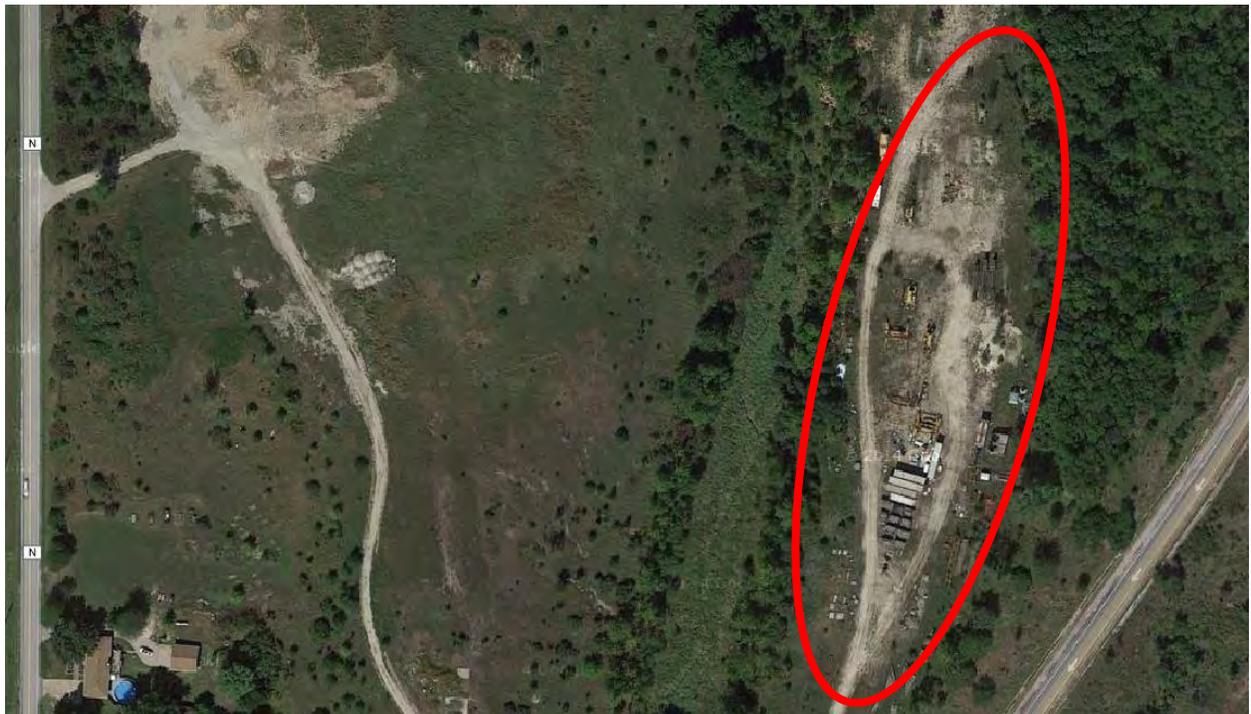
General Depiction:



PZ14-14
Aerial and Site Photos



Aerial photo showing existing storage area and surrounding properties.



Aerial photo showing existing storage area and surrounding properties. The closest single-family home is visible in the lower left. The home is approximately 700 feet from the closest storage and is partially screened by existing vegetation.



View looking southwest from the southbound exit ramp from I-435 to Highway 152 / JonesMyer Road. Because of the change in elevation and existing vegetation, very little of the site is visible from I-435. The road visible in the background is a portion of the site access road.



View looking east from the entrance from N Highway.



View looking northeast from N Highway north of the closest single-family home. The storage is visible in the distance. Much of the site is not visible from N Highway due to existing vegetation and the height of the property abutting the roadway.



Looking southwest from above I-435 (winter circa 2008). The photo shows use by the prior owner. The proposed CUP would allow reuse of the area.

CITY OF PARKVILLE

Policy Report

Date: Thursday, June 12, 2014

Prepared By:
Sean Ackerson
Assistant City Administrator /
Community Development Director

Reviewed By:
Melissa McChesney
City Clerk

ISSUE:

Resolution to delegate to the Community Development Director the authority of the Board of Aldermen to approve temporary fireworks stands in a "B-4" Planned Business District.

BACKGROUND:

Parkville Municipal Code Section 215.420, Fireworks, regulates the sale, offering, exposure, use, possession, discharge and explosion of fireworks in the City of Parkville. Per subsection F.1.a., the sale of fireworks and erection of temporary stands is permitted in all non-residential districts subject to compliance with applicable codes and regulations. These permits are approved administratively following approval of a Parkville business license and verification that all applicable codes and regulations have been met.

In contrast to Section 215.420, Section 440.035 of the zoning code requires any change of use in a "B-4" Planned Business District to be approved by the Board of Aldermen. Per Municipal Code Chapter 493, where the zoning code is more restrictive than other ordinance or regulations, the zoning code prevails, in this case requiring Board of Aldermen approval.

Temporary fireworks stands typically locate along 45 Highway. Much of the non-residential property along 45 Highway is zoned "B-4" Planned Business district. Approval of a fireworks stand on these properties would have no greater impact than a stand on properties within other non-residential zones. A temporary fireworks stand in a "B-4" district would be subject to the same regulations as a stand in any other non-residential district.

Delegating the authority to approve temporary fireworks stands in "B-4" Districts would expedite the approval process and reduce the amount of time dedicated to each application, without sacrificing quality, safety or other assurances.

BUDGET IMPACT:

With the exception of potential time savings, there is no direct budget impact associated with this action.

ALTERNATIVES:

1. Approve Resolution No. 06-05-14 as proposed.
2. Approve Resolution No. 06-05-14 subject to changes.
3. Deny Resolution No. 06-05-14.
4. Postpone consideration.

STAFF RECOMMENDATION:

Approve Resolution No. 06-05-14 to delegate to the Community Development Director the authority of the Board of Aldermen to approve temporary fireworks stands in a "B-4" Planned Business District as submitted.

POLICY:

The City Attorney reviewed the ordinance and proposed resolution and determined that it is within the Board's discretion to delegate this authority to staff to act on its behalf.

SUGGESTED MOTION:

I move to approve Resolution No. 06-05-14 to delegate to the Community Development Director the authority of the Board of Aldermen to approve temporary fireworks stands in a "B-4" Planned Business District.

ATTACHMENTS:

1. Resolution No. 06-05-14
2. Parkville Municipal Code, Sections 215.420, *Fireworks* and 440.035, *Changes in Use or Occupancy*, 493.010, *Interpretation* (by reference)



CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

**CITY OF PARKVILLE, MO.
RESOLUTION # 06-05-14**

A RESOLUTION TO DELEGATE TO THE COMMUNITY DEVELOPMENT DIRECTOR THE AUTHORITY OF THE BOARD OF ALDERMEN TO APPROVE TEMPORARY FIREWORKS STANDS IN A "B-4" PLANNED BUSINESS DISTRICT.

WHEREAS, Parkville Municipal Code Section 215.420, Fireworks, regulates the sale, offering, exposure, use, possession, discharge and explosion of fireworks in the City of Parkville; and,

WHEREAS, per Parkville Municipal Code Section 215.420, F.1.a., the sale of fireworks and erection of temporary stands is permitted in all non-residential districts subject to administrative approval; and,

WHEREAS, Parkville Municipal Code Section 440.035, states any change of use in a "B-4" Planned Business District zone is subject to Board of Aldermen approval; and ,

WHEREAS, many potential locations for temporary fireworks stands are on properties zoned "B-4" Planned Business District; and,

WHEREAS, a temporary fireworks stand in a "B-4" district would have no greater impact than one in any other non-residential district; and,

WHEREAS, a temporary fireworks stand in a "B-4" district would be subject to the same regulations as a stand in any other non-residential district.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN FOR THE CITY OF PARKVILLE AS FOLLOWS:

Section 1. The Board of Aldermen delegates to the Community Development Director its authority under Section 440.035 of the Parkville Municipal Code to approve a change in use for sale of fireworks and erection of temporary stands in a "B-4" Planned Business District when found to be in compliance with all applicable City codes and regulations.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 17th day of June 2014.

Mayor Nanette K. Johnston



ATTESTED:

City Clerk Melissa McChesney