



Thursday, July 17, 2014

**RE: Notice of Public Hearing – Proposed amendment to a conditional use permit to allow modification of an existing monopole communications tower at 6205 Kelly Drive. Case PZ14-20**

Dear Property Owner:

The Planning and Zoning Commission of Parkville, Missouri will hold a public hearing on Tuesday, August 12, 2014 at 5:30 pm in the Boardroom at Parkville City Hall, 8880 Clark Avenue, Parkville, Missouri 64152, to consider an application for a conditional use permit to allow additional antenna & modifications to existing lattice cell tower at 6205 Kelly Drive. The application proposes replacing existing antennas with new antennas, modifying, replacing and adding supporting equipment including remote radio units, cable, rectifiers and other equipment and making necessary structural modifications. The subject tower is the northern most of the two towers on the site and is also identified as the lattice tower (not the monopole tower).

Enclosed is a map showing the subject and surrounding properties. The subject property is also identified as Platte County parcel number 20-7.0-26-200-002-072.001. The subject property and surrounding properties may also be viewed online using the Platte County GIS viewer at <http://maps.co.platte.mo.us/>. Enter the parcel number in the address field or zoom to the proposed area using the general location description above.

A copy of the proposed conditional use permit application and supporting documents may be viewed online at [www.parkvillemo.gov/public-hearings](http://www.parkvillemo.gov/public-hearings) or at Parkville City Hall (see address above). A copy of the Parkville Municipal Code may also be viewed at Parkville City Hall or online at [www.ecode360.com/PA3395](http://www.ecode360.com/PA3395).

As an owner of property within 185 feet of the subject property, you are being notified of these hearings in accordance with the adopted Parkville Municipal Code and State statutes. The public hearing is open to the public and you and all interested parties are welcome to attend and express opinions before the Planning and Zoning Commission during the hearing. In addition, you are welcome to submit written comments to be distributed to the Planning and Zoning Commission prior to the meeting. Written comments must be received by the Community Development Department on or before 5:00 p.m. Thursday, August 7, 2014 to be included in the Commission's materials for consideration prior to the meeting. Comments may be mailed to 8880 Clark Avenue, Parkville, MO, 64152, faxed to 816-741-0013 or emailed to [sackerson@parkvillemo.gov](mailto:sackerson@parkvillemo.gov). Comments received after that date will be handed out the night of the meeting.

Following consideration of the proposed conditional use permit amendment, the Planning and Zoning Commission will recommend action to the Board of Aldermen or postpone the application for further consideration. Unless postpone or withdrawn by the applicant, the Board of Aldermen will take final action on the application at their regularly scheduled meeting on Tuesday, August 19, 2014 at 7:00 p.m. For additional questions, please call the Community Development Department at 816-741-7676.

Notice of Public Hearing  
July 17, 2014  
Page 2 of 2

Sincerely,

**CITY OF PARKVILLE**

Sean Ackerson, AICP  
Assistant City Administrator /  
Community Development Director

Enclosure

CC: Parkville Planning and Zoning Commission  
Parkville Board of Aldermen  
Lauren Palmer, Parkville City Administrator



Application #: P214-20  
 Date Submitted: 7/14/14  
 Public Hearing: 8/12/14  
 Date Approved: \_\_\_\_\_

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

**Application for Conditional Use Permit (CUP)**

**1. Applicant / Contact Information**

**Applicant(s)**  
 Name: T-Mobile  
 Address: 12980 Foster, Ste 200  
 City, State: Overland Park, KS 66213  
 Phone: 913.438.7700 Fax: 438.7777  
 E-mail: janderson@ssc.us.com  
**Engineer / surveyor(s) preparing legal desc.**  
 Name: SSC  
 Address: 9900 W. 109th St., Ste. 300  
 City, State: Overland Park, KS 66210  
 Phone: 913.438.7700 Fax: \_\_\_\_\_  
 E-mail: janderson@ssc.us.com

**Owner(s), if different from applicant**  
 Name: Wireless Resources 96, LLC  
 Address: 7106 Countrywood Ln.  
 City, State: Parkville, MO 64152  
 Phone: 816.891.8012 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Contact Person**  
 Name: Justin Anderson, SSC  
 Address: 9900 W. 109th St., Ste 300  
 City, State: Overland Park, KS 66210  
 Phone: 913.438.7700 Fax: 438.7777  
 E-mail: janderson@ssc.us.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)** [Signature] Date: 7/14/14  
**Property Owner's Signature (Required)** Required to consent via attached lease Date: \_\_\_\_\_

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

Proposed use: Wireless Facility (Colo) Requested length of permit 10 years  
 Description: Replace (6) existing antennas with like kind + amount. Install ground equipment  
 Proposed days and hours of operation: 24/7/365

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

Property address / general location: 6205 Kelly Dr., Parkville, MO  
 Parcel ID Number: 20-7.0-26-200-002-0-72.00 Zoning: \_\_\_\_\_  
 Present use of the property: Industrial / Wireless Facility  
 Length of use (or vacancy): 10+ years

**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>Quarry</u>	
East: <u>Industrial</u>	
West: <u>Vacant</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: Sean Ackerson Name/Title 7/16/14 Date

Application fee payment:  Check # 13034  M.O.  Cash \$300.00 kg  
 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: \_\_\_\_\_

PZ14-20 – Amended CUP for tower modifications  
Area Map

63<sup>rd</sup> Street

Bell Road

Kelly Drive

Subject tower

6205 Kelly Drive

National Townhomes

