

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, SEPTEMBER 9, 2014
7700 MISSION ROAD
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PC MINUTES - AUGUST 5, 2014

III. PUBLIC HEARINGS

PC2014-05 Consider ordinance revisions to the Prairie Village Zoning Regulations Chapter 19.02 entitled "Definitions" and Chapter 19.46 entitled "Off-Street Parking and Loading Regulations"

IV. NON-PUBLIC HEARINGS

**PC 2014-115 Consider Communications Tower Changes
9011 Roe Avenue
Zoning: C-2
Applicant: AT&T**

**PC2014-116 Consider Communications Tower Changes
7700 Mission Road
Zoning: R-1a
Applicant: AT&T**

V. OTHER BUSINESS

**PC2014-04 Consider ordinance revisions to Chapter 19.33
Wireless Communications Section 19.33.055
"Existing Site Improvements"**

Update regarding Proposed Recreational Vehicle Regulations

Memo on Temporary Signs

VI. ADJOURNMENT

Plans available at City Hall if applicable
If you cannot be present, comments can be made by e-mail to
Cityclerk@Pvkansas.com

***Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue and shall vacate their position at the table until the conclusion of the hearing.**

PLANNING COMMISSION MINUTES
August 5, 2014

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, August 5, 2014, in the Municipal Building Council Chambers at 7700 Mission Road. Vice-Chairman Nancy Vennard called the meeting to order at 7:00 p.m. with the following members present: Jim Breneman, Nancy Vennard, Larry Levy and Gregory Wolf.

The following persons were present in their advisory capacity to the Planning Commission: Ron Williamson, City Planning Consultant; Kate Gunja, Assistant City Administrator and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary. Also present was Council Liaison Terrence Gallagher.

APPROVAL OF MINUTES

Larry Levy moved the approval of the Planning Commission minutes of July 1, 2014, with the following correction: Page 2, #6 second to last sentence to read "The Tree Board has addressed this issue." The motion was seconded by Gregory Wolf and passed unanimously.

PUBLIC HEARINGS

PC2014-04 Consider Ordinance Revisions to Chapter 19.33 "Wireless Communications" Section 19.33.055 "Existing Site Improvements"

Ron Williamson stated the purpose of the proposed amendment is to delegate administrative review and approval to Staff for minor improvements to existing communications facilities. Currently most changes require Site Plan approval from the Planning Commission. Proposed language changes are shown below including revisions made by the Commission:

19.33.055 Existing Site Improvements.

Alterations or improvements to existing wireless communication sites shall be allowed when these alterations or improvements *are approved as follows*:

- A. Accommodate additional wireless service providers, provided that the alterations or improvements meet all applicable requirements of this Chapter. ~~Unless otherwise provided for by the current Special Use Permit, application for such alteration or improvement to an existing site will require approval through an amended Special Use Permit. However, if provided by the current Special Use Permit,~~ Such application shall be considered a revised final site plan and will only require submission to and approval of the Planning Commission.

Any such alteration or improvement shall meet any and all current applicable design and technical standards and requirements *including the structural capacity of the tower*. The cumulative effect of any additional antennae and

related facilities must comply with the radio frequency radiation emission guidelines established by the FCC.

- B. ***Accommodate Additional Antennae.*** When provided for in the approved capacity limit of a multi-user tower's current Special Use Permit, additional antennae or replacement of current antenna *and other support equipment* may be added through an application for ~~a revised site plan and will only require submission to and approval by the Planning Commission.~~ ***an Administrative Review and approval by Staff. The applicant shall submit three copies of the proposed plans and the Structural Analysis for Administrative Review and will be responsible for the costs of the review and approval.*** Any additional antennae that exceed the ~~originally approved structural~~ capacity limit shall be considered a revised application, and shall require an amended ~~Special Use Permit Site Plan approved by the Planning Commission.~~
- C. ***Accommodate New Technology.*** In the event that new technology provides a better alternative to the design requirements herein, the Planning Commission, ***by Site Plan approval,*** may reasonably approve or require design modification of a wireless communication facility, tower or antenna when the appearance of the same is deemed to be less obtrusive than the requirements permitted herein.

Any proposal by a permit holder to replace ~~a current antenna~~ or to alter and improve an existing facility, ~~or tower or antenna~~ in a manner to make the same less obtrusive such as lessening the tower height, converting the structure to an alternative tower structure, or modifying the antenna to a "slim line" or internal design shall be considered as an amended site plan and will only require submission to and approval by the Planning Commission.

- D. Any such alteration or improvement shall meet any and all current applicable design and technical standards and requirements, and the cumulative effect of any additional antennae and related facilities must comply with the radio frequency emission guidelines established by the FCC ***and not exceed the structural capacity of the tower.***

The public hearing was opened for comment. With no one present to speak on this application, the public hearing was closed. Mr. Breneman suggested several revisions to clarify the proposed revisions, which were accepted by the Commission and are included above.

Larry Levy moved the Planning Commission recommend the Governing Body adopt the proposed revisions to Section 19.33.055 "Existing Site Improvements" as modified. The motion was seconded by Jim Breneman and passed unanimously.

NON-PUBLIC HEARINGS

There were no applications to come before the Planning Commission.

OTHER BUSINESS

Proposed Revisions to Off-Street Parking Requirements

Ron Williamson stated the primary purpose of the proposed revisions to the Off-Street Parking and Loading Regulations is to resolve the parking requirements for the KU EYE Surgical Center. However, there are a couple of other amendments that are needed to revise other sections of the Chapter. He noted excessive parking requirements result in under-developed property, which is a concern for cities like Prairie Village, that are built out communities. On the other hand, the City must be cautious that parking does not become a problem in adjacent residential neighborhoods.

At its regular meeting on April 2, 2013, the Planning Commission approved the Site Plan for KU EYE, located at 7400 State Line Road. This is a multi-tenant building that has general office space and the KU EYE Ambulatory Surgical Center. The parking regulation has a standard for general office space which is one space for each 300 sq. ft. of gross floor area. The parking requirements do not include a standard for surgical centers so the medical clinic standard was used, which is one space for each 200 sq. ft. of gross floor area. General office space in the building is 28,678 sq. ft., requiring 96 parking spaces; and the medical area is 17,827 sq. ft., requiring 90 parking spaces; for a total of 186 required parking spaces. The site has 167 spaces and is 19 spaces short of meeting the parking requirement. In order to move forward on this project, the building owner leased 19 spaces from the Capitol Federal building, adjacent to the south, to meet the requirement. The leasing of the 19 spaces was proposed as an interim measure until the parking requirement could be analyzed and a new standard developed.

Staff met with the applicant's representative and requested that a Traffic Engineer be retained to prepare a parking analysis after the use opened. The Surgical Center opened May 1st, 2014. The Traffic Engineer collected data on April 16th and 17th, prior to the opening, and collected data on May 7th and 8th for comparison purposes. Data collection was done during the peak hours of operation which is from 10:00 a.m. to 2:00 pm. The data indicated the parking occupancy at 68% - 72% prior to the surgery center being open and 69% to 75% after the surgery center opened. The result was approximately 42 parking spaces in excess of the spaces required for the use. Staff has visited the site three times since it opened and also noted over 40 parking spaces vacant during its operation.

For this particular use, it appears that the parking requirement is greater than needed. The surgical rooms are larger than exam rooms and the turnover rate is much lower for surgical rooms. This is a new use for which there is very little information on required parking. The building has a total of 46,505 sq. ft. of leasable area, which at one space per 300 sq. ft. requires 155 parking spaces.

The KU EYE Surgical Center is a hybrid use which has characteristics of both a medical clinic and a hospital. The parking requirements for a medical clinic are too high and the parking requirements for a hospital are too low.

To address this, staff is recommending the addition of a definition for “Ambulatory Surgical Center”. There are definitions from both the Federal Government and the State of Kansas as follows:

Federal definition of ambulatory surgery center

An “*Ambulatory surgery center*” or ASC means any distinct entity that operates exclusively for the purpose of providing surgical services to patients not requiring hospitalization and in which the expected duration of services would not exceed 24 hours following admission.

Kansas definition of ambulatory surgery center

“*Ambulatory surgical center*” means an establishment with an organized medical staff of one or more physicians; with permanent facilities that are equipped and operated primarily for the purpose of performing surgical procedures; with continuous physician services during surgical procedures and until the patient has recovered from the obvious effects of anesthetic and at all other times with physician services available whenever a patient is in the facility; with continuous registered professional nursing services whenever a patient is in the facility; and which does not provide services or other accommodations for a patient to stay more than 24 hours.

The State of Kansas definition is more descriptive and Staff recommends that it be added to the Definitions Chapter of the Ordinance.

Nancy Vennard noted the Kansas definition was significantly longer than the Federal definition. Mr. Williamson responded the preference is to the State definitions over the Federal because they are more local and recognized.

The Zoning Ordinance does not have a definition for “Medical or Dental Clinics or Offices”. A definition had been included in a previous edition of the City Code which is as follows:

“Medical or Dental Clinic *or Office*. An establishment where patients, who are not lodged overnight, ~~except for observation or emergency treatment~~, are admitted for examination and treatment by a person or group of persons practicing any form of healing or health building services, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists, or any such profession, the practice of which is ~~lawful~~ licensed in the State.”

The Commission recommended that the phrase “except for observation or emergency treatment” be removed as patients are not lodged overnight and that the term lawful be replaced by “licensed”.

The next step is to determine a parking requirement for Ambulatory Surgical Centers. Based upon the Parking Analysis of the actual use it appears that the Off-Street Parking Requirement for general office use is adequate for ambulatory surgical centers as well and it is recommended that the use require one space per 300 sq. ft., the same as required for general offices. Mr. Williamson reviewed parking requirements for medical services in other area cities. The parking requirements are varied for medical office uses, but it appears that Prairie Village is on the high side. From an administrative

perspective it is very difficult for the Building Official to assess parking requirements for different office uses when they are located in the same building. Therefore, it is recommended that medical offices use the same standard as general offices, one space per 300 sq. ft. of net leasable area.

Assignment of Parking for Uses Not Listed and Reduction of Parking Requirements:

Overland Park, Olathe, Mission, and Lenexa all include a provision for assigning a parking requirement for uses not listed. The following is the proposed text for this provision.

Add *Section 19.46.030.D. Assignment of Parking for Uses Not Listed*

Any use not included in the parking requirements in the Zoning Ordinance shall be assigned a parking requirement by the Planning Commission.

Ron Williamson noted in reviewing the code, staff found two other areas where clarification is needed under “Mixed Uses” and “Net Leasable Area”.

When the parking requirements were established for large shopping centers it was the intent that basement storage was not included as net leasable floor area. It was not intended that storage areas in retail businesses on the main floor would be removed from the calculation. Therefore, the following revision is recommended:

D. Mixed Uses. When a building or development contains mixed uses and has less than 300,000 square feet of net leasable floor area, the off-street parking requirements shall be calculated for each individual use and the total parking requirement shall be the sum of individual parking requirements. When a building or development contains mixed uses excluding residential uses and has greater than 300,000 square feet of net leasable floor area and located in a C-2 General Business District, the off-street parking shall be calculated as set out in Mixed Business and Commercial Center Standard. Net Leasable Floor Area does not include *basement* storage areas.

14. Mixed Office and Commercial Centers that exceed 300,000 square feet in net leasable floor area and are located in District C-2 General Business District shall provide a minimum of 3.5 spaces per 1,000 square feet of *net* leasable area.

Net Leasable Area:

A definition for “net leasable area” should be established for all uses. Gross area would normally include common areas, such as foyers, elevators, and stairwells that do not generate traffic. In the ordinance “gross area” would be replaced by net leasable area. The following is a suggested definition:

Net Leasable Area: The area devoted to sales or service, but excludes restrooms, common hallways, employee lounges, common foyers, stairwells, elevators, and basement storage areas.

The Commission discussed the wording of the proposed revisions to “Mixed Uses” and “Net Leasable Area”. It was noted the language could be changed during the public hearing; however, it was suggested that mechanical/electrical equipment rooms be added.

Fred Logan, 8340 Mission Road, addressed the Commission on behalf of Tower Properties addressing the KU Eye parking requirements and the proposed additional language to be added to allow the Planning Commission to assign parking requirements for uses not addressed by the code.

Mr. Logan thanked Mr. Williamson and staff for efforts to resolve the parking issues for KU Eye. The staff has done a great job addressing the issues and putting into place regulations that will allow for the Commission to address unique situations. As the traffic studies have shown the existing parking is adequate for the use. The addition of the surgery center had no impact on parking.

He strongly supports the provision allowing the Commission to set parking requirements for hybrid uses. He is pleased to office in a medical/office hybrid building with Village Pediatrics operating out of the same building as his law firm.

Gregory Wolf moved the Planning Commission authorize a public hearing on the proposed amendments as revised for the September 9th Planning Commission meeting. The motion was seconded by Larry Levy and passed unanimously.

Next Meeting

The filing deadline for the September 9th meeting is the end of this week. No applications have been filed yet. Mr. Williamson noted the car wash at 95th & Mission is being redone and may be submitted for site plan approval. It was noted due to the Labor Day holiday, this meeting is the second Tuesday of the month instead of the usual 1st Tuesday.

Kate Gunja announced that the City's Building Official Jim Brown will be leaving the city to become the Building Official for the City of Salina. There will be a reception for him on Friday from 1 to 2 p.m. The Planning Commission members expressed appreciation for Jim's excellent work over the past years. He will be missed. Larry Levy stated as a contractor, he had great respect for Jim and noted it was a pleasure to work with him.

ADJOURNMENT

With no further business to come before the Commission, Vice Chairman Nancy Vennard adjourned the meeting at 7:35 p.m.

Nancy Vennard
Vice Chairman

MEMORANDUM

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
SUBJECT: PC 2014-05 Proposed Off-Street Parking Requirement Amendments to Chapter 19.02 - Definitions and Chapter 19.46 - Off-Street Parking & Loading Regulations
DATE: September 9, 2014 Project # 000009686

COMMENTS:

At its regular meeting on August 5, 2014, the Planning Commission discussed the proposed off-street parking amendments and authorized a public hearing to consider the proposed changes. The primary purpose of the proposed revisions to the Off-Street Parking and Loading Regulations is to resolve the parking requirements for the KU EYE Surgical Center. However, there are a couple of other amendments that are needed to revise other sections of the Chapter. It should be pointed out that excessive parking requirements result in under-developed property, which is a concern for cities like Prairie Village, that are built out communities. On the other hand, the City must be cautious that parking does not become a problem in adjacent residential neighborhoods.

The proposed amendments affect two chapters. The proposed definitions are inserted into Chapter 19.02 – Definitions; while the proposed regulation changes are contained in Chapter 19.46 – Off-Street Parking and Loading Regulations.

Chapter 19.02 – DEFINITIONS

Add the following definitions:

19.02.027 Ambulatory Surgical Center.

“Ambulatory surgical center” means an establishment with an organized medical staff of one or more physicians; with permanent facilities that are equipped and operated primarily for the purpose of performing surgical procedures; with continuous physician services during surgical procedures and until the patient has recovered from the obvious effects of anesthetic and at all other times with physician services available whenever a patient is in the facility; with continuous registered professional nursing services whenever a patient is in the facility; and which does not provide services or other accommodations for a patient to stay overnight.

19.02.367 Medical or Dental Clinic or Office.

“Medical or Dental Clinic or Office” means an establishment where patients, who are not lodged overnight, and are admitted for examination and treatment by a person or group of persons practicing any form of healing or health building services, whether such persons be medical doctors, chiropractors, osteopaths, chiropractors, naturopaths, optometrists, dentists, or any such profession, the practice of which is licensed in the State.

19.02.377 Net Leasable Floor Area.

“Net Leasable Floor Area” means the area devoted to sales or service, but excludes restrooms, common hallways, employee lounges, common foyers, stairwells, elevators, mechanical/electrical equipment rooms, and basement storage areas.

Chapter 19.46 – OFF-STREET PARKING AND LOADING REGULATIONS

Text to be deleted is lined out and text to be added is in bold italics.

Sections:

- 19.46.005 Applicability.
- 19.46.010 General Provisions.
- 19.46.015 Layout and Design Requirements.
- 19.46.020 Parking Design Standards.
- 19.46.025 Accessible Parking.
- 19.46.030 Required Spaces.
- 19.46.035 Plans and Approval Required.
- 19.46.040 Off-Street Loading.
- 19.46.045 Access Streets and Loading Docks.

19.46.005 Applicability.

Off-street parking and loading space, as required in this article, shall be provided for all new buildings and structures or additions thereto. Off-street parking and loading space shall also be required for any expansion or enlargement of an existing building or structure which is altered in any manner so as to enlarge or increase capacity by adding or creating dwelling units, guest rooms, floor area or seats. Existing parking area previously required shall not be used to satisfy required off-street parking for any new structures or additions to existing buildings, structures, or uses of land. Such existing parking space shall be maintained and shall not be reduced so long as the main building, structure or use remains, unless an equivalent number of such spaces are provided elsewhere as provided in this article.

19.46.010 General Provisions.

- A. Utilization. Required accessory off-street parking facilities provided for the uses hereinafter listed shall be solely for the parking of motor vehicles in operating condition of patrons, occupants, or employees of such uses.
- B. Accessory Use. Off-street parking shall be considered as an accessory use to the use for which the parking is provided. Parking not located on the same tract on which the main use is located must be located within the zoning district in which parking or storage lots are permitted as a main or conditional use.
- C. Computation. When determination of the number of off-street parking spaces required by this regulation results in a requirement of a fractional space, the fraction of 1/2 or less may be disregarded, and a fraction in excess of 1/2 shall be counted as one parking space.
- D. Mixed Uses. When a building or development contains mixed uses and has less than 300,000 square feet of net leasable floor area, the off-street parking requirements shall be calculated for each individual use and the total parking requirement shall be the sum of individual parking requirements. When a building or development contains mixed uses excluding residential uses and has greater than 300,000 square feet of net leasable floor area and located in a C-2 General Business District, the off-street parking shall be calculated as set out in the Mixed Business and Commercial Center Standard. Net Leasable Floor Area does not include *basement* storage areas. (Ord. 2089, Sec. II, 2004)

19.46.015 Layout and Design Requirements.

- A. Area. A required off-street parking space shall include the actual parking space and access drives or aisles, ramps, and columns.
- B. Access. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space.
- C. Design. Off-street parking spaces shall comply with the design standards relating to curb length, stall depth, driveway width, island width, barriers, and ingress and egress as contained in the Parking Design Standards of this article.

- D. Surfacing. All required off-street parking and loading areas, including driveways and aisles, shall be graded and paved with asphalt, concrete or asphaltic concrete.
- E. Lighting. Any lighting used to illuminate off-street parking and loading areas shall be directed away from residential properties in such a way as not to interfere with the residential use.
- F. Landscaping. No open parking areas shall be located closer than fifteen (15) feet to a public street, and no closer than eight (8) feet to a property line other than a street line. Parking areas within the building, or within a parking structure extending more than six (6) feet above the finished grade shall comply with the setback regulations of the main buildings. Such parking setback and other open area shall be brought to finish grade and planted with grass, shrubs and trees, and maintained to at least the average level of maintenance of the other developed property within the immediate neighborhood.

Screening will be required by the Building Official for a parking area on any side where it may be adversely affect adjacent property, in the form of a wall, screen planting or fence of a height that is adequate.

- G. In addition, the following regulations shall apply:
 1. In Districts R-1 to R-4 inclusive, parking of motor passenger cars shall be permitted in customary driveways of single and two family dwellings;
 2. No signs shall be permitted except those necessary for the orderly parking thereon, and not more than one (1) sign with maximum area of twenty (20) square feet at each entrance to identify such parking area and present any regulations governing same;
 3. The permitted parking ratio and the allowed dimensions of parking spaces, including off-the-premises parking, for all shops, offices and other business uses which existed on the date of the adoption of this title and which are located on lands zoned District C-0, C-1, C-2, C-3, planned business or by special use permit shall be that which existed on the date of the adoption of this title. Remodeling or reconstruction of said existing buildings may proceed in compliance with applicable codes, provided this prevailing parking ratio is not diminished. Any new construction of or addition to or enlargement of buildings shall require compliance with the parking standards of this title, as applied to the floor area of the new buildings or new portion thereof.

19.46.020 Parking Design Standards.

- A. Standard parking stall dimensions shall be not less than 9 feet by 18 feet, plus the necessary space for maneuvering into and out of the space. Where the end of the parking space abuts a curbed area at least 5 feet in width (with landscaping or sidewalk), an overhang may be permitted which would reduce the length of the parking space by 2 feet. Such overhangs shall be measured from the face of the curb. For standard parking lots, minimum dimensions shall be as follows:

| | 90-degree | 60-degree | 45-degree |
|---------------------------------|------------------|------------------|------------------|
| Aisle Width | | | |
| 1. One-way traffic | — | 18 feet | 14 feet |
| 2. Two-way Traffic | 24 feet | 20 feet | 20 feet |
| End Parking Bay Width | | | |
| 1. Without overhang | 18 feet | 20 feet | 19 feet |
| 2. With overhang | 16 feet | 18 feet | 17 feet |
| Center Parking Bay Width | 18 feet | 18 feet | 16 feet |

- B. Minimum dimensions for a parallel parking space shall be 9 feet by 23 feet.
- C. A reduction in the minimum parking dimensions for specific land uses, for other configurations, or for parking lots with compact spaces may be approved by the Planning Commission as part of the site plan approval process for a specific location. (Ord. 1953, Sec. 1, 1998)

19.46.025 Accessible Parking.

For those buildings where such parking is required, parking areas servicing each building entrance shall have the number of level parking spaces for person(s) with disabilities as set forth in the ***American with Disabilities Act Accessibility Guidelines***. (Ord. 2089, Sec. II, 2004)

19.46.030 Required Spaces.

Off-street parking spaces shall be provided as follows:

A. Dwelling and Lodging Uses.

1. Boarding or rooming houses: One parking space per each three sleeping rooms.
2. Dormitories, fraternities, sororities: Two parking spaces for each three occupants based on the maximum design capacity of the building.
3. ~~Hotels and motels: One space per each rental unit plus one space per each two employees in the largest working shift and such spaces as are required for restaurants, assembly rooms, and other affiliated facilities provided.~~
4. Manufactured homes: Two parking spaces per each home.
5. Nursing homes and convalescent homes: One parking space per each four beds based on the designed maximum capacity of the building, plus one parking space for each employee.
6. Single-family and single-family residential design: Two spaces per dwelling unit, one of which shall be provided in an enclosed garage or carport.
7. Two-family and multiple-family excluding group homes: Two spaces per dwelling unit.
8. Two-family and multiple-family dwelling units designed specifically for the elderly, excluding group homes, one space per two dwelling units.

B. Business and Commercial Uses.

1. Automobile, truck, recreational vehicle and mobile home sales and rental lots: One parking space for each 3,000 square feet of open sales lot area devoted to the sale, display and rental of said vehicles, plus one parking space for each employee.
2. Day Care Centers: One space for each employee plus one space for each 8 children.
3. Financial, business, and professional offices: One parking space for each 300 square feet of **gross net leasable** floor area.
4. Bowling alleys: Five parking spaces for each lane.
5. Automobile wash: Three holding spaces for each car washing stall plus two drying spaces for each car washing stall.
6. Funeral homes and mortuaries: One parking space for each three seats based upon the designed maximum capacity of the parlor, plus one additional parking space for each employee and each vehicle maintained on the premises.
7. Furniture and appliance stores, household equipment or furniture repair shop: One parking space for each 400 square feet of **net leasable** floor area.
8. Medical and dental clinics or offices: One parking space for each ~~200~~ **300** square feet of **gross net leasable** floor area.
9. Restaurants, private clubs and taverns: One parking space for 2.5 seats based on the maximum designed seating capacity; provided, however, that drive-in and drive-through restaurants shall have a minimum of at least ten parking spaces.
10. Retail stores and shops: One space per 250 square feet of **net leasable** floor area.
11. Service stations: One parking space for each employee plus two spaces for each service bay.
12. Theaters, auditoriums, and places of assembly, with or without fixed seats: One parking space for each four people, based upon the designed maximum capacity of the building.
13. All other business and commercial establishments not specified above: One parking space for each 250 square feet of **net leasable** floor area.
14. Mixed Office and Commercial Centers that exceed 300,000 square feet in net leasable floor area and are located in District C-2 General Business District shall provide a minimum of 3.5 spaces per 1,000 square feet of **net leasable floor** area. (Ord. 2089, 2004)

15. Ambulatory Surgical Centers: One space for each 300 square feet of net leasable floor area.

C. Other Uses.

1. Churches: One parking space for each four seats based upon the maximum designed seating capacity, including choir lofts.
2. Elementary, junior high and equivalent parochial and private schools: Two parking spaces for each classroom.
3. High schools, colleges, universities and other similar public or private institutions of higher learning: Eight parking spaces for each classroom, plus one space for each two employees.
4. Hospitals: One parking space for each four beds, plus one parking space for each resident or staff doctor plus one space for each two employees based on the largest working shift in any 24-hour period.
5. Laundromats: One space for each two washing machines.
6. Fraternal associations and union headquarters: One parking space for each four seats based upon the design maximum seating capacity.
7. Public Swimming pools: One parking space for each 38 square feet of water area.
8. Trade and commercial schools: One parking space for each three students and one space for each employee.

D. Assignment of Parking for Uses Not Listed.

Any use not included in Sections A – C above, Required Spaces, shall be assigned a parking requirement by the Planning Commission.

19.46.035 Plans and Approval Required.

Plans showing the layout of all required off-street parking and loading areas shall be submitted to and approved by the Building Official prior to issuance of a building permit. Before approving any parking layout, the Building Official shall satisfy himself that the spaces provided are usable and meet standard design criteria contained herein. All required off-street parking spaces shall be clearly marked.

19.46.040 Off-Street Loading.

Off-street space for the standing, loading and unloading of trucks shall be provided at all buildings in Districts C-1, and C-2 the occupancy of which involves the daily receipt and dispatch of materials by truck. The space shall be so arranged that it will not interfere with the use of off-street parking space provided in accordance with the requirements of this chapter. This requirement may be waived by the board only in case where the volume of goods to be handled is so minor that it can be handled from trucks using on-street or off-street parking facilities without undue interference with peak hour automobile parking.

19.46.045 Access Streets and Loading Docks.

The location and limitation of access streets and alleys for ingress and egress and the limitation and location of loading docks within and for the use districts described within this title shall be reserved to the Planning Commission and the plan for the proposed development presenting a unified and organized arrangement for such access streets, alleys and loading facilities shall be approved by the Planning Commission before development may be commenced within the use district.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission review and revise the proposed amendments as it deems appropriate and recommend approval to the Governing Body.

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: September 9, 2014, Planning Commission Meeting

Project # 000009686

Application: PC 2014-115

Request: Site Plan Approval to replace three existing antennas with larger antennas

Property Address: 9011 Roe Avenue, Fire Station

Applicant: AT&T

Current Zoning and Land Use: C-1 Restricted Business District – Fire Station

Surrounding Zoning and Land Use: North: C-2 General Business District - Offices
East: C-1 Restricted Business District – KCP&L Substation
South: R-1A Single-Family Residential District - Church
West: R-1A Single-Family Residential District – Single-Family Dwelling

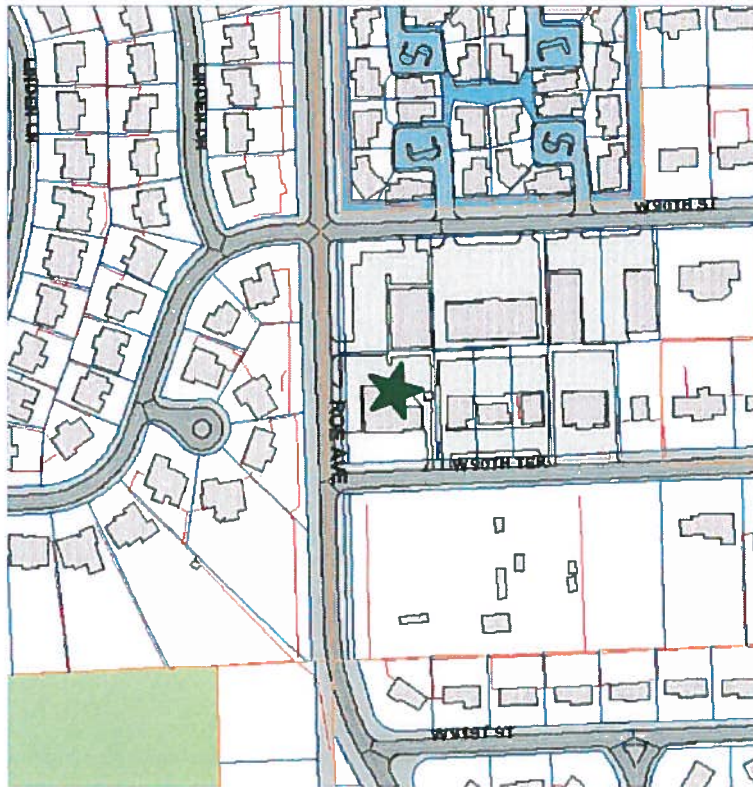
Legal Description: Lot 11 Blk 7 Somerset Acres West

Property Area: 0.73 Acres

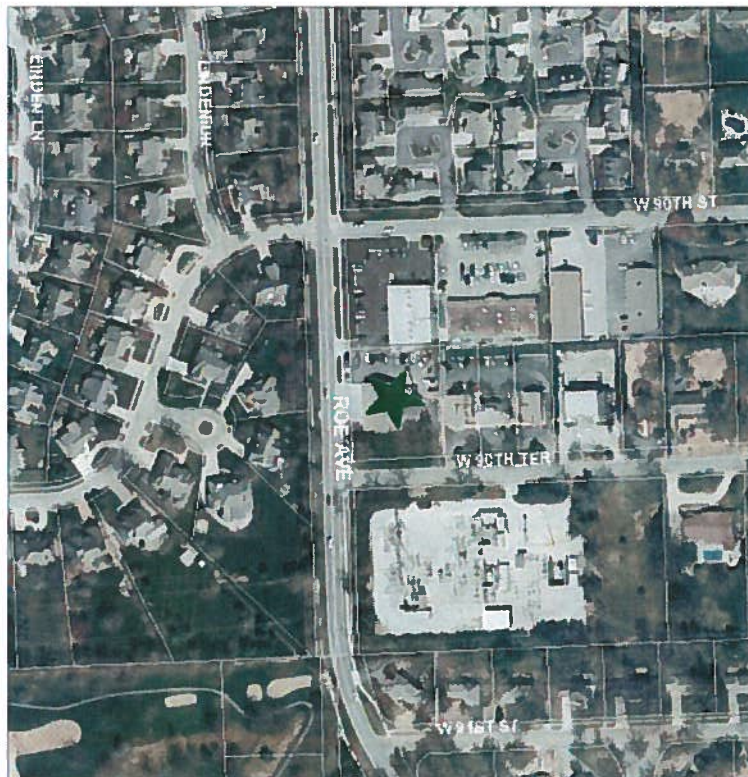
Related Case Files: PC 2013-110 Site Plan Approval for Sprint
PC 2011-121 Site Plan Approval for Sprint
PC 2009-16 Special Use Permit for Clearwire (now Sprint)
PC 2004-10 Special Use Permit for Cingular Wireless (now AT&T)
PC 1996- 06 Conditional Use Permit for Sprint Wireless

Attachments: Application, Site Plan, Project Photos

General Location Map



Aerial Map



STAFF COMMENTS:

AT&T is requesting Site Plan Approval to replace three antennas. Two of the new antennas will be 96" in length compared to the existing antennas that are 72" in length. There are two providers on the monopole, Sprint is at 97 ft. centerline and AT&T is at the 90 ft. centerline.

In 2009 the Special Use Permit for the monopole was approved based on the updated Wireless Communications Ordinance. It was approved for multiple carriers and subject to twenty conditions. Condition #9 reads as follows:

The applicant may change out equipment boxes, cables and antennas subject to the Staff approval provided that the replacements are generally consisted with the approved plan. If change-outs are significantly different, as determined by the Building Official, a revised Site Plan shall be submitted to the Planning Commission for its review and approval.

Since the two proposed antennas will be larger than those being replaced, this application is being submitted to the Planning Commission for Site Plan Approval. All the Sprint antennas and canisters are 72". AT&T has nine antennas and six are 72" in length while two are 98" in length. This request is to replace two of the 72" canisters/antennas with two 96" canisters/antennas and one 72" canister/antenna with a 72" canister/antenna.

This monopole was approved in 1996 and at that time approval was by Conditional Use Permit. The monopole was approved for a height of 100 feet and Sprint antennas are on the top. In 2004, a Special Use Permit was granted to Cingular (now AT&T) to install antennas at the 90 foot elevation along with equipment cabinets in the compound at the base of the antenna. In 2009, a Special Use Permit was granted to Clearwire (now Sprint) to install antennas and equipment cabinets. Sprint is a major shareholder in Clearwire and the Clearwire antennas were installed as a modification to the Sprint antennas at the top of the tower. The three companion Sprint antennas were replaced with new panels, approximately 12" wide by 72" long, in 2013.

Subsequent to the application in 2011, a new Federal law was passed that requires all local governments to approve any request for replacement of transmission equipment on an existing wireless tower or base station (we call this the equipment compound) provided the request does not substantially change the physical dimensions of the tower or base station.

It is the opinion of Staff that the request does not substantially change the installation and should be approved. The law does not say that local government may not require an application to be filed or that reasonable conditions could be required as part of the approval.

Since no neighbors have appeared at previous neighborhood meetings and the changes were not major, the applicant was not required to hold a neighborhood meeting.

The Planning Commission shall give consideration to the following criteria in approving or disapproving a site plan:

A. The site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.

The capability of the site to accommodate the equipment compound was addressed in the approval of the Special Use Permit. The proposed improvements will occur on the existing tower and within the existing equipment compound.

B. Utilities are available with adequate capacity to serve the proposed development.

Adequate utilities are available to serve this location.

C. The plan provides for adequate management of stormwater runoff.

No additional impervious area will be created and therefore a stormwater management plan is not required.

D. The plan provides for safe and easy ingress, egress, and internal traffic circulation.

The site utilizes the existing driveway and parking lot for circulation that currently serves it and no changes are proposed.

E. The plan is consistent with good land planning and good site engineering design principles.

The details of the overall design of the equipment compound were worked out on the approval of the Conditional Use Permit and new fencing was installed as a part of the Sprint Site Plan Approval in 2013. The applicant has prepared a structural analysis to confirm that the tower is sufficient to carry the load.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.

The tower has been at this location for approximately 18 years. The tower is located at the Fire Station in a commercial area and has very little impact on surrounding residential areas. All the equipment will be located within the equipment compound and the wiring will be routed inside the tower.

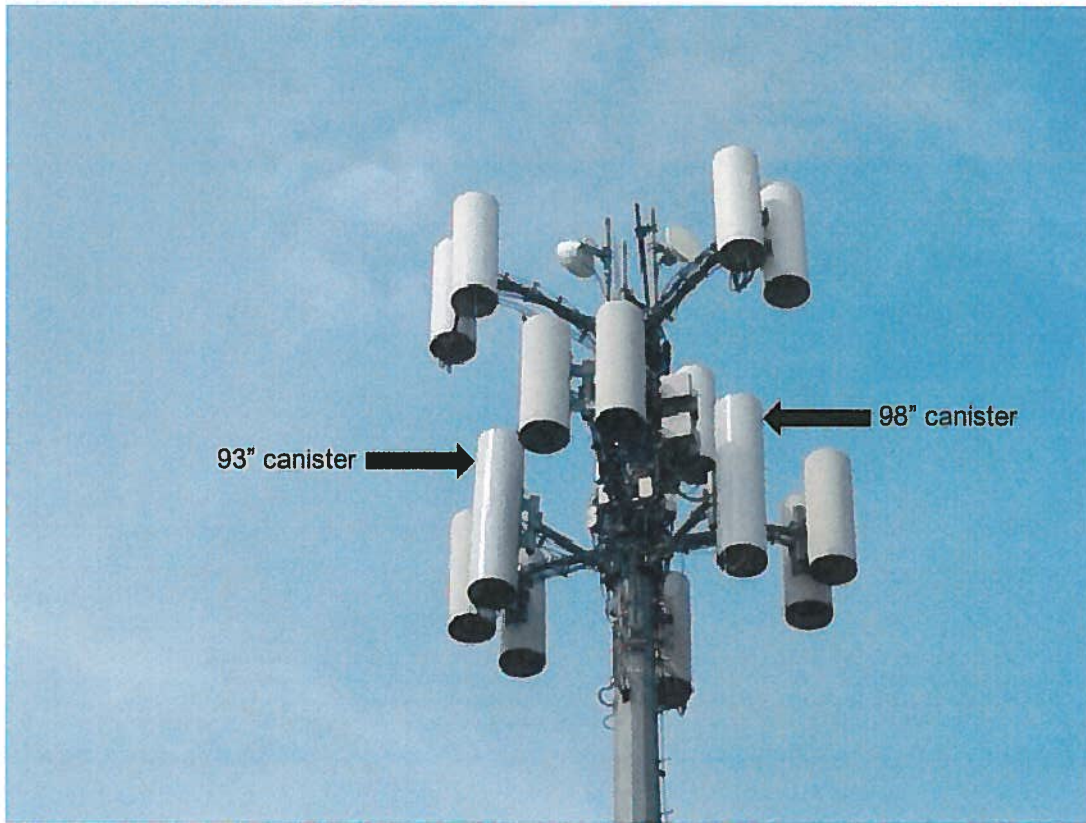
G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.

Wireless communications are not specifically addressed in Village Vision. Generally it falls into maintaining and improving infrastructure.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the proposed site plan for AT&T subject to the following conditions:

1. That the antennas be installed as shown on the proposed site plan.
2. That all wiring be contained inside the tower.



**87TH & ROE
KS5511
10048679
CROWN CASTLE BU# 877791**



at&t

**2C LTE
97' - MONOPOLE**

ENGINEERING

2006 INTERNATIONAL BUILDING CODE OR ADOPTED CODE
2008 NATIONAL ELECTRIC CODE OR ADOPTED CODE
TIA/EIA-222-F OR ADOPTED CODE

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK.

SITE INFORMATION

PROPERTY OWNER:
ADDRESS: CROWN CASTLE
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

TOWER OWNER:
SITE NAME: CROWN CASTLE
BU NUMBER: PRAIRIE VILLAGE FIRE STATION
877791

SITE CONTACT:
PETE FAULHABER
(314) 432-3158
JOHNSON

COUNTY:
LATAUDE (MAD 83):
38° 57' 55.26" N
38.96535

LONGITUDE (NAD 83):
94° 38' 20.76" W
-94.63910

ZONING JURISDICTION:

ZONING DISTRICT:

PARCEL #:

OCCUPANCY GROUP:

CONSTRUCTION TYPE:

POWER COMPANY:

TELEPHONE COMPANY:

CONSTRUCTION MANAGER:
DAVE GARNER
(913) 458-1175

SITE ACQUISITION MANAGER:
MELISSA BOYLE
(952) 896-0745

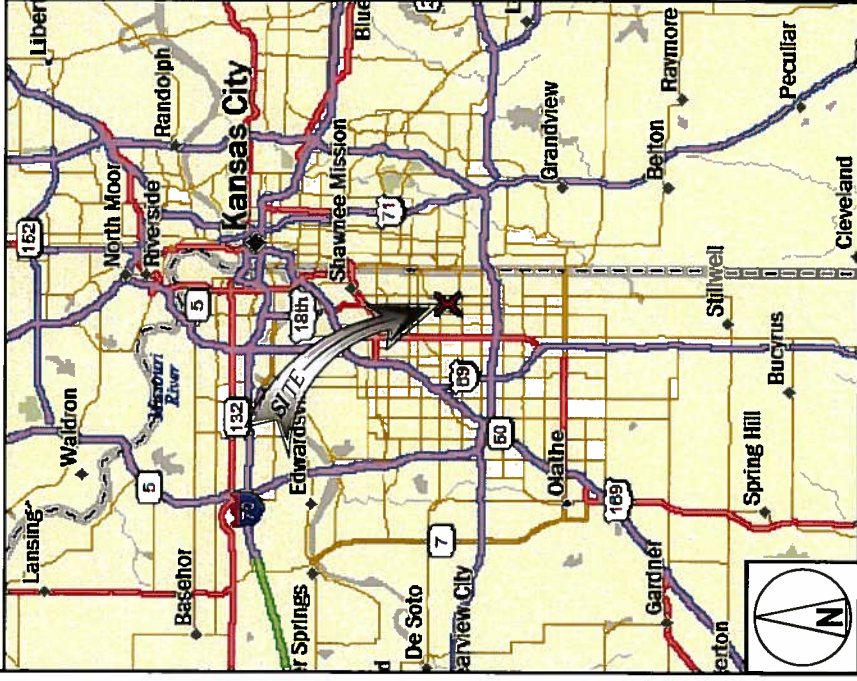
RF ENGINEER:
RON HUMPHREY
(314) 984-5227

CONTACT INFORMATION

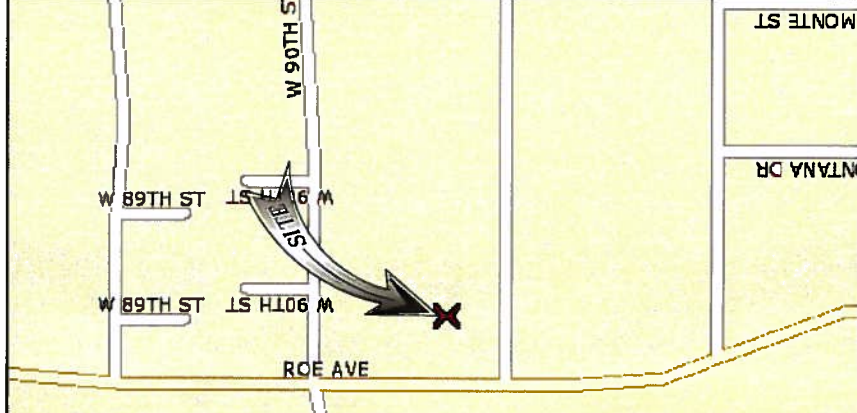
ENGINEER:
BLACK & VEATCH CORPORATION
16305 SWINGLEY RIDGE ROAD, SUITE 230
CHESTERFIELD, MO 63017

CONTACT:
JEREMY MURPHY
PHONE:
(913) 458-8142

VICINITY MAP



LOCAL MAP



NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM NEAREST MAJOR INTERSTATE:
FROM I-435 TAKE EXIT 77A TOWARDS ROE AVE. TURN NORTH ONTO ROE AVE. TURN EAST ONTO W 90TH TERRACE. SITE ACCESS IS ON THE NORTH SIDE OF ROAD.

APPROVED



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

DRAWING INDEX

| SHEET NO: | SHEET TITLE |
|-----------|--------------------------------------|
| T-1 | TITLE SHEET |
| C-1 | SITE PLAN |
| C-2 | ELEVATIONS |
| C-3 | ANTENNA LAYOUT AND SCHEDULE |
| C-4 | EQUIPMENT DETAILS |
| C-5 | EQUIPMENT DETAILS |
| RF-1 | LTE CONFIGURATION |
| RF-2 | LTE CONFIGURATION |
| RF-3 | COAX COLOR CODING |
| G-1 | GROUNDING ONE-LINE ANTENNA EQUIPMENT |
| G-2 | GROUNDING DETAILS |
| GN-1 | LEGENDS & ABBREVIATIONS |
| GN-2 | GENERAL CONSTRUCTION NOTES |
| GN-3 | GENERAL ELECTRICAL NOTES |

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



UNDERGROUND SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811

48 HOURS BEFORE YOU DIG



7801 FARLEY OVERLAND PARK, KS 66204

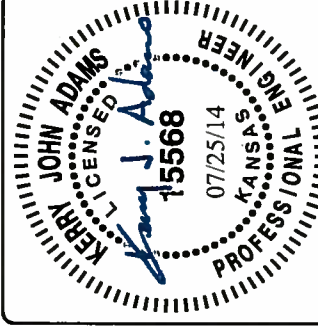


BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 12903T
DRAWN BY: JRK
CHECKED BY: KJA

| REV | DATE | ISSUED FOR CONSTRUCTION | DESCRIPTION |
|-----|----------|-------------------------|-------------|
| 0 | 07/24/14 | | |



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

87TH & ROE
KS5511
9001 ROE AVENUE
PRAIRIE VILLAGE, KS 66207
2C LTE

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



7801 FARLEY
OVERLAND PARK, KS 66204



BLACK & VEATCH

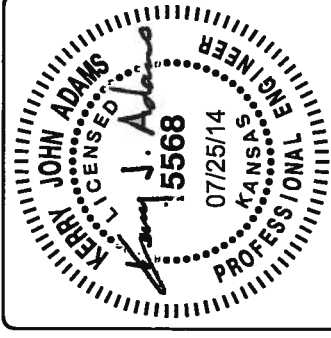
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 129031

DRAWN BY: JRK

CHECKED BY: KJA

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 0 | 07/24/14 | ISSUED FOR CONSTRUCTION |



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TO ALTER THIS DOCUMENT.

87TH & ROE
KS5511
9001 ROE AVENUE
PRAIRIE VILLAGE, KS 66207
2C LTE

SHEET TITLE

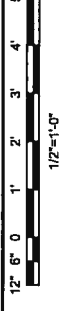
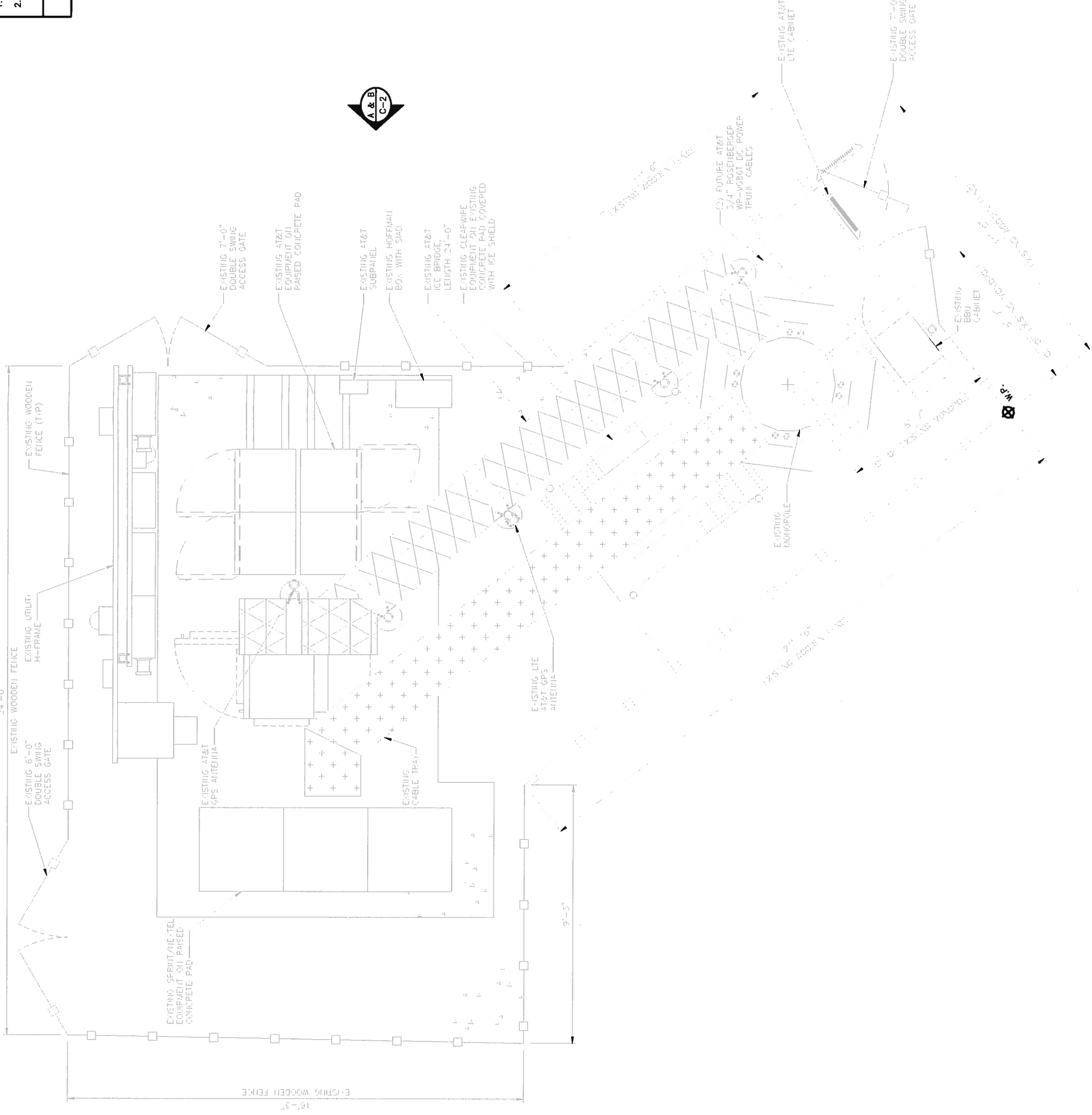
SITE PLAN

SHEET NUMBER

C-1

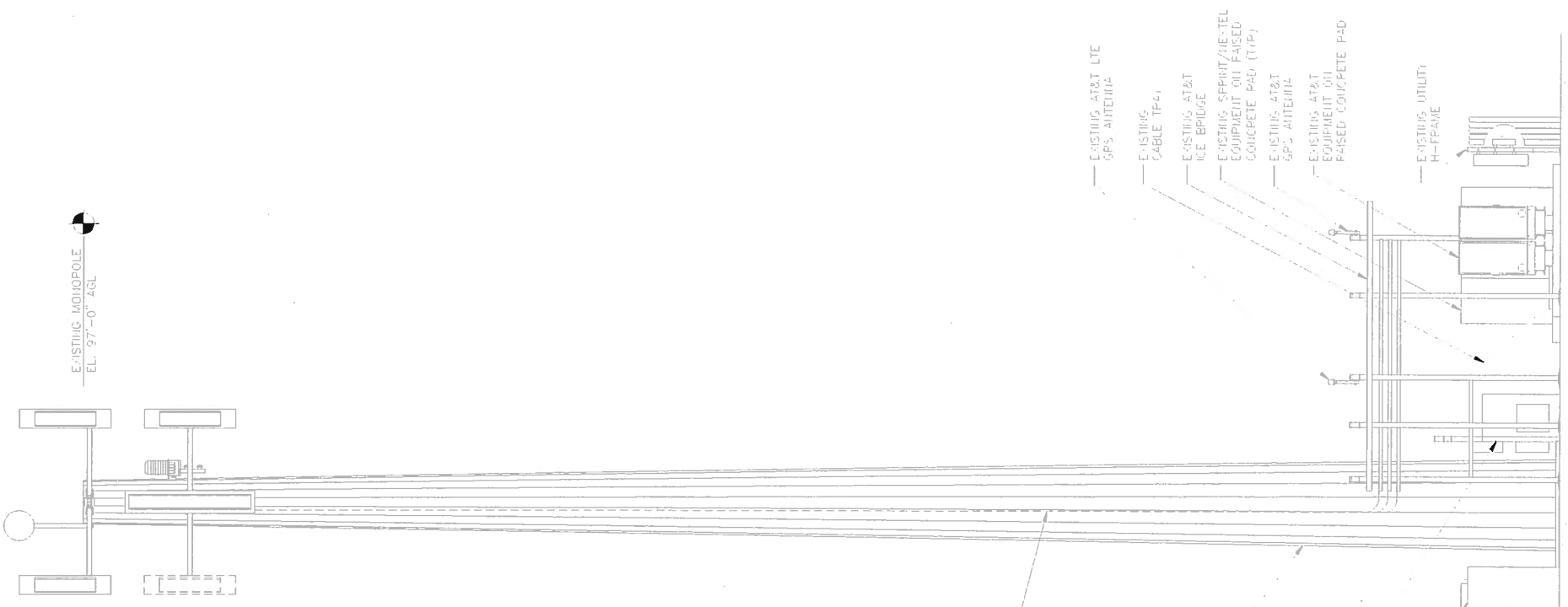
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS & MOUNTS OMITTED FOR CLARITY.

NOTES



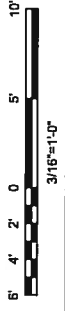
SITE PLAN

- (2) EXISTING MW DISHES (OTHER CARRIER)
CL. EL. 104'-0" AGL
- (6) EXISTING ANTENNAS (OTHER CARRIER)
CL. EL. 100'-0" AGL
- (6) EXISTING AT&T ANTENNAS
- (3) EXISTING AT&T ANTENNAS TO BE REMOVED
- (6) EXISTING AT&T TMS
- (3) EXISTING AT&T RRHs
- (3) EXISTING AT&T RRHs
- (1) EXISTING RAYCAP SURGE PROTECTION UNIT
- (2) EXISTING AT&T CANISTERS TO BE REMOVED
CL. EL. 90'-0" AGL



- (12) EXISTING AT&T 7/8" COAX.
- (1) EXISTING 5/16" RET CABLE.
- (1) EXISTING 3/8" FIBER TRUNK CABLE AND (2) EXISTING 3/4" DC POWER TRUNK CABLES ROUTED INSIDE EXISTING MONOPOLE

EXISTING ELEVATION
SEE DRAWING C-1



A

- (2) EXISTING MW DISHES (OTHER CARRIER)
CL. EL. 104'-0" AGL
- (6) EXISTING ANTENNAS (OTHER CARRIER)
CL. EL. 100'-0" AGL
- (6) EXISTING AT&T ANTENNAS
- (3) PROPOSED AT&T ANTENNAS
- (3) EXISTING AT&T RRHs
- (3) PROPOSED AT&T RRHs
- (3) FUTURE AT&T RRHs
- (1) EXISTING RAYCAP SURGE PROTECTION UNIT
- (2) FUTURE RAYCAP SURGE PROTECTION UNIT
- (2) PROPOSED AT&T 8"x24" CANISTERS
CL. EL. 90'-0" AGL



- (12) EXISTING AT&T 7/8" COAX.
- (1) EXISTING 5/16" RET CABLE.
- (1) EXISTING 3/8" FIBER TRUNK CABLE, (2) EXISTING 3/4" DC POWER TRUNK CABLES, AND
- (2) FUTURE 3/4" ROSENBERGER WR-VG86T DC POWER TRUNK CABLES IN (1) FUTURE 2" FLEX CONDUIT ROUTED INSIDE EXISTING MONOPOLE

PROPOSED ELEVATION
SEE DRAWING C-1

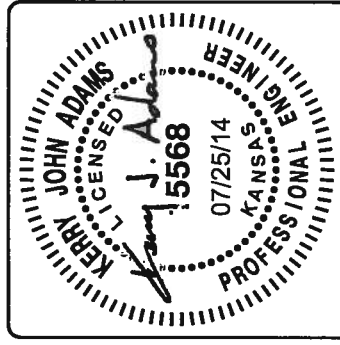


B



PROJECT NO: 129031
DRAWN BY: JRK
CHECKED BY: KJA

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
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87TH & ROE
KS5511
9001 ROE AVENUE
PRAIRIE VILLAGE, KS 66207
2C LTE

SHEET TITLE
ELEVATIONS

SHEET NUMBER
C-2



7801 FARLEY
OVERLAND PARK, KS 66204

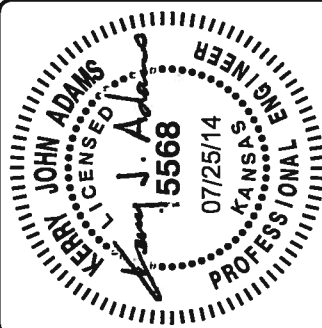


BLACK & VEATCH

1095D GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 129031
DRAWN BY: JRK
CHECKED BY: KJA

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 0 | 07/24/14 | ISSUED FOR CONSTRUCTION |



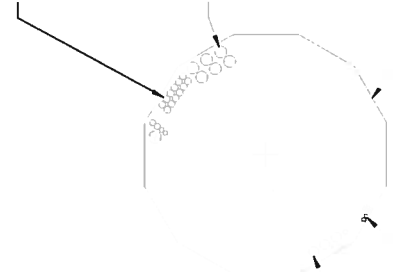
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87TH & ROE
KS5511
9001 ROE AVENUE
PRAIRIE VILLAGE, KS 66207
2C LTE

SHEET TITLE
**ANTENNA LAYOUT
AND SCHEDULE**

SHEET NUMBER
C-3

- (12) EXISTING AT&T 7/8" COAX.
- (1) EXISTING 5/16" RET. CABLE.
- (1) EXISTING 3/8" FIBER TRUNK CABLE.
- (2) EXISTING 3/4" DC POWER TRUNK CABLES.
- AND (2) FUTURE 3/4" ROSENBERGER WR-V686T DC POWER TRUNK CABLES IN (1) FUTURE 2" FLEX CONDUIT ROUTED INSIDE EXISTING MONOPOLE.
- (6) EXISTING SPRINT/NETEL 1-5/8" COAX AND (2) EXISTING 1/2" COAX ROUTED INSIDE EXISTING MONOPOLE.



PROPOSED COAX ROUTING LAYOUT

NO SCALE

B

- (1) EXISTING AT&T RRH AND (B & D) (C-4)
- (1) PROPOSED RRH MOUNTED ON EXISTING PIPE MOUNT (TYP OF 3)



- PROPOSED AT&T 8'-24" CANISTER (MATCH EXISTING LTE) (TYP OF 2)

- PROPOSED LTE ANTENNA ON PROPOSED PIPE MOUNT TALLEY PART #MT-537 (OR ENGINEER APPROVED EQUAL) (TYP OF 3) (A & E) (C-4)



PROPOSED ANTENNA LAYOUT

NO SCALE

D

| SECTOR | EXISTING | | FINAL | | DOWNTILT | | | RAD CENTER, AGL | TMA MODEL NUMBER | RRH MODEL NUMBER |
|--------|------------------------|------------|---------|------------|------------|------------|-----|---------------------------------|--|------------------|
| | ANTENNA MODEL NUMBER | TECHNOLOGY | AZIMUTH | TECHNOLOGY | TECHNOLOGY | MECHANICAL | | | | |
| | 700/900 | 1900/WCS | 700/900 | 1900/WCS | 700/900 | 1900/WCS | | | | |
| A1 | FATHREPI 800-10121 | UMTS | 4 | UMTS | - | - | 90° | POWERWAVE TT08-190B111-001 | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| A2 | - | - | - | - | - | - | 90° | - | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| A3 | POWERWAVE P65-17-UM-PP | LTE | 14 | LTE | 1 | 0 | 90° | ALCATEL-LUCENT RRH2x60-1900A-4R | ALCATEL-LUCENT 9442 PPH4-25-WCS (FUTURE) | |
| A4 | - | - | - | - | - | - | 90° | - | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| A5 | FATHREPI 800-10121 | GSM | 4 | LTE/GSM | 1 | 0 | 90° | POWERWAVE TT08-190B111-001 | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| B1 | FATHREPI 800-10121 | UMTS | 124 | UMTS | - | - | 90° | POWERWAVE TT08-190B111-001 | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| B2 | - | - | - | - | - | - | 90° | - | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| B3 | - | LTE | 134 | LTE | 4 | - | 90° | - | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| B4 | - | - | - | - | - | - | 90° | - | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| B5 | FATHREPI 800-10121 | GSM | 124 | LTE/GSM | 4 | 0 | 90° | POWERWAVE TT08-190B111-001 | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| C1 | FATHREPI 800-10121 | UMTS | 244 | UMTS | - | - | 90° | POWERWAVE TT08-190B111-001 | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| C2 | - | - | - | - | - | - | 90° | - | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| C3 | - | LTE | 254 | LTE | 3 | - | 90° | - | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| C4 | - | - | - | - | - | - | 90° | - | ALCATEL-LUCENT 9442 PPH2-40-07-L | |
| C5 | FATHREPI 800-10121 | GSM | 244 | LTE/GSM | 3 | 0 | 90° | POWERWAVE TT08-190B111-001 | ALCATEL-LUCENT 9442 PPH2-40-07-L | |

RFDS VERSION: CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
* EXISTING ANTENNA TO BE REMOVED. EXISTING RELATED COAX AND TMAs TO BE REMOVED UPON INSTALLATION OF FUTURE EQUIPMENT.

ANTENNA CONFIGURATION

NO SCALE

A

- EXISTING AT&T CANISTER TO BE REMOVED (TYP OF 2)
- EXISTING AT&T ANTENNA TO BE REMOVED (TYP OF 3)



- NOTES:
- 1. SEE ANTENNA CONFIGURATION FOR MODEL NUMBERS AND AZIMUTHS.
- 2. CONTRACTOR TO VERIFY 6" MINIMUM SEPARATION BETWEEN LTE ANTENNAS.
- 3. EXACT PLACEMENT OF RRHs TO BE FIELD VERIFIED AND NOT EXCEED ANTENNA DIMENSIONS ON TOWER.
- 4. ANTENNAS SHALL BE LOCATED OR RELOCATED SPECIFICALLY AS SHOWN, PER THE ANTENNA MOUNT ANALYSIS, FOR LOAD DISTRIBUTION.



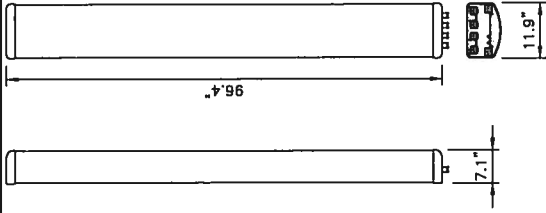
EXISTING ANTENNA LAYOUT

NO SCALE

C

ANDREW_SBNHH-1D65C

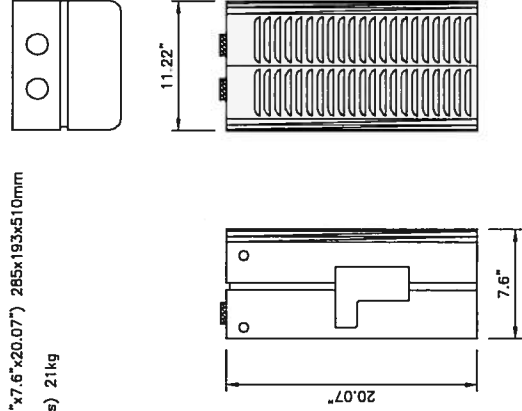
RADOME MATERIAL: FIBERGLASS, UV RESISTANT
 RADOME COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD.in.(mm): 96.4"x11.9"x7.1" (2449x301x181mm)
 WEIGHT: 49.6 lbs
 CONNECTOR: BOTTOM, 7-16 DIN FEMALE x 6



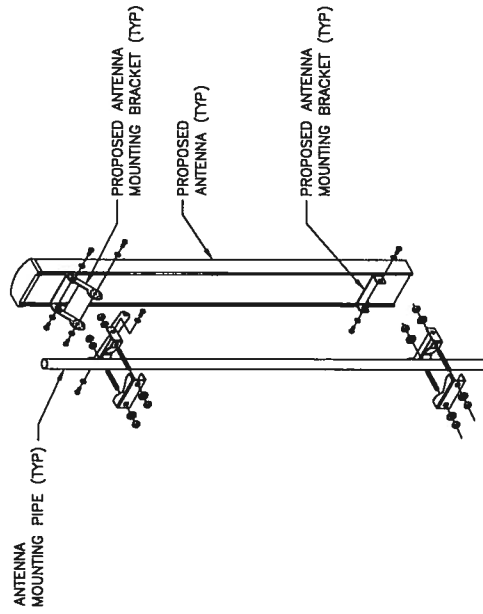
ALPHA SECTOR

ALCATEL-LUCENT_RRH2x60-1900A-4R

DIMENSIONS, WxDxH: (11.22"x7.6"x20.07") 285x193x510mm
 WEIGHT, WITHOUT MOUNTING KIT: (46 lbs) 21kg



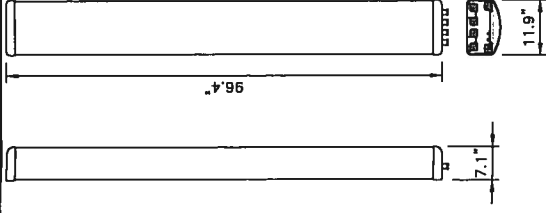
RRH SPECIFICATIONS (1900 MHz)



ANTENNA PIPE MOUNTING DETAIL

ANDREW_SBNHH-1D65C

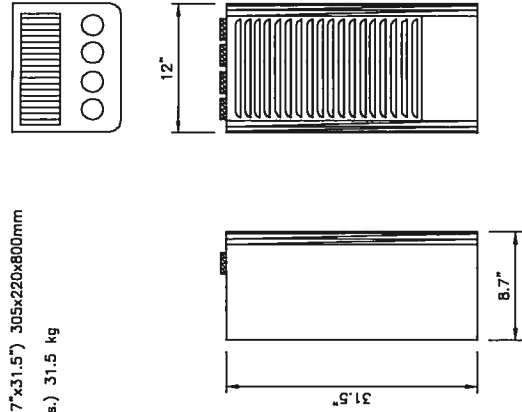
RADOME MATERIAL: FIBERGLASS, UV RESISTANT
 RADOME COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD.in.(mm): 96.4"x11.9"x7.1" (2449x301x181mm)
 WEIGHT: 49.6 lbs
 CONNECTOR: BOTTOM, 7-16 DIN FEMALE x 6



BETA SECTOR

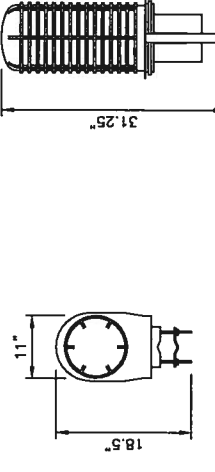
ALCATEL-LUCENT_RRH4x25-WCS

DIMENSIONS, WxDxH: (12"x8.7"x31.5") 305x220x800mm
 WEIGHT, WITHOUT MOUNTING KIT: (70 lbs.) 31.5 kg



RRH SPECIFICATIONS (WCS)

RAYCAP DC6-48-60-0-8F
 DIMENSIONS, DnH: 280x794mm (11"x31.25")
 NOMINAL OPERATING VOLTAGE: 48 VDC
 NOMINAL DISCHARGE CURRENT: 20 IA 8/20µs
 MAXIMUM DISCHARGE CURRENT: 60 IA 8/20µs
 MAXIMUM CONTINUOUS OPERATING VOLTAGE: 75 VDC
 VOLTAGE PROTECTION RATING: 400 V
 WIND LOADING: 150 MPH SUSTAINED (105.7 lbs)
 195 MPH GUST (213.6 lbs)
 TOTAL WEIGHT: 32.8 lbs

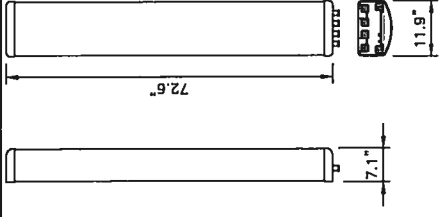


CONTRACTOR TO USE "THREAD LUBRICANT" ON MOUNTING BOLTS DURING INSTALLATION

DC ONLY SURGE SUPPRESSOR DETAIL

ANDREW_SBNHH-1D65B

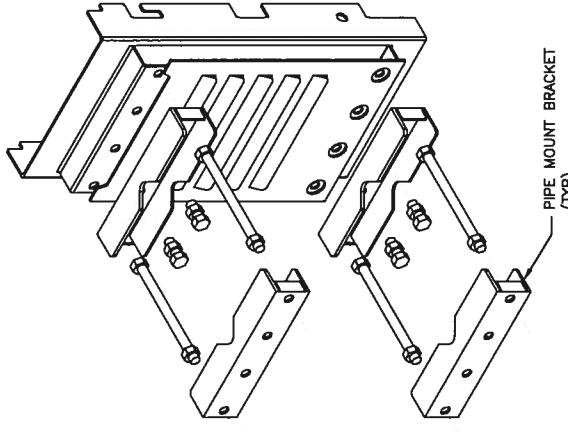
RADOME MATERIAL: FIBERGLASS, UV RESISTANT
 RADOME COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD.in.(mm): 72.6"x11.9"x7.1" (1844x301x181mm)
 WEIGHT: 40.6 lbs
 CONNECTOR: BOTTOM, 7-16 DIN FEMALE x 6



GAMMA SECTOR

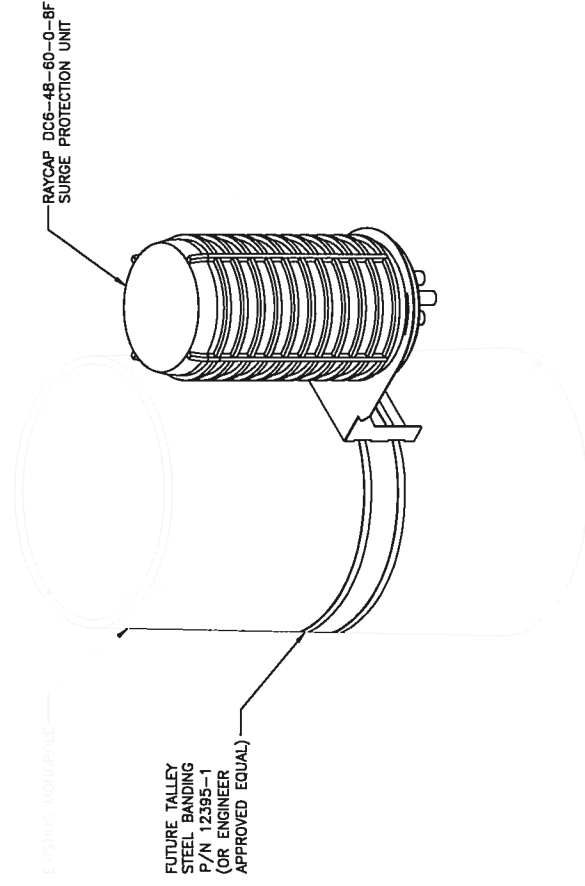
PROPOSED LTE/GSM ANTENNA SPECIFICATIONS

NO SCALE



RRH MOUNTING PLATE DETAIL

NO SCALE



NO SCALE



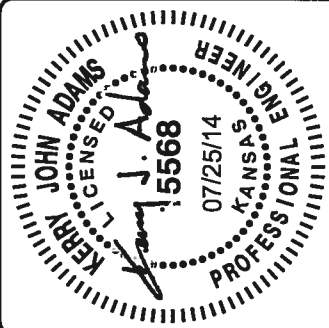
7801 FARLEY
OVERLAND PARK, KS 66204



BLACK & VEATCH
 10950 GRANDVIEW DRIVE
 OVERLAND PARK, KANSAS 66210
 (913) 458-2000

PROJECT NO: 129031
 DRAWN BY: JRK
 CHECKED BY: KJA

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 0 | 07/24/14 | ISSUED FOR CONSTRUCTION |



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

87TH & ROE
 KS5511
 9001 ROE AVENUE
 PRAIRIE VILLAGE, KS 66207
 2C LTE

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
C-4

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
DATE: September 9, 2014, Planning Commission Meeting

Project # 000009686

Application: PC 2014-116

Request: Site Plan Approval to Add Three Antennas on the Cell Tower - WCSLTE

Property Address: 7700 Mission Road, City Hall

Applicant: Black & Veatch for AT&T

Current Zoning and Land Use: R-1A Municipal Office Complex

Surrounding Zoning and Land Use: North: R-1A Single-Family District – SM East High School
East: R-1A Single-Family District – Single Family Dwellings
South: R-1A Single-Family District – Church
West: R-1A Single-Family District – Single Family Dwellings

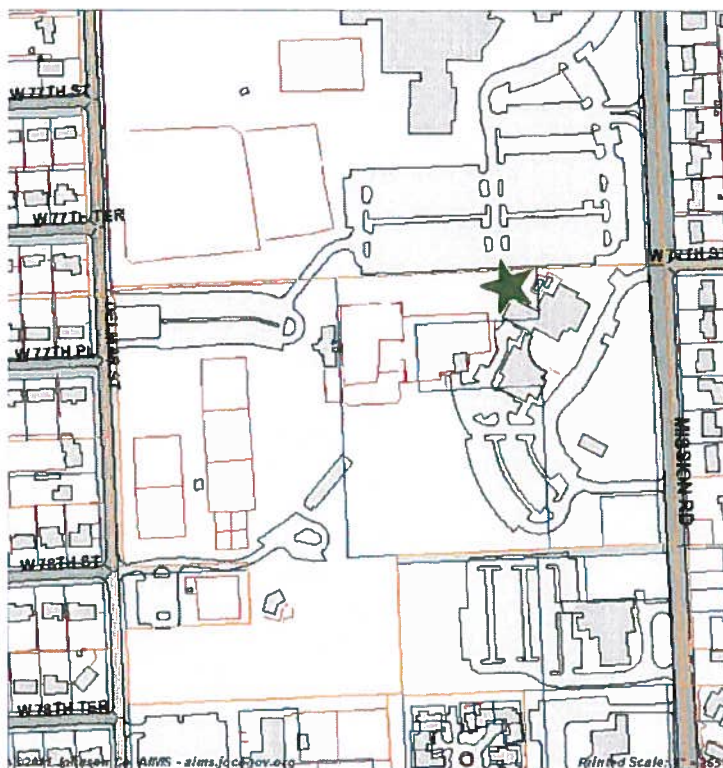
Legal Description: Prairie Village Municipal Office Complex Tract 1

Property Area: Cell Tower Compound – approximately 3,200 sq. ft., 0.07 acres
Municipal Office Complex – 16.75 acres

Related Case Files: PC 2014-111 Site Plan Approval for Sprint
PC 2014-108 Site Plan Approval for Verizon
PC 2014-107 Site Plan Approval for AT&T
PC 2011-114 Site Plan Approval for AT&T
PC 2009-17 Special Use Permit Renewal for Sprint
PC 2006-19 Special Use Permit Renewal for Cingular Wireless
PC 2005-115 Final Plat Municipal Office Complex
PC 2004-09 Special Use Permit for Sprint
PC 2001-05 Special Use Permit for AT&T
PC 2000-05 Special Use Permit for General Dynamics for Metricom
PC 1997-04 Special Use Permit to Replace Tower

Attachments: Application, Site Plan, Project Photos

General Location Map



Aerial Map



STAFF COMMENTS:

AT&T is proposing to add three antennas and a cable to its platform on the tower behind City Hall. The proposed antennas are to serve AT&T's LTE, Long Term Evolution Network. One of the proposed antennas is approximately 72" in length and the other two antennas will be approximately 96" in length. The three antennas will add approximately 140 lbs. to the tower. The cable will be inside the tower.

AT&T added three antennas and an emergency generator in 2011 and replaced three antennas earlier this year. In October 2009, the Planning Commission approved the Special Use Permit Renewal for this tower and the approval was based on the new Wireless Communications Ordinance. The installation of additional antennas is required to be submitted to the Planning Commission for site plan review and approval.

A Structural Analysis Report was prepared which included the proposed improvements by Verizon, Sprint and AT&T. The pole capacity was rated at 100.3% and the base plate was rated at 88.3%. The structural engineer rated the pole as acceptable even though it was rated at 100.3%. A 2.5 to 3.0 safety factor is typically included in the calculation for structures and therefore 0.3% is not of concern according to the structural report.

Since no neighbors have appeared at previous neighborhood meetings and the changes were not major, the applicant was not required to hold a neighborhood meeting.

The Planning Commission shall give consideration to the following criteria in approving or disapproving a site plan:

A. The site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.

The proposed improvements will occur on the existing tower which is adequate to accommodate the proposed improvements.

B. Utilities are available with adequate capacity to serve the proposed development.

Adequate utilities are available to serve this location.

C. The plan provides for adequate management of stormwater runoff.

No additional impervious area will be created because all improvements will be on the tower.

D. The plan provides for safe and easy ingress, egress, and internal traffic circulation.

The site utilizes the existing driveway and parking lot for circulation that currently serves it and no changes are proposed.

E. The plan is consistent with good land planning and good site engineering design principles.

The applicant has prepared a structural analysis and has stated the tower is sufficient to carry the additional load.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.

The tower has been at this location for more than twenty years and the proposed installation consists of replacing three antennas, which is a minor improvement compared to the size of the tower. The tower is located in the Municipal Complex and has very little impact on surrounding residential areas.

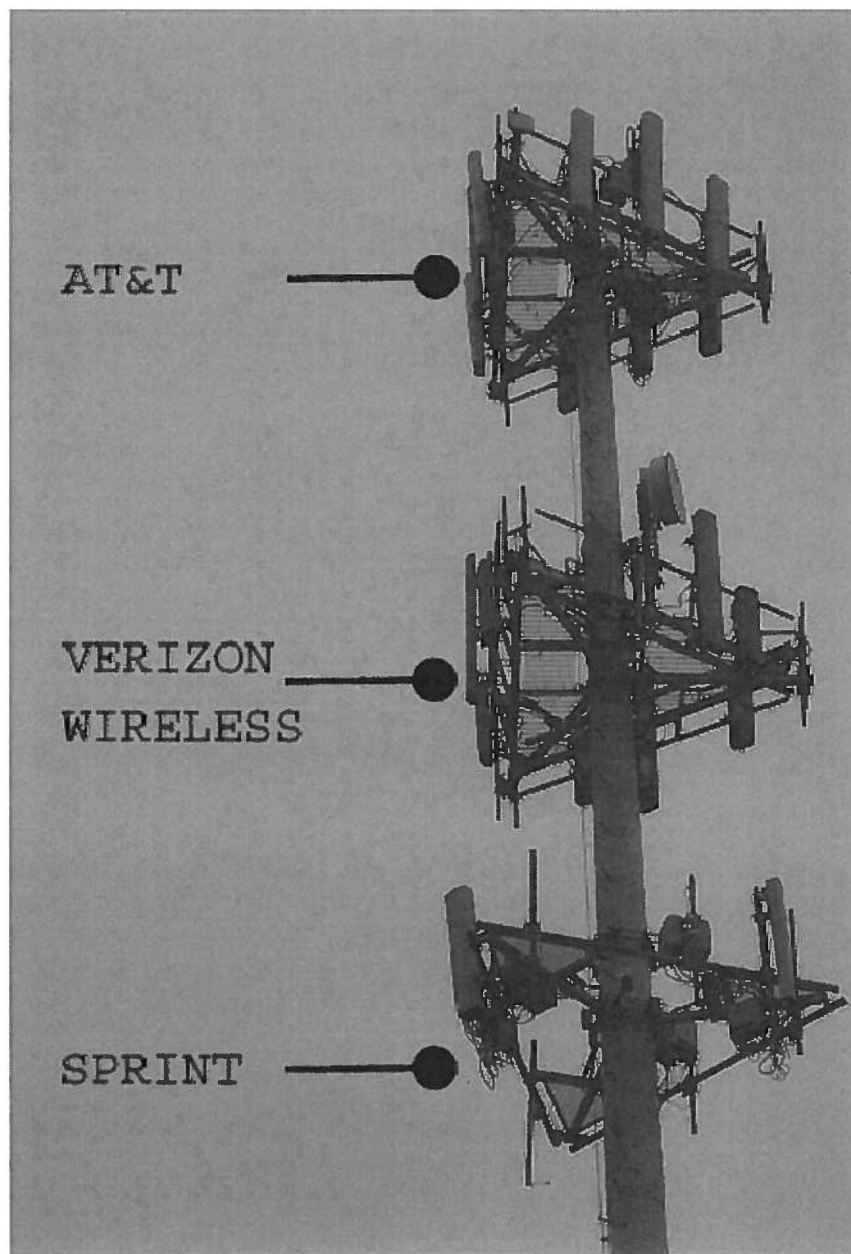
G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.

Wireless communications are not specifically addressed in Village Vision. Generally it falls into maintaining and improving infrastructure.

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the proposed site plan for AT&T subject to the following conditions:

1. That the three antennas be installed as shown on the proposed site plan.
 2. That all wiring be contained inside the tower.
-



PRAIRIE VILLAGE

KS5025

10000419



at&t

WCS LTE

150' - MONOPOLE

ENGINEERING

2006 INTERNATIONAL BUILDING CODE OR ADOPTED CODE
2008 NATIONAL ELECTRIC CODE OR ADOPTED CODE
TIA/EIA-222-F OR ADOPTED CODE

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK.

SITE INFORMATION

PROPERTY OWNER: NA
CITY OF PRAIRIE VILLAGE

TOWER OWNER: NA

SITE CONTACT: NA

COUNTY: JOHNSON

LATITUDE (NAD 83): 38° 56' 22.00" N
38.938889

LONGITUDE (NAD 83): 94° 37' 58.01" W
-94.63278

ZONING JURISDICTION: NA

ZONING DISTRICT: NA

PARCEL #: NA

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-B

POWER COMPANY: KCPL

TELEPHONE COMPANY: NA

CONSTRUCTION MANAGER: DAVE GARNER
(913) 458-1175

SITE ACQUISITION MANAGER: CARRIE BOYLAN
(314) 602-8700

RF ENGINEER: RON HUMPHREY
(314) 984-5227

CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
16305 SWINGLEY RIDGE ROAD, SUITE 230
CHESTERFIELD, MO 63017

CONTACT: JEREMY MURPHY
PHONE: (913) 458-8142



7801 FARLEY
OVERLAND PARK, KS 66204



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 129031
DRAWN BY: DEE
CHECKED BY: KJA

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------|
| A | 08/26/14 | ISSUED FOR REVIEW |

PRELIMINARY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS UNDER THE CLOSE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PRAIRIE VILLAGE
KS5025
7701 MISSION ROAD
PRAIRIE VILLAGE, KS 66208
WCS LTE

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

DRAWING INDEX

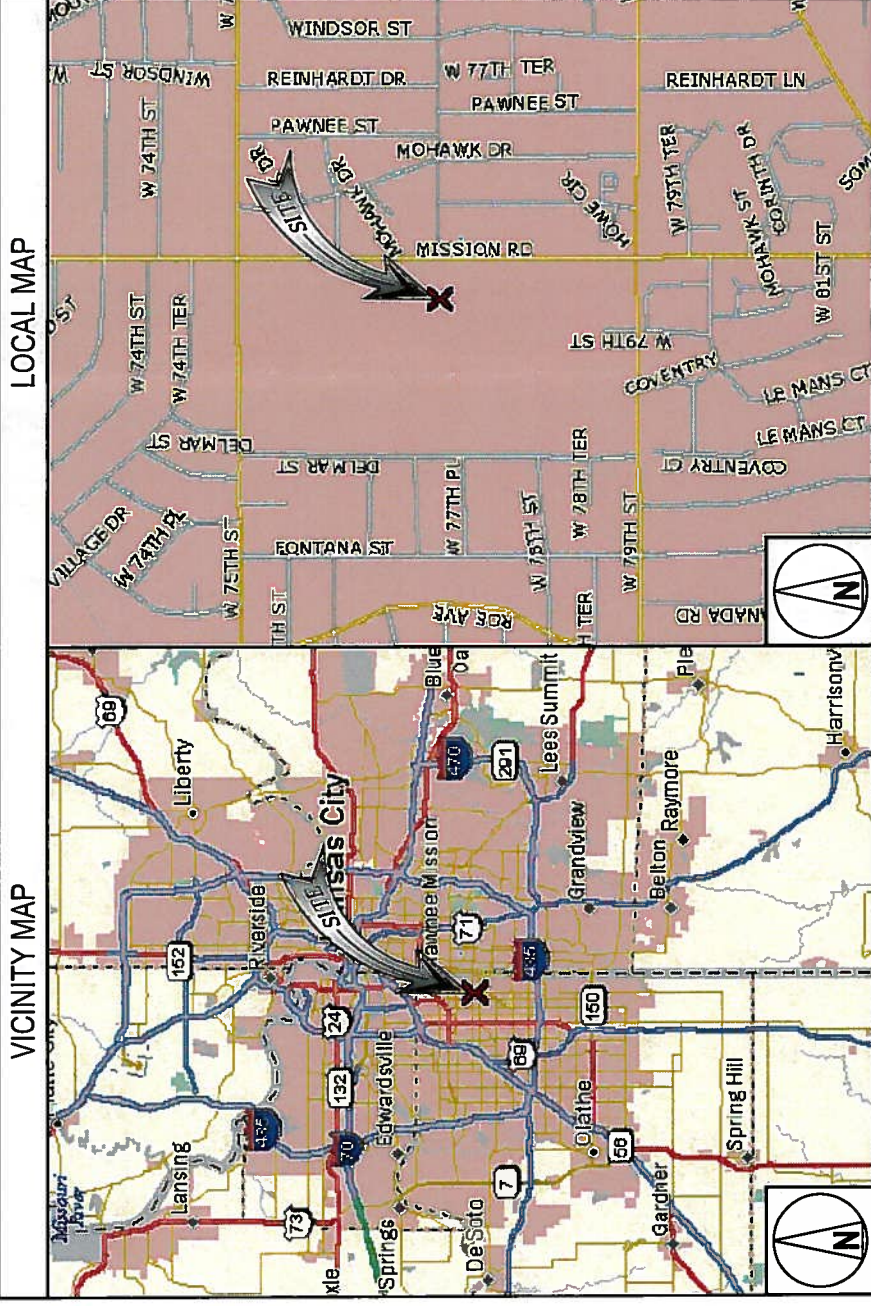
| SHEET NO: | SHEET TITLE |
|-----------|--------------------------------------|
| T-1 | TITLE SHEET |
| C-1 | SITE PLAN |
| C-1.1 | EQUIPMENT LAYOUT |
| C-2 | ELEVATIONS |
| C-3 | ANTENNA LAYOUT AND SCHEDULE |
| C-4 | EQUIPMENT DETAILS |
| C-5 | EQUIPMENT DETAILS |
| RF-1 | COLOR CODE CHART |
| RF-2 | LITE CONFIGURATION |
| RF-3 | COAX COLOR CODING |
| G-1 | GROUNDING ONE-LINE ANTENNA EQUIPMENT |
| G-2 | GROUNDING DETAILS |
| GN-1 | LEGENDS & ABBREVIATIONS |
| GN-2 | GENERAL CONSTRUCTION NOTES |
| GN-3 | GENERAL ELECTRICAL NOTES |

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



UNDERGROUND SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811
48 HOURS BEFORE YOU DIG



DRIVING DIRECTIONS

DIRECTIONS FROM NEAREST MAJOR INTERSTATE:
FROM I-435, TAKE EXIT 77B, GO STRAIGHT ONTO ROE AVENUE RAMP, TURN NORTH ONTO ROE AVENUE, KEEP EAST ONTO SOMERSET DRIVE, TURN NORTH ONTO MISSION ROAD, SITE WILL BE ON THE WEST.



7801 FARLEY
OVERLAND PARK, KS 66204



BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 129031
DRAWN BY: DEE
CHECKED BY: KJA

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| A | 08/26/14 | | |

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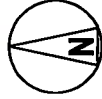
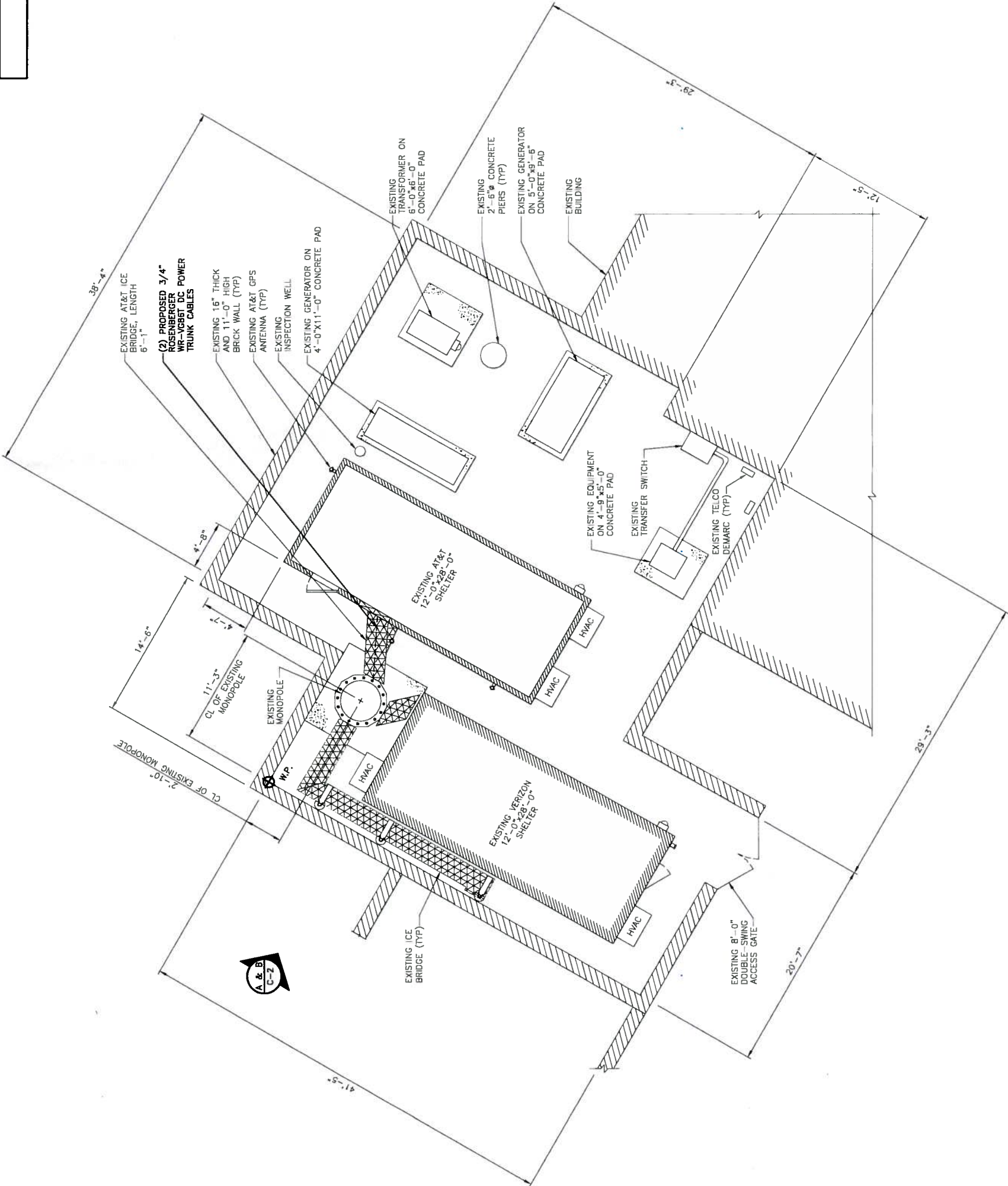
PRAIRIE VILLAGE
KS5025
7701 MISSION ROAD
PRAIRIE VILLAGE, KS 66208
WCS LTE

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS & MOUNTS OMITTED FOR CLARITY.

NOTES



SITE PLAN



7801 FARLEY
OVERLAND PARK, KS 66204



BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 129031
DRAWN BY: DEE
CHECKED BY: KJA

| REV | DATE | DESCRIPTION |
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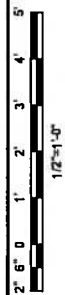
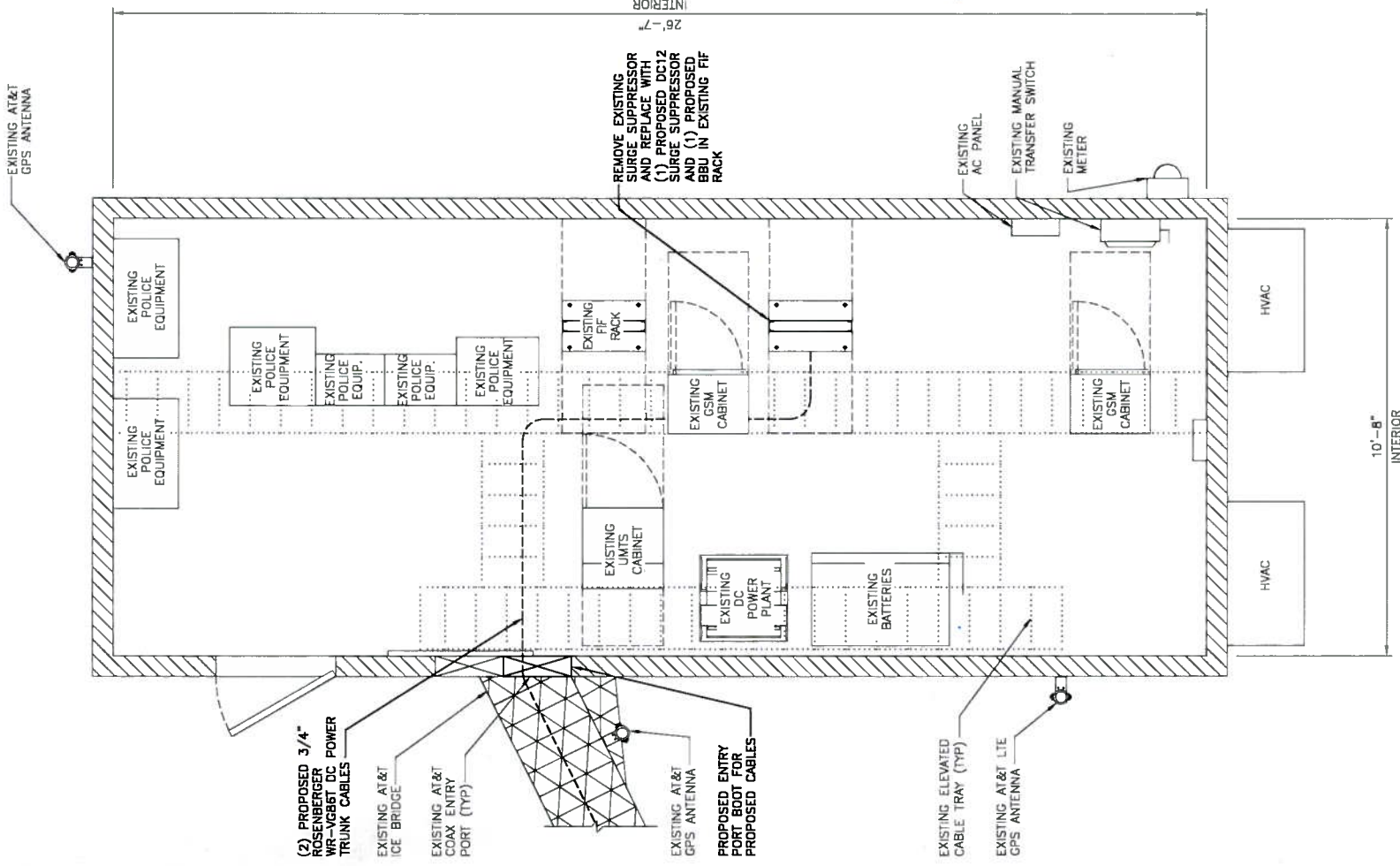
PRAIRIE VILLAGE
KS5025
7701 MISSION ROAD
PRAIRIE VILLAGE, KS 66208
WCS LTE

SHEET TITLE
EQUIPMENT LAYOUT

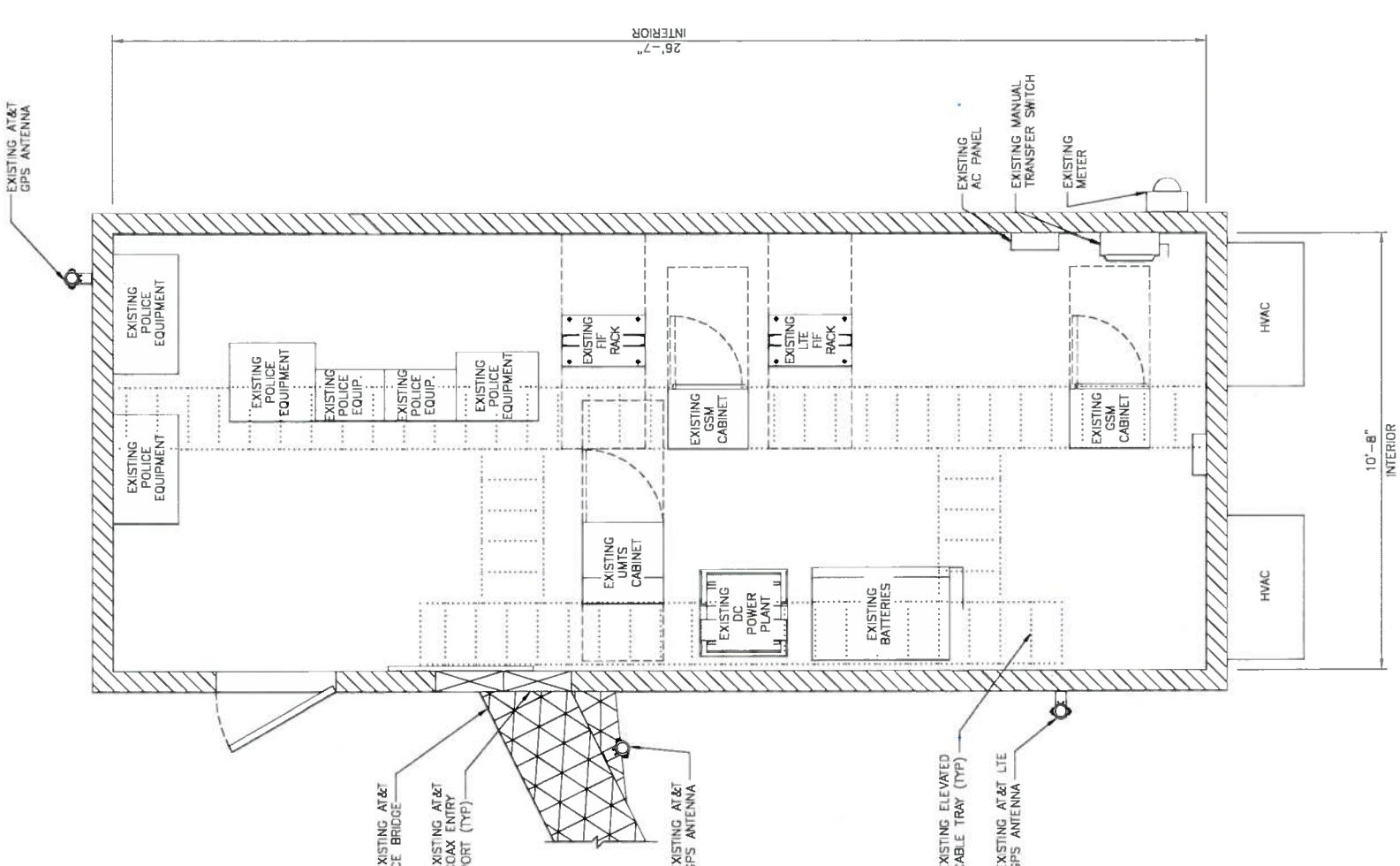
SHEET NUMBER
C-1.1

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS & MOUNTS OMITTED FOR CLARITY.

NOTES



PROPOSED EQUIPMENT LAYOUT



EXISTING EQUIPMENT LAYOUT



7801 FARLEY
OVERLAND PARK, KS 66204



BLACK & VEATCH
10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 129031
DRAWN BY: DEE
CHECKED BY: KJA

| REV | DATE | ISSUED FOR REVIEW | DESCRIPTION |
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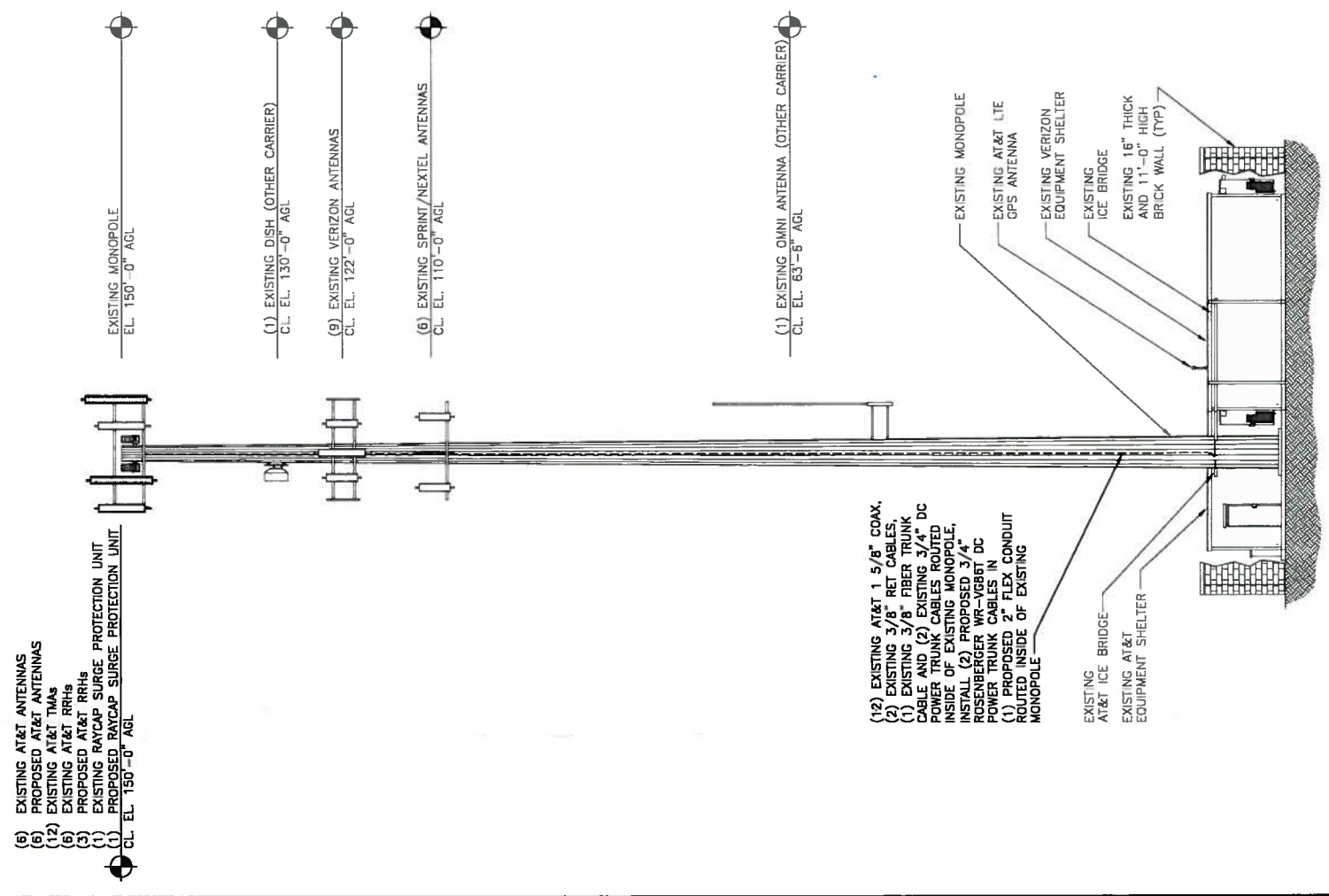
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PRAIRIE VILLAGE
KS5025
7701 MISSION ROAD
PRAIRIE VILLAGE, KS 66208
WCS LTE

SHEET TITLE
ELEVATIONS

SHEET NUMBER
C-2

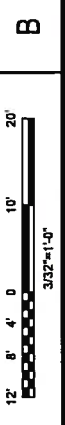
NOTES:
1. FENCE NOT ENTIRELY SHOWN FOR CLARITY.
2. THE EXISTING STRUCTURE IS CURRENTLY BEING ANALYZED BY CURTIS TO DETERMINE ITS STRUCTURAL CAPACITY TO SUPPORT THE PROPOSED NEW LOADING. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE STRUCTURAL ANALYSIS WILL SHOW THAT THE STRUCTURE HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED NEW LOADING. INSTALLATION OF THE PROPOSED NEW LOADING SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T AND HAS BEEN REVIEWED BY BLACK & VEATCH.



- (6) EXISTING AT&T ANTENNAS
- (12) PROPOSED AT&T ANTENNAS
- (1) EXISTING DSH (OTHER CARRIER)
- (9) EXISTING VERIZON ANTENNAS
- (6) EXISTING SPRINT/NEXTEL ANTENNAS
- (1) EXISTING OMNI ANTENNA (OTHER CARRIER)
- (12) EXISTING AT&T 1 5/8" COAX,
- (2) EXISTING 3/8" RET CABLES,
- (1) EXISTING 3/8" FIBER TRUNK CABLE AND (2) EXISTING 3/4" DC POWER TRUNK CABLES ROUTED INSIDE EXISTING MONOPOLE,
- INSTALL (2) PROPOSED 3/4" ROSENBERGER WR-VGBAT DC POWER TRUNK CABLES IN (1) PROPOSED 2" FLEX CONDUIT ROUTED INSIDE OF EXISTING MONOPOLE
- EXISTING AT&T ICE BRIDGE
- EXISTING AT&T EQUIPMENT SHELTER
- EXISTING AT&T GPS ANTENNA
- EXISTING VERIZON EQUIPMENT SHELTER
- EXISTING ICE BRIDGE
- EXISTING 16" THICK AND 11'-0" HIGH BRICK WALL (TYP)

- (9) EXISTING AT&T ANTENNAS
- (3) EXISTING AT&T ANTENNAS TO BE REMOVED
- (12) EXISTING AT&T TMA's
- (6) EXISTING AT&T RRH's
- (1) EXISTING RAYCAP SURGE PROTECTION UNIT
- CL. EL. 150'-0" AGL
- (1) EXISTING DSH (OTHER CARRIER)
- (9) EXISTING VERIZON ANTENNAS
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- EXISTING VERIZON EQUIPMENT SHELTER
- EXISTING ICE BRIDGE
- EXISTING 16" THICK AND 11'-0" HIGH BRICK WALL (TYP)



PROPOSED ELEVATION
SEE DRAWING C-1



EXISTING ELEVATION
SEE DRAWING C-1

B

A

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
SUBJECT: PC 2014-04 Wireless Communication, Existing Site Improvements
DATE: September 9, 2014 Project # 000009686

COMMENTS:

At its regular meeting on August 18, 2014, the Governing Body considered the proposed amendment to the Existing Site Improvements section of the Wireless Communications chapter and returned it to the Planning Commission for reconsideration. Their primary concern was that the proposed ordinance did not adequately define what constitutes minor improvements. More definition and quantitative information needs to be included to adequately define what can be approved as an Administrative Review. Also, concern was expressed that the public would not have an opportunity for input when improvements are approved in an Administrative Review.

The following is the Planning Commission recommendation that was submitted to the Governing Body:

19.33.055 Existing Site Improvements.

Alterations or improvements to existing wireless communication sites shall be allowed when these alterations or improvements are implemented to:

- A. Accommodate additional wireless service providers, provided that the alterations or improvements meet all applicable requirements of this Chapter. ~~Unless otherwise provided for by the current Special Use Permit, application for such alteration or improvement to an existing site will require approval through an amended Special Use Permit. However, if provided by the current Special Use Permit,~~ Such application shall be considered a revised final site plan and will only require submission to and approval of the Planning Commission.
- B. Any such alteration or improvement shall meet any and all current applicable design and technical standards and requirements *including the structural capacity of the tower*. The cumulative effect of any additional antennae and related facilities must comply with the radio frequency radiation emission guidelines established by the FCC.
- C. **Accommodate Additional Antennae.** When provided for in the approved capacity limit of a multi-user tower's current Special Use Permit, additional antennae or replacement of current antenna *and other support equipment* may be added through an application for ~~a revised site plan and will only require submission to and approval by the Planning Commission.~~ **An Administrative Review and approval by Staff. The applicant shall submit three copies of the proposed plans and the Structural Analysis for Administrative Review and will be responsible for the costs of the review and approval.** Any additional antennae that exceed the ~~originally approved structural~~ capacity limit shall be considered a revised application, and shall require an amended ~~Special Use Permit Site Plan approved by the Planning Commission~~ to locate.
- D. **Accommodate New Technology.** In the event that new technology provides a better alternative to the design requirements herein, the Planning Commission, *by Site Plan approval*, may reasonably approve or require design modification of a wireless communication facility, tower or antenna when the appearance of the same is deemed to be less obtrusive than the requirements permitted herein.

- E. Any proposal by a permit holder to replace ~~a current antenna~~ or to alter and improve an existing facility, ~~or tower or antenna~~ in a manner to make the same less obtrusive such as lessening the tower height, converting the structure to an alternative tower structure, or modifying the antenna to a "slim line" or internal design shall be considered as an amended site plan and will only require submission to and approval by the Planning Commission.
- F. Any such alteration or improvement shall meet any and all current applicable design and technical standards and requirements, and the cumulative effect of any additional antennae and related facilities must comply with the radio frequency emission guidelines established by the FCC **and the structural capacity of the tower.**

The following is a revised amendment based on the comments from the Governing Body:

19.33.055 Existing Site Improvements.

Alterations or improvements to existing wireless communication sites shall be allowed when these alterations or improvements are implemented to:

- A. Accommodate additional wireless service providers, provided that the alterations or improvements meet all applicable requirements of this Chapter. Unless otherwise provided for by the current Special Use Permit, application for such alteration or improvement to an existing site will require approval through an amended Special Use Permit. However, if provided by the current Special Use Permit, such application shall be considered a revised final site plan and will only require submission to and approval of the Planning Commission.
- ~~B. Any such alteration or improvement shall meet any and all current applicable design and technical standards and requirements. The cumulative effect of any additional antennae and related facilities must comply with the radio frequency radiation emission guidelines established by the FCC.~~
- B. **Accommodate Additional Antennae.** When provided for in the approved ~~capacity limit conditions of approval~~ of a multi-user tower's current Special Use Permit, additional antennae or replacement of current antenna **and the installation of support equipment** may be added through an application for a revised site plan and will only require submission to and approval by the Planning Commission. ~~Any additional antennae that exceed the originally approved capacity limit shall be considered a revised application, and shall require an amended Special Use Permit to locate. Administrative Review and approved by Staff. If, however, the replacement of the antennae are the same size or smaller, all the equipment will be contained within the existing equipment compound, all the antennae are inside the pole whether replacement or additional or the installation is a stealth facility, the proposed improvements may be approved through an application for Administrative Review and approval by Staff. The applicant shall submit three copies of the proposed plans and the Structural Analysis for Administrative Review and will be responsible for the costs of the review and approval. Any additional antennae that exceed the structural capacity limit shall be considered a revised application, and shall require an amended Site Plan approved by the Planning Commission to locate.~~
- Any additional antennae or replacement of current antennae shall meet any and all current applicable design and technical standards and requirements **including the structural capacity of the pole and base.** The cumulative effect of any additional antennae and related facilities must comply with the radio frequency radiation emission guidelines established by the FCC. **Any changes to the size or height of screen walls of the equipment compound will require Site Plan Approval by the Planning Commission.**
- C. **Accommodate New Technology.** In the event that new technology provides a better alternative to the design requirements herein, the Planning Commission, **by Site Plan approval,** may reasonably approve or require design modification of a wireless communication facility, tower or antenna when the appearance of the same is deemed to be less obtrusive than the requirements permitted herein.

- D. Any proposal by a permit holder to replace a ~~current antenna~~ or to alter and improve an existing facility; ~~or tower or antenna~~ in a manner to make the same less obtrusive such as lessening the tower height, converting the structure to an alternative tower structure, or modifying the antenna to a "slim line" or internal design shall be considered as an amended site plan and will only require submission to and approval by the Planning Commission.
- E. Any such alteration or improvement shall meet any and all current applicable design and technical standards and requirements, and the cumulative effect of any additional antennae and related facilities must comply with the radio frequency emission guidelines established by the FCC ***and not exceed the structural capacity of the tower.***

RECOMMENDATION:

Upon review and reconsideration of the comments from the Governing Body, the Planning Commission may resubmit its original recommendation or submit a new and amended recommendation to the Governing Body.

MEMORANDUM

TO: Prairie Village Planning Commission
FROM: Ron Williamson, FAICP, Lochner, Planning Consultant
SUBJECT: Temporary Signs
DATE: September 9, 2014

Project # 00009686

COMMENTS:

After the lawsuit by ACLU, the sign ordinance was amended and liberalized the Temporary Sign provision. It was never the intent to allow business or commercial advertising as a part of temporary signs, but that area is not clear. Several signs have recently appeared as banners that advertise a business. Fortunately, these have been in multi-tenant buildings and sign standards, or the lack thereof, have required them to be removed. Probably the best place to address this situation is in the definitions.

The definition of business sign is as follows:

- C. **Business Sign:** A sign which directs attention to a business or profession conducted, or to products, services or entertainment sold or offered upon the premises where such sign is located or to which it is affixed.

The following is a suggested revision:

- C. **Business Sign:** A sign which directs attention to a business or profession conducted, or to products, services or entertainment sold or offered upon the premises where such sign is located or to which it is affixed. ***A temporary sign shall not be used as a business sign.***

The definition of temporary sign is as follows:

- M. **Temporary Sign:** A sign that is intended for a temporary period of posting on public or private property, and is typically constructed from nondurable materials, including paper, cardboard, cloth, plastic and/or wall board and does not constitute a structure subject to the City's Building Code and Zoning provisions.

It is suggested that the definition be revised as follows to clarify the intent of the temporary sign provision.

- M. **Temporary Sign:** A sign that is intended for a temporary period of posting on public or private property, and is typically constructed from nondurable materials, including paper, cardboard, cloth, vinyl, plastic and/or wall board, ***except for real estate or contractor signs which may be of more durable materials***, and does not constitute a structure subject to the City's Building Code and Zoning provisions. ***A temporary sign shall not be used as a business sign.***

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission review and revise the proposed amendments as it deems appropriate and authorize a public hearing for the October 5, 2014, Planning Commission Meeting.