



MINUTES

Planning Commission Meeting: June 10, 2024

Application:	<u>SU23-0007:</u> Request for approval of a special use permit for a compound expansion of existing telecommunications facility on approximately 7.43 acres, located at 15201 S. Mur-Len Road.
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Ms. Andrea Fair, Planner II, presented FP24-0007, a request to approve a final plat with vacation of a public utility easement, located northwest of 119th Street and Lone Elm Road.

Ms. Fair presented the request for a special use permit for the expansion of an existing compound area housing ground mounted utilities for a Verizon Wireless telecommunications facility, which is located at 15201 S. Mur-Len Road. She demonstrated where the property is located, south of W. 151st Street and east of S. Mur-Len Road.

Ms. Fair presented the history of the site. There is an existing building directly west of the telecommunications facility that was constructed in 1969 for commercial warehouse uses. In 2000, a 60-foot tall telecommunications tower was constructed and in 2019, a special use permit was approved to increase the total height of the tower to 100 feet along with an expansion of the compound area. The property was zoned to the CP-3 (Planned Community/Corridor Business) District in 1978. The adjacent properties are largely zoned R-1 and C-2, with a small section C-O surrounding the property.

Ms. Fair stated the applicant is proposing a 348 square foot compound expansion to accommodate a 264 square foot equipment shelter and accessory ground equipment. New antenna for Verizon will also be installed on the existing 100-foot tall tower. The increase in compound area is considered a major modification which requires approval of a special use permit. The equipment building is 10 feet tall and complies with the 12-foot maximum height requirement. New antenna will be mounted on the existing tower at a centerline of 75 feet.

Ms. Fair stated screening of the ground-level equipment will be provided through the planting of a row of staggered evergreen trees east and south of the compound area. These trees will infill existing gaps in the current landscaping. The chain-link fencing surrounding the existing compound area will be removed and replaced with black vinyl coated fabric fencing along the entire perimeter of the compound area. The plans currently show barbed wire along the top of the fence which is not permitted in commercial

districts and staff has stipulated that all barbed wire must be removed from plans prior to building permit submittal.

Ms. Fair provided that all public notice requirements have been met. The applicant held a neighborhood meeting on April 5th, 2024, and no members of the public attended. Staff has received correspondence from one individual about this application and responded to their inquiry.

Staff recommends approval of SU23-0007 with an approval period of 10 years which is the permitted time limit for Special Use Permits for telecommunication facilities.

Chair Janner asked if the Commissioners have any questions.

Commissioner Corcoran asked whether existing landscaping has been maintained.

Ms. Fair answered for the most part, the landscaping has been maintained though additional landscaping is required due to its proximity to residential property.

Commissioner Corcoran asked whether irrigation is required, and **Ms. Fair** answered it is not. **Commissioner Corcoran** asked whether the applicant has a responsibility over a period of time to maintain thriving landscaping.

Ms. Fair confirmed the applicant does have the responsibility and further stated that working on landscaping for special use permits is on the forefront of staff's mind.

Chair Janner opened the public hearing, but no one was signed up to speak.

With no further comments, **Chair Janner** entertained a motion to close the public hearing.

A motion was made by **Commissioner Bergida** to close the public hearing, seconded by **Commissioner Chapman**. The motion passed by a vote of 8 to 0.

With no further discussion, **Chair Janner** entertained a motion on the item.

A motion to approve SU23-0007 subject to staff's stipulations was made by **Commissioner Corcoran** and seconded by **Commissioner Creighton**. The motion passed with a vote of 8 to 0 with the following stipulations:

1. The special use permit for the Telecommunication Facility and expanded compound area is approved for a ten (10) year period effective from the date of the Resolution.
2. All landscaping must be installed per plans dated May 28, 2024 prior to certificate of completion.
3. Barbed wire is prohibited in commercial districts and must be removed from all plans with building permit submittals.