



PROJECT DESCRIPTION

Construction of a 143 ft. monopole communication tower. The proposed tower will provide improved and enhanced wireless coverage to the U.S. 56 Highway corridor, the Prairie Highlands area, northwest Gardner, the New Century Airport, the Cedar Lake area and developing areas of western Olathe.

The tower compound will be enclosed with a 6 ft. chain link fence with 3 stand barb wire on top.

The proposed tower is located within a business park that is currently partially developed and continuing to be developed.

The new tower and tower compound will accommodate up to 3 carriers and ground area for base stations and racking. Currently, AT&T has committed to locating facilities on the new tower.

There will be a concrete access drive from the parking lot and interior access drive within the business park, which is accessed from 151st Street.

Exceptions to the ½ height setback requirement are needed from the south and east platted property lines. The proposed setback to the east is 40 feet, and thus a deviation of 31.5 feet from the setback requirement is needed. The proposed setback to the south is 20 feet, and thus a deviation of 51.5 feet. These 51.5- and 31.5-foot deviations would occur on property owned by the Applicant which consents to this deviation.

The proposed tower is compatible with the character of the area given the adjacent highway corridor and the airport to the south, as well as the business park in which the tower is located. The tower will provide service to travelers on the nearby highway and to the businesses and residences in the greater area.

The tower will not have detrimental effects to nearby property because the base area and equipment shelters will be screened by existing and planned buildings. The tower will accommodate up to 4 carriers which will reduce the need for more towers in the area.

The proposed tower meets all the development code requirements for design, height, and screening/concealing. The setback exception is reasonable given the zoning and uses of the adjacent property and will not negatively impact its existing or future uses.