



Application No. SU25-0007 – Special Use Permit for Wireless Telecommunication Facility at New Century Business Park, Olathe, Kansas

Deviation Request – Support Structure Setbacks

*The UDO requires support structures to be setback 50% of the height from all platted property lines. In this case a 71.5 ft. setback for the proposed 143 ft. structure. All required setbacks are met except to the East property south lines. The setback to East property line is proposed to be 40 ft, or a deviation of 31.5'. The setback to South property line is proposed to be 20 ft, or a deviation of 51.5'.*

Applicant is requesting a reduction to the setback requirement on the east and south side of the project site for the following reasons.

At the outset it should be noted that all property adjacent to the subject property is owned by the Applicant, and Applicant consents to the reduction of the setback as respects its adjacent owned property to the east. The Applicant's property to the south is a detention/BMP basin and considered part of the overall development. The Applicant's property to the east is being developed into unoccupied storage units. To accommodate future development of a warehouse building on the subject property and to realize its highest and best use, "tucking" the monopole in the corner of the subject property is appropriate. This will allow for parking and turnaround space for semi-trucks accessing the loading docks. Additionally, see attached Tower Design Letter discussing what would happen in the event of failure of the monopole.

The applicant cites UDO 18.50.220.D.4.d as the section relevant to this case and the basis on which the Planning Commission may grant this exception:

*The Planning Commission may recommend, and the Governing Body may approve, a deviation from the setback requirements if it finds that all of the following conditions are met:*

- (1) That the deviation is appropriate. Given the desire of the Applicant and the City to develop this property to its highest and best use, and that Applicant owns all property that would be affected by the granting of the deviation, the deviation is appropriate.*
- (2) The deviation will not adversely affect the rights of adjacent property owners or residents. Given that the adjacent property is owned by the Applicant and it consents to the deviation, it will not adversely affect its property rights.*
- (3) That the strict application of the provisions of this ordinance would constitute an unnecessary hardship upon the property owner represented in this application. A strict application of the provisions of this ordinance would result in restricted development of this property and would impose unnecessary hardship on the Applicant under the circumstances.*
- (4) That the deviation will not adversely affect the public health, safety or general welfare. The granting of this deviation, given the overall location of the project in the middle of a business park, will not adversely affect public health, safety or general welfare.*

December 12, 2025  
Larry Louk  
Selective Site Consultants, Inc.  
7171 West 95<sup>th</sup> Street, Suite 600  
Overland Park, KS 66061

RE: Proposed 150' monopole for New Century Business Park, Olathe, Kansas

Dear Mr. Louk,

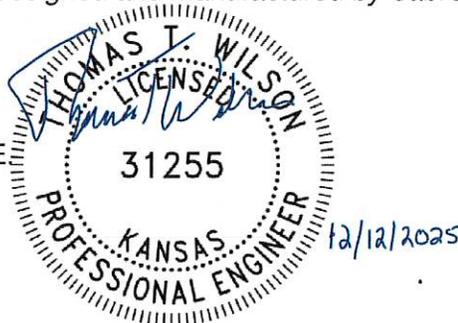
Upon receipt of order, we propose to design and supply the above-referenced monopole for a Basic Wind Speed of 110 mph without ice and 40 mph + 1.5" ice, Risk Category II, Exposure Category "Site-Specific", and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna-Supporting Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above-referenced monopole designed and manufactured by Sabre Industries.*

Sincerely,

Thomas T. Wilson, P.E.  
Design Engineer II



# sabre

Sabre Industries, Inc.

7101 Southbridge Drive  
Sioux City, IA 51111



January 20, 2026

Jessica Schuler, Senior Planner  
City of Olathe Planning Department

Re: SU25-0007; Special Use Permit for Wireless Telecommunications Facility

Dear Jessica:

As owner of the parcel adjacent to and east of the parcel where the telecommunication tower is proposed in the above reference application, I approve of the requested setback deviation from 72.5' feet to 35'. Let me know if you need any other information.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'RM' with a long horizontal flourish.

Ron Mather  
Ronald A Mather Properties, LLC

**MATHER**REAL ESTATE

14160 West 107th Street • Lenexa, Kansas 66215  
Office: (913) 469-4040 • Fax: (913) 469-1966

[www.matherco.com](http://www.matherco.com)