

**Special Event Permit
August 24, 2010
Consent Agenda**

SE-8-24-10: A Special Event request for location of a light truck and 40' tall Verizon mobile cellular communication tower at 1101 Indiana (Berkeley Flats apartments) for the specific dates: September 4; September 11; September 25; October 14, October 23; November 6; and November 20, 2010 home football games. Submitted by Selective Site Consultants. Berkeley Flats Apartments LLC, property owner of record.

Recommendation: Planning Staff recommends approval of the Temporary Special Event for location of a light truck and 40' tall Verizon mobile cellular communication tower at 1101 Indiana (Berkeley Flats apartments) for KU Home Football Games: September 4; September 11; September 25; October 14, October 23; November 6; and November 20, 2010 home football games subject to the following conditions:

1. Property shall be restored to pre-event condition consistent with the approved Activity Calendar for COLT deployment and removal for these events.
2. The Special Event Permit must be displayed on site during hours of operation.
3. Temporary sign permit must be obtained from Development Services for proposed temporary signage.
4. Cars, trucks, vans, or trailers may not be used for sale of merchandise.
5. Provision of a revised site plan to include the following notes on the face of the document:
 - a. If utility access is required to service the existing sanitary sewer main, applicant shall be responsible for removal of the equipment and any associated costs.

GENERAL INFORMATION

Current Zoning and Land Use: RM32 (Multi-Dwelling Residential) District; existing apartment complex.

Surrounding Zoning and Land Use: To the North: RM32 (Multi-Dwelling Residential) District and U-KU (University) District property. Existing apartment and vacant residence (1043 Indiana Street).

To the East: RMG (Multi-Dwelling Greek Housing) District and RM32 (Multi-Dwelling Residential) District; existing chapter houses and apartments. Also to the east, PD-[The Oread PCD] mixed use commercial, hotel and residential development.

To the South: RM 32 (Multi-Dwelling Residential) District; existing apartments.

To the West: U-KU (University) District; Memorial Stadium and parking lot.

STAFF REVIEW

Multiple Temporary Special Event Permits have been requested to allow for the placement of a 40' Verizon temporary mobile communication tower on private property during KU home football games. The dates of the event are: September 4; September 11; September 25; October 14, October 23; November 6; and November 20, 2010.

The equipment would be brought to the site and set up 1 - 2 days before the game day and removed from the site on the Monday or Tuesday following the event. Events occurring in consecutive weeks will include extended placement of the mobile equipment on site.

Activity Calendar for COLT deployment and removal	September 2010						
	Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3	4
	5	6	7	8	9	10	11
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30		

KEY <ul style="list-style-type: none">• Game Day = Bold• Requested Special Event Permit Time Frame (14 days each) = Shaded• COLT Deployment = Blue Circle• COLT Removal = Red Circle	October 2010						
	Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1	2
	3	4	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30
	31						

	November 2010						
	Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5	6
	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29	30	DEC. 1			

Article 15, Chapter 6 of the City Code regulates Temporary Special Events. This application is being reviewed as a Type 5 Special Event Permit [Public events intended primarily for entertainment or amusement, such as concerts or festivals] and requires City Commission approval. Additionally, the property is residentially zoned, therefore the request cannot be considered administratively.

The placement of the truck with the mobile tower will be fully located on private property. A temporary fence will be placed around the truck during use to prevent unauthorized access of the equipment. An electrical power supply will be provided on the property for the mobile equipment. This power supply will be located on an interior sidewalk and will not obstruct the existing parking lot or vehicular circulation. The electrical power supply equipment will remain on site as a quasi-permanent improvement. A separate site plan review was provided for this

equipment.

Staff has contacted Development Services, both public and private utility providers, Fire, Police, and Douglas County Emergency Communication Staff. City Utilities staff has noted that the light truck will be parked in the vicinity of an existing sanitary sewer main that serves this property. If utility access is required to service the existing sanitary sewer main, the applicant shall be responsible for removal of the equipment and any associated costs.

Placement of the truck will be within designated parking spaces. The apartment complex was constructed with a parking standard of 132 spaces required and 132 spaces provided. This Special Event request will occupy approximately 3 parallel spaces in the parking lot thus reducing the available off-street parking for the use during the event. The placement of the truck is intended to retain adequate site circulation.

Any signs associated with the event must be compliant with the sign regulations. Approval of this Special Event does not include sign approval. A separate application for signs should be made to Development Services as applicable to the event.

As the property is located within the environs of the Hancock Historic District, Ecumenical Christian Ministries Building, Jane A. Snow Residence, and the Oread Historic District, approval from the Historic Resources Administrator will also be required for the Special Event. The property must be restored to its original condition after the event.

