ITEM NO. 2  SPECIAL USE PERMIT FOR VERIZON WIRELESS; 1725 BULLENE AVE
(SLD)

SUP-14-00312: Consider a Special Use Permit for a new 120’ Verizon Wireless communications tower located at 1725 Bullene Ave. Submitted by PAMCORP LLC for Verizon Wireless LLC on behalf of Steven L. Eudaly, property owner of record.

STAFF RECOMMENDATION: Planning Staff recommends approval of a Special Use Permit for a communication tower located at 1725 Bullene Ave and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions:

1. Prior to release of the site plan for issuance of a building permit, the applicant shall provide the following changes and documentation:
   a. Submission of documentation to demonstrate the tower fall zone will be maintained within the proposed enclosure area.
   b. Submission of lighting details to show the fixture type, lamp type and size not to exceed 150 watt incandescent lighting, and cut-off feature to shield and direct light downward.

2. Provision of a revised site plan to include a landscape plan per City Staff approval that shows additional landscape to include evergreen shrubs planted 5’ on center along the west half of the north property line to provide screening between the proposed tower and the abutting residential zoning to the north.

Applicant’s Reason for Request: “Verizon Wireless proposes to construct and operate a 120’ tall self-supporting monopole type communications tower which will be used to provide enhanced wireless voice and data services to its local subscribers. The facility will be unmanned and will be designed to accommodate at least two additional sets of antenna for use by other carriers.”

ATTACHMENTS
1. Area Map
2. Site Plan
3. Photo Simulations
4. Search Ring Map
5. RF Engineer Letter
6. 3rd Party Review Structures Map

KEY POINTS
- Third party review found the applicant’s burden of proof justifying the need for a new communication tower is met.

ASSOCIATED CASES/OTHER ACTION REQUIRED
- City Commission approval of Special Use Permit and adoption of ordinance.
- Publication of Special Use Permit ordinance.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING
Questions from nearby residents requesting clarification of request.
Neighborhood representative requested additional documents regarding reason and justification for request and inquired about proposed fencing.

### Site Summary

<table>
<thead>
<tr>
<th>Subject Property:</th>
<th>27,510 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Buildings:</td>
<td>Irregular Lease area [generally 55’ x 48’]</td>
</tr>
<tr>
<td></td>
<td>11 x 27’ pad site for equipment shelter</td>
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<td></td>
<td>H frame for equipment</td>
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<tr>
<td></td>
<td>120’ monopole</td>
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<tr>
<td></td>
<td>Generator located within shelter building</td>
</tr>
<tr>
<td></td>
<td>Additional pad sites for future carriers.</td>
</tr>
</tbody>
</table>

### GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Current Zoning and Land Use:</th>
<th>IL (Limited Industrial) District; existing office warehouse building.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surrounding Zoning and Land Use:</td>
<td>RS5 (Single-Dwelling Residential) District to the north; vacant lot immediately north, existing residences along the west side of Bullene Avenue to the north.</td>
</tr>
<tr>
<td></td>
<td>IL (Limited Industrial) District, RS7 (Single-Dwelling Residential) District, and PD-[Villow Woods Planned Residential Development] District to the west. Existing Burrough’s Creek Trail and Linear Park.</td>
</tr>
<tr>
<td></td>
<td>IG (General Industrial) District to the south. Existing Construction sales and services use.</td>
</tr>
<tr>
<td></td>
<td>IG (General Industrial) District and IL (Limited Industrial) District to the east. Existing vacant warehouse use.</td>
</tr>
</tbody>
</table>

### Summary of Request

This request is for the construction of a new 120’ communication tower to include Verizon communication equipment. Additional space is available on the tower and within the ground lease area for other communication carriers in the future.

### Review and Decision-Making Criteria (Land Development Code Section 20-1306(i))

1. **Whether the proposed use complies with all applicable provisions of this development code**

   Applicant’s Response: “Yes”.

   Two key considerations of the application for a new communication tower are the compliance with Section 20-529 Telecommunication Facilities and completion of an independent third party review of the request. The proposed application complies with these requirements of the Development Code.

   **Staff Finding** – This use complies with the applicable provisions of the Development Code.

2. **Whether the proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics, including**
HOURS OF OPERATION, TRAFFIC GENERATION, LIGHTING, NOISE, ODOR, DUST
AND OTHER EXTERNAL IMPACTS

Applicant’s Response: “Yes.”

This area includes industrial buildings, detached residences and public park space. Communication
towers have a unique form and function. Additional traffic and activity are limited to periodic
maintenance once a tower is constructed. Operational characteristics of a tower are not directly
comparable to daily activity generated by residential and commercial/industrial uses and activities.
This application includes a natural gas generator to be located in the shelter building. The proposed
use will not generate odor or dust if approved. Regular noise associated with the use is limited to
the equipment used for cooling the electrical components within the shelter building, similar to an
air conditioner, and periodic maintenance of the generator, also located within the shelter building.

Lighting is not proposed for the tower and is not typically required for towers less than 200 feet tall.
Lighting for any security purposes required at the base of the tower is proposed over doorways.

The proposed tower is 120’ located in the rear of the property and separated from the recreation
path by existing vegetation. The overall height of the tower mitigates the need for the tower to be
lit. The proposed tower type is a monopole tower that provides a minimized profile for the type of
use compared to other types of tower structures.

Staff Finding – The proposed tower is compatible with the adjacent uses in terms of hours of
operation, orientation, and size. A self-supporting monopole tower has the most reduced profile of
any tower type other than a fully stealth structure that is disguised as some other type of structure.

3. WHETHER THE PROPOSED USE WILL CAUSE SUBSTANTIAL DIMINUITION IN
VALUE OF OTHER PROPERTY IN THE NEIGHBORHOOD IN WHICH IT IS TO BE
LOCATED

Applicant’s Response: “No.”

The Development Code indicates a preference for communication towers to be located in
commercial and industrial zoning districts. The tower is located on the western edge of the Brook
Creek Neighborhood. Within the neighborhood a small area located between Haskell Avenue and the
Burroughs Creek recreation path is zoned and developed with industrial uses. The proposed tower
will be located in this portion of the neighborhood to mitigate any impacts to the area. Additionally
the tower is sited in the rear of the property. This provides a natural screening of the base station
equipment from the public street. The property immediately to the north is an undeveloped
residential lot. There is no anticipated diminution of value to this area that will result from the
proposed use.

Staff Finding – There is no anticipated diminution of value to this area that will result from the
proposed use.

4. WHETHER PUBLIC SAFETY, TRANSPORTATION AND UTILITY FACILITIES AND
SERVICES WILL BE AVAILABLE TO SERVE THE SUBJECT PROPERTY WHILE
MAINTAINING SUFFICIENT LEVELS OF SERVICE FOR EXISTING DEVELOPMENT

The proposed tower is located on private property and does not require public infrastructure
services such as water and sanitary sewer. There is an existing sanitary sewer line located on the
north side of the building. Staff has noted that the location of the tower cannot encroach into the
existing easement. Other infrastructure needs such as telephone, electric and gas service, if needed for a generator, will be accommodated from existing utilities in the area. Westar noted that additional clarification regarding the utility easement is needed for them to serve the proposed tower. The applicant has been notified of this concern and will continue to work with Westar to secure the necessary easements to the site.

**Staff Finding** - The subject property is located within an urbanized area of the community with adequate public services available to the site.

5. **WHETHER ADEQUATE ASSURANCES OF CONTINUING MAINTENANCE HAVE BEEN PROVIDED**

The proposed request provides an enforceable tool to address the use and continued maintenance of the property with regard to landscaping, exterior activity, and off-street parking. A requirement of the Development Code is that if a tower is not used for a period of three years than the tower shall be removed. This requirement is noted on the face of the drawing.

This application is for the construction of a communication tower. The approval does not change or alter the existing land use.

**Staff Finding** - Adequate assurances of continued maintenance are provided with this application.

6. **WHETHER THE USE WILL CAUSE SIGNIFICANT ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT**

Applicant’s Response: “No.”

The property is located in a developed urban area. The site abuts a natural area along the west property line. This area is part of the Burroughs Creek Linear Park. The existing vegetation west of the rear (west) property line should not be disturbed with the construction of this proposed tower and base station equipment.

The property is not encumbered by the regulatory floodplain.

**Staff Finding** - No impact on the natural environment is anticipated from the development of this proposed communication tower.

7. **WHETHER IT IS APPROPRIATE TO PLACE A TIME LIMIT ON THE PERIOD OF TIME THE PROPOSED USE IS TO BE ALLOWED BY SPECIAL USE PERMIT AND, IF SO, WHAT THAT TIME PERIOD SHOULD BE**

Section 20-529 (3) (i) states: “Any Telecommunications Facility that is not in use for a period of three full years or more shall be removed by the Owner at the Owner’s expense. Failure to remove the Telecommunications s Facility pursuant to non-use may result in removal and assessment of cost to the property pursuant to K.S.A. 12-6a17.” This code provision limits communication towers to active use. No additional limitation on time is required.

**Staff Finding** - The Development Code includes a provision for non-use and removal of towers. No additional restriction is needed.

8. **NEW TELECOMMUNICATION FACILITIES - ADDITIONAL CRITERIA FOR REVIEW. IN ADDITION TO THE STANDARDS AND CONDITIONS LISTED IN SECTION 20-529**
(2) AND 20-529 (9), THE CITY COMMISSION SHALL CONSIDER THE FOLLOWING FACTORS IN DETERMINING WHETHER OR NOT TO ISSUE A SPECIAL USE PERMIT.

(i) **Height of proposed Telecommunications Facility.**

The proposed height of the tower is 120’. The tower will be capable of supporting a total of three carriers, including Verizon, the applicant.

Tower height and setback are related. The Development Code requires a tower to be “setback from the property line in all directions a distance equal to at least one-half the height of the telecommunications tower if the site is in or adjoins an R Base District.” This setback applies to the north property line and requires a minimum setback of 60’. The proposed tower is located 89.3’ from the north property line.

In any other abutting zoning district the tower setback is based on an established fall zone for the tower. The specific fall zone of the tower will be provided with the final engineering documentation at the time the tower is ordered for construction. If approved, the applicant will need to provide documentation to demonstrate that in the event of a tower failure the equipment will “fall” within the enclosure area.

Section 20-529 (2)(iv) requires the overall tower height to comply with section 20-302 of the Development Code. Section 20-302 addresses the Airspace Overlay District. The proposed tower is more than 19,000’ from the centerline of the Lawrence Municipal Airport Runways. The proposed tower will not impact the Lawrence Municipal Airport.

(ii) **Proximity of Telecommunications Facility to residential structures and residential district boundaries.**

The nearest residential boundary is the north property line. The proposed tower is 89.3’ south of the north property line. The property immediately north of the subject property is vacant. The next nearest residence is approximately 135’ north of the proposed tower.

(iii) **Technical or engineering requirements limiting placement of the Telecommunications Facility in other areas in order to provide coverage**

A requirement for new telecommunications towers is to demonstrate or justify why the proposed equipment cannot be colocated on existing equipment. This requires a third party review. The City contracted with Burns and McDonnell to review the applicant’s justification for this request. The third party review concluded there are no structures in the immediate area “suitable for collocation and provide the radio signal coverage proposed by the applicant.”

(iv) **Nature and uses on adjacent and nearby properties**

The proposed site location is the Burroughs Creek Corridor, an existing industrial area. An existing park is located immediately west of the subject property. The following graphic shows the location of the nearest existing residential uses in the immediate area.
(v) **Surrounding topography, tree coverage and foliage**
The subject property is a developed industrial site. Existing trees are located along the west property line and within the city park boundary. Existing trees are also located on the northeast corner of the property and a single street tree is located on the north side of the entrance drive.

(vi) **Design of the Telecommunications Facility, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness and making the proposed Telecommunications Tower or Telecommunications antenna a stealth or disguised facility.**
The proposed tower is a monopole similar to other telecommunication towers constructed in the city limits on Bob Billings Parkway, Hidden Valley Girl Scout property, and E 23rd Street, Knights of Columbus property. The base station that includes the ground equipment and enclosure is located in the rear of the property behind the existing industrial building.

(vii) **Availability of suitable existing Telecommunications towers or other structures for placement of proposed Telecommunications Antenna**
Based on the third party review there are no suitable towers or other “tall structures” within the area for co-location of antenna to meet the applicant’s requirements. A map included in the Burns and McDonnell report, Attachment 6, shows the locations identified towers and structures considered.

(viii) **Whether the character of the proposed site and the proposed Telecommunications Tower will facilitate maximum utilization of space for placement of Telecommunication antennas serving multiple users.**
The proposed tower is capable of supporting additional communication carriers as required by the Development Code. The enclosure area is sufficiently large enough to accommodate additional ground mounted equipment to support future carries.
9. **STAFF REVIEW**

This portion of the staff report addresses the site plan details and physical development of the site. The property is developed with an existing building that was constructed in 1978 according to Douglas County appraisal Records. There is no record of a site plan for this property. Existing site improvements include:

- 2,400 SF building.
- 5,787 SF enclosed exterior storage yard.
- 10,155 SF gravel parking/access drive area.

The existing parking lot area provides access to an overhead door on the abutting property to the south at 1729 Bullene Ave. The access to the site and general interior circulation will be modified by the proposed tower for a portion of the area west of the existing building at 1725 Bullene Ave (subject property). Adequate area for parking and access will be retained.

A. **Site Summary/History**

A complete site summary is not provided for this application. The request addresses only the communication tower and enclosure area and does not summarize the existing site. There is no existing site plan on this property. The property was developed at a time prior to site planning for industrial buildings. The following site summary is developed from existing city data.

<table>
<thead>
<tr>
<th>Site Summary: Lot A, Bock 9 of Scott’s Replat</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size:</td>
<td>27,510 SF</td>
<td>27,510 SF</td>
</tr>
<tr>
<td>Building: (SF)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Existing warehouse building.</td>
<td>2,400 SF</td>
<td>2,400 SF</td>
</tr>
<tr>
<td>• Proposed equipment shelter</td>
<td>0 SF</td>
<td>2,112 SF</td>
</tr>
<tr>
<td>• Proposed communication tower</td>
<td></td>
<td>120’ tall</td>
</tr>
<tr>
<td>Impervious Cover: (SF)</td>
<td>18,569</td>
<td>Unknown</td>
</tr>
<tr>
<td>Pervious Cover: (SF) percent</td>
<td>8,941 SF</td>
<td>unknown</td>
</tr>
<tr>
<td>percent</td>
<td>32.5 %</td>
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</tbody>
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Future site development may require a complete site plan of the property including all improvements.

B. **Access and Parking**

*On-site Parking:*

Parking is not typically required for communication towers. Maintenance vehicles park within the enclosure as needed for service. Adequate area is provided for vehicle turnaround from the driveway. These structures are accessed for maintenance only. The location of the tower is within an existing industrial site. The location of the tower enclosure occupies a portion of the fenced storage area and rear yard area of the existing site. The parking area is retained on the south side of the building. There is no parking lot striping to indicate the number of spaces and no site plan for the existing improvements. Off-street parking may need to be evaluated for this site in the future with a change of use.

*Access:* Access to this site is provided via parking lot access from Bullene Drive. The proposed request does not alter the existing driveway location for this property.
C. Design Standards

Site Design:

*Historic District Review:* This property is not located within the environs of a designated historic property or district.

*Pedestrian accessibility:* This application is for a utility type use. The tower will be located in the rear of an existing industrially zoned property. Accessibility needs for the site are limited to periodic maintenance of the structure and equipment as needed. The property abuts the Burrough’s Creek Trail along the west property line. Existing vegetation separates the tower site from the recreation path.

*Neighborhood:* This property is located within the Brook Creek Neighborhood and is adjacent to the Barker Neighborhood. The Woods on 19th Neighborhood is located to the southwest of the subject property. The neighborhoods are connected by the Burrough’s Creek Trail and Linear Park.

D. Landscaping and Screening

The following section provides a brief detail of the existing and proposed landscaping for this property. The applicant does not propose to alter the existing landscape condition of the existing site. Generally, the site does not comply with the current design standards for landscaping, street trees, interior landscaping and similar elements. Future development or redevelopment of the site will require

*Street Trees:* The property was replatted in 1976 as Scott’s Replat. A master street tree plan was not required for the property at that time. The site includes one street tree located on the north side of the driveway. Any future street trees will need to account for the overhead lines for species and placement on the site.

*Buffer yard:* the property abuts residential zoning to the north, and industrial to the west, south and east. A portion of the Burrough’s Creek Trail and Linear Park is zoned I1, the same as the subject property. If developed today, Buffering would be required along the north property line.
With regard to the proposed communication tower, ground equipment should be appropriately screened from the residential zoning and the abutting park property. The Park includes mature vegetation along the west property line of the subject property. The proposed improvements are located outside of the existing vegetative boundary. This natural vegetation provides sufficient buffer between the proposed equipment and the public park space.

The property to the north is zoned RS5 (Single-Dwelling Residential) District. The residential property is undeveloped and includes mature vegetation. Staff recommends the site plan be revised to include additional screening be added along the north property line to screen the ground equipment at the base of the tower.

**Parking Lot Landscaping:** Interior and perimeter landscaping standards were adopted after the development of the site. The parking lot is a gravel surface with no markings to indicate parking stalls. Future development or redevelopment of the site will require appropriate parking lot landscaping. The proposed tower use will not include personnel. Access to the site is limited to occasional maintenance. No off-street parking is required for this use.

**Mechanical Equipment Screening:** As discussed in the buffer yard section, mechanical equipment is required to be screened per City Code. Screening must be balanced with the need for security and visibility with this type of facility. The provision of landscape material along the north property line provides reasonable screening of the mechanical equipment at the base of the tower without adverse impact on the security of the facility.

**E. Lighting**
Lighting is not proposed for this tower other than minimum required lighting at the base of the tower for the equipment building. Additional detail regarding the lighting fixture is required to demonstrate compliance with the City's photometric standards.

**F. Floodplain**
This property is not located within the regulatory floodplain and is not subject to a local floodplain development permit.

**G. Other**
The “search ring” prepared by the applicant includes The northeast portion of Barker Neighborhood as well as portions of East Lawrence, Brook Creek and all of Willow Woods Neighborhood. Within this area, the predominant use is residential. Options for tower placement are limited in this area.

**CONCLUSION**
The proposed tower meets the design standards of the Development Code. The proposed tower provides space for future co-location of equipment. Conditions recommended for approval relate to mitigating visual impacts of the proposed tower on the surrounding property owners.
ZONING DRAWINGS 8-26-14

DRAWING INDEX

- T-1 PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX
  - SP.1 LAND SURVEY
  - SP.2 LAND SURVEY
  - C1 ENLARGED SITE PLAN
  - C2 TOWER ELEVATION AND ANTENNA INFORMATION
  - C3 FENCE DETAILS
  - C4 EQUIPMENT SHELTER PLAN
  - C5 EQUIPMENT SHELTER ELEVATIONS

LAWC BARKER
CELL SITE
BULLENE AVENUE
LAWRENCE, KS 66044
DOUGLAS COUNTY

LOCATION No: 273487
PROJECT No: 20130934055

PROPOSED MONOPOLE
WITH COMMUNICATIONS EQUIPMENT

- ANY TELECOMMUNICATIONS FACILITY THAT IS NOT IN USE FOR A PERIOD OF THREE (3) FULL YEARS OR MORE SHALL BE REMOVED BY THE OWNER AT THE OWNERS EXPENSE, FAILING TO REMOVED THE TELECOMMUNICATIONS FACILITY PERTIANT TO NON-USE MAY RESULT IN REMOVAL AND ASSESSMENT OF COST TO THE PROPERTY PERTIANT TO K.S.A. 12-6017.

- A SIGN SHALL BE POSTED ON THE FACILITY NOTIFYING THE NAME AND TELEPHONE NUMBER OF THE TOWER OWNER/OPERATOR.

- THE TOWER OWNED/OPERATOR SHALL SUBMIT A COPY TO THE PLANNING OF BY JULY 1 EACH YEAR LISTING THE CURRENT USERS AND TYPES OF TELECOMMUNICATIONS FACILITY LOCATION ON THE FACILITY.


- THE TOWER WILL NOT HAVE TOWER LIGHTING OR REFLECTIONS.
PARENT PARCEL DESCRIPTION:
Lot A in Block 9 of Scott's Replats of Portions of Blocks 5 and 9 in Homewood Gardens, a Subdivision in the City of Lawrence, Douglas County, Kansas.

PROPOSED LESSEE'S LAND SPACE DESCRIPTION:
That part of Lot A in Block 9 of Scott's Replats of Portions of Blocks 5 and 9 in Homewood Gardens, a Subdivision in the City of Lawrence, Douglas County, Kansas and being more particularly described as follows:

Refering to the Southwest corner of said Lot A, a #4 rebar found for corner; thence northerly on an assumed bearing of North 05°28'03" East, 54.34 feet, thence easterly North 87°44'19" East, 13.30 feet, to the Point of Beginning for the described Land Space; thence following the perimeter of the described Land Space on the following bearings and distances: North 02°15'41" West, 48.00 feet; thence North 02°15'41" East, 54.34 feet; thence South 02°15'41" East, 15.30 feet, to the Southwest corner of the described Land Space; thence South 02°15'41" East, 55.00 feet; thence South 02°15'41" West, 12.50 feet, to the Point of Beginning of the centerline for the described Right of Way; thence South 02°15'41" West, 70.00 feet, to the Point of Beginning for the described Land Space.

Containing a total calculated area of 3,015 square feet or 0.069 acres, more or less.

LESSEE'S NON-EXCLUSIVE ACCESS/UTILITY RIGHT OF WAY DESCRIPTION:
A Non-Exclusive Access/Utility Right of Way, 25 feet in width, located in that part of Lot A in Block 9 of Scott's Replats of Portions of Blocks 5 and 9 in Homewood Gardens, a Subdivision in the City of Lawrence, Douglas County, Kansas and the centerline being more particularly described as follows:

Refering to the Southwest corner of said Lot A, a #4 rebar found for corner; thence northerly on an assumed bearing of North 05°28'03" East, 54.34 feet, thence easterly North 87°44'19" East, 13.30 feet, to the Southwest corner of the described Land Space; thence South 02°15'41" East, 12.50 feet, to the Point of Beginning of the centerline for the described Right of Way; thence easterly North 87°44'19" East, 163.07 feet, to a point of intersection on the westerly right-of-way line of Bullene Avenue, also being the Point of Termination for the centerline of the described Right of Way.

Containing a total calculated area of 4,077 square feet or 0.094 acres, more or less.

INFORMATIONAL REPORT:
Based on Commitment for Title Insurance with an effective date of December 3, 2013 provided by First American Title Insurance Company, Commitment No. NCS-643273-KCTX, the following are of survey matters:


10. Easements, restrictions and setback lines as per plat, Plat Book 13 at Page 80. Affects Land Space, and shown hereon.

SURVEYORS NOTES
1. Generally located in Missouri State Plane Coordinate System, West Zone (NAD-83).
2. Not a survey of the parent parcel shown, but to be used only for the purposes shown hereon.
3. The Utility locations shown hereon were determined by observed above ground evidence only. The surveyor was provided with above ground markings to determine any subsurface locations, and makes no guarantee that the underground utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. This surveyor has not physically located the underground utilities.

Zoning Information:
IG: General Industrial

Flood Information:
Property falls within a Zone "A" (Minimal risk areas outside the 1-percent and 2-percent annual-chance floodplains. No BFEs or base flood depths are shown within these zones) as determined by FEMA Flood Rate Map No. 200450178D, effective 8/05/10.

Surveyor’s Certificate

Signed this day of __________, 20__
LOT A IN BLOCK 9 OF SCOTT'S REPLAT OF PORTIONS OF BLOCKS 5 & 9 IN HOMWOOD GARDENS
NOTE: All future equipment buildings will be a minimum of 15 feet from the existing sanitary sewer line in accordance with the requirement requested by Mike Solida.

Existing Tree Line

Proposed Verizon Equipment Building

Galvanized steel monopole type tower
MONOPOLE TO BE DESIGNED BY OTHERS ACCORDING TO ANSI/EIA/TIA-222-REV C STANDARDS: 90 MPH BASIC WINDS, NO ICE
Equipment Shelter Plan

Equipment Shelter Set Up Procedure

1. Project building upon template for location during
   transportation.
2. Transport up right sections from shelter.
3. Attach down bracket to shelter and foundation
   using anchor shiel.
4. Install and calibrate all accessories (mounting arms,
   cable, ventilation dampers, and conduit type etc.)
5. Insert roof and notches for cover去年 by
   structural and repair if needed.
6. Install doors for ease and safety of trailer lock and

Offload Notes

1. Building shall be offloaded on level.
2. All doors, covers, covers, etc. shall be
   fabricated and tested by contractor.
3. All equipment shall be offload
4. 1/2" high bar for anchor
5. Anchor computer, computer of cable and other
   mounted outside (limited) high bar (shiel)
   at each location
6. Special handling with covers in vertical position
   during movement. covered position cables are not acceptable.

NOTE: General contractor is responsible for installing
all external attachments for ventilation (vent, etc),cout covers and security

Traverse Section
Site Name: LAWC Barker

Photo Location #2

Current View Looking North from Homewood St.
Site Name: LAWC Barker
Photo Location #3
Current View Looking South from Lasalle Ave.
This location is the first place along the path where the proposed tower would be visible. It will remain visible while traveling south for approximately 200 feet. Before and after this 200 foot distance the trees on the east side of the path will provide a buffer between the path and the proposed tower.
Verizon LAWC Barker - Photo Location #5 (looking toward proposed tower)
The proposed monopole will not be visible from this spot.
Verizon LAWC Barker - Photo Location #6 (looking north)
The proposed monopole will not be visible from this spot.
Dear City Representatives,

Verizon Wireless is proud to serve the greater Lawrence, KS area and we are always diligent to maintain excellent service and improvements. At this time, we are trying to enhance the area of east-central portions of Lawrence, KS where coverage service reliability and capacity must be improved. The area that needs improvement at this time in both capacity and performance is between Massachusetts St and Haskell Ave just north of 19th St in east-central Lawrence. The fast growing 4G (LTE) data usage has required us to plan for a new cell site in this area to improve coverage, performance and offload capacity from our existing sites namely DT Lawrence and East Lawrence sites as shown below, Map 1.

Map 1 – Existing Coverage
Below is Map 2 showing coverage improvement with the proposed new cell site, Barker.

Map 2 – Coverage with the new cell site

As 4G (LTE) data usage continues to increase dramatically as wireless customers utilize their phones for more day to day task and recreation, the demand also increases to meet these needs by creating new opportunities to develop methods of improving coverage, capacity, and data throughput. The most challenging is capacity and data throughput. Verizon Wireless is meeting the expectations of our customers by designing this proposed cell site in the Lawrence area.

This coverage improvement combined with the capacity offload will afford our customers the best possible data performance at the location identified. Verizon Wireless continues to strive to provide the best possible wireless experience for its customers while still recognizing the needs and desires of the surrounding community and being a good neighbor.
SUP-14-00312: Special Use Permit for a New Verizon Wireless Communications Tower Located at 1725 Bullene Avenue
November 17, 2014

Bryan Culver, Chair
Lawrence-Douglas County Planning Commission
6 East 6th Street
Lawrence KS 66044

Dear Commissioners:

Brook Creek Neighborhood Association is opposed to the construction of a cell tower at 1725 Bullene. The proposed tower would negatively impact users of the Burroughs Creek Trail and the adjacent residents because of visual disruption, impairment to recreational assets, and negative health impacts.

The Burroughs Creek Trail is an incredibly important recreational and transportation asset to the Brook Creek Neighborhood and the City, one that required tremendous effort on the part of Brook Creek and other neighborhoods to develop. This degree of disruption to the scenic value of the trail is a disservice to the community. The visual impact of the proposed tower was underestimated, as it was assessed while trees were fully in leaf, and the view of the tower location was more obscured than it is now.

Increasing the intensity of the industrial use on the site is inconsistent with the Burroughs Creek Corridor Plan of 2006, which recommends that “when redevelopment of industrially zoned areas is proposed in the future, these areas should be scrutinized for neighborhood compatibility.” In no way is a 120-ft tower, located 135 feet from the nearest house, compatible or appropriate to the residential area. In the plan, the site, 1725 Bullene, was recommended to be rezoned from M-1A to C-4. The site should become less industrial, not more.

The staff report neglects to review the full visual impact of a 120-ft tower. Imagine its equivalent, a 10-story building, in order to understand how this tower is entirely inappropriate 135 feet away from a single-family residence. The proposed 6’ metal fence, topped with an additional foot of barbed wire, is also inconsistent with the adjacent homes. The applicant’s claim that the proposed tower is compatible with adjacent residential uses, and would not diminish the value of these homes, is a claim we do not accept.

Additionally, the health impacts of a microwave radiofrequency radiation (RF) have not been addressed by the City or applicant. The intensity of radiation, and the health effects, are greatest near the transmitter. Multiple studies link RF exposure with genotoxic effects such as gene mutations, cancer, neurological disease such as Alzheimer’s & Parkinson’s, reproductive disorders, and immune dysfunction.

Many questions remain. We doubt the utility of the low elevation site to best serve the purpose of the tower. Very little information was provided to the City and the public about the selection of the small, mostly residential, site search area, and alternate sites or solutions.

Please protect the health and vitality of the neighborhood, and reject the proposed tower.

Andrea Repinsky
President, Brook Creek Neighborhood Association
-----Original Message-----
From: Mary Wharff [mailto:mgwharff@sunflower.com]
Sent: Sunday, November 16, 2014 3:47 PM
To: Sandra Day
Subject: cell tower burroughs trail

Please don’t build a cell tower near Burroughs Trail or the homes in the area. Burroughs Trail is all about natural environment AND good health — neither of which will be served by a cell tower in the vicinity.

Thanks,
Mary Wharff
1535 Rhode Island St.
Former President, Barker Neighborhood Association