

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO TILLMAN INFRASTRUCTURE, LLC. TO OPERATE A WIRELESS COMMUNICATIONS FACILITY AT 710 A NE 76TH STREET.**

**WHEREAS**, pursuant to Section 32-39 of Ordinance No. 2.292, being the Gladstone Zoning Ordinance, public notice was made of a request to grant a Special Use Permit on property located at 710 A NE 76<sup>th</sup> Street, and

**WHEREAS**, public hearings have been held after the publishing of the required notices; and

**WHEREAS**, the Planning Commission of the City of Gladstone did submit its recommendation to the City Council for approval of such Special Use Permit requesting certain conditions as incorporated herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:**

**SECTION 1. SPECIAL USE PERMIT:**

**THAT**, Tillman Infrastructure, LLC is hereby granted a Special Use Permit for the operation of a wireless communications facility on property located at 710 A NE 76<sup>th</sup> Street. The effective date of which shall be the enactment date of this Ordinance and expiring **twenty (20)** years from this date, all subject to the terms and conditions set forth herein:

1. Tillman Infrastructure, LLC shall apply for and maintain all applicable State and City business, professional, and occupational licenses.
2. Detailed construction plans shall be submitted to the City for permit consideration by the City Council.
3. Photometric documentation of existing conditions of all parts of the development site shall be submitted prior to issuance of permits. Any damage shall be repaired at the applicant's expense.
4. Adhere to all set back requirements in accordance with Gladstone city code.
5. Install and maintain in perpetuity tree screening on all sides of the facility.
6. The proposed 6 ft. tall wall will be maintained free of defects in perpetuity.
7. The tower height shall be limited to 150 feet.
8. The tower compound shall be limited to 50' X 50'.
9. No commercial signage is allowed.
10. Any construction, wiring, or other such work to the wireless support structure, other relates structures on the site, or the site generally shall require the appropriate permit(s) from the City of Gladstone.
11. All fire safety and building inspection requirements for the structure made by the City of Gladstone in addition to all fire safety requirements for such State license shall be installed and maintained as required within 30 days after the issuance of this permit.

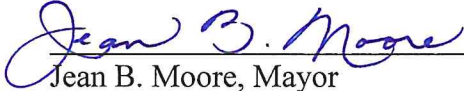
**BILL NO. 23-20**

**ORDINANCE NO. 4.639**


12. The applicant shall submit a detailed lighting plan for consideration prior to permit approval.
13. Any violation of these conditions may result in the cancellation of this Special Use Permit.

**SECTION 2. SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 12TH DAY OF JUNE 2023.**

  
Jean B. Moore, Mayor

ATTEST:

  
Kris Keller, City Clerk

1st Reading: June 12, 2023

2nd Reading: June 12, 2023

File #



## *Request for Council Action*

RES ☐ # City Clerk Only

BILL ☒ # 23-20

ORD ☒ # 4.639

Date: 6/6/2023

Department: Community Development

Meeting Date Requested: 6/12/2023

Public Hearing: Yes ☒ Date: 6/12/2023

Subject: Wireless Communications Facility – 20 Year Special Use Permit

Background:

The applicant is proposing to build a wireless support structure that will expand service for Gladstone and Clay County residents on property located at 710A NE 76<sup>th</sup> Street. The monopole will be approximately 115' tall.

The surrounding uses of this proposed location are the following:

- M-1 Light Industrial (primarily auto related type businesses)
- R-1 Single Family Dwelling Unit (Oak Grove park, Oak Park High School, and Linden Mobile Home & RV Park)
- C-4 Small Warehouse and Storage District (Public Mini Storage)

Currently, this property is undeveloped, commercial and industrial in nature. The wireless support structure will have the capacity to accommodate up to four (4) different carriers. This facility will have a six (6) foot decorative masonry wall with landscaping in accordance with City Code since this facility is visible from the NE corner of the Linden Mobile Home & RV Park.

This wireless support structure is a leasehold space on the private property of Thomas Sims.

Budget Discussion: N/A

Public/Board/Staff Input:

Public Comments: None.

Planning Commission: Unanimous approval (11 Yes – 0 No).

City Staff: Recommends approval following the conditions located in the staff report.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Austin Greer  
Department Director/Administrator

JM  
City Attorney

BB  
City Manager



## Community Development Department

### Staff Report

Date: May 11, 2023

File #:

Requested Action: Special Use Permit for New Wireless Support Structure

Date of PC Consideration: 5/15/2023

Date of Council Consideration: 6/12/2023

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Applicant: Patrick Erwin, Skyward Land Services, Inc.

Owner: Thomas L. Sims

Architect/

Engineer: Tom Medhi, Associated Engineering, Inc.

Address of Property: 710A NE 76<sup>th</sup> Street, Gladstone, MO 64118

### Planning Information

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- Current Zoning: R-1 Single Family Dwelling Unit
- Zoning History: R-1 Single Family Dwelling Unit
- Planned Land Use: R-1 Single Family Dwelling Unit
- Surrounding Uses: M-1 Light Industrial (primarily auto related type businesses), R-1 Single Family Dwelling Unit (Oak Grove Park, Oak Park High School and Linden Mobile Home & RV Park), C-4 Small Warehouse and Storage District (Mini Storage)
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

### Additional Information

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- Public Utility Availability: Existing
- Ingress/Egress: NE 76<sup>th</sup> Street through the M-1 Light Industrial Park

### Analysis

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The applicant is proposing to build a wireless support structure that will expand service for Gladstone and Clay County residents on property located at 710A NE 76<sup>th</sup> Street. The monopole will be approximately 115' tall.

The surrounding uses of this proposed location are the following:

- M-1 Light Industrial (primarily auto related type businesses)
- R-1 Single Family Dwelling Unit (Oak Grove park, Oak Park High School, and Linden Mobile Home & RV Park)
- C-4 Small Warehouse and Storage District (Public Mini Storage)



Currently, this property is undeveloped, commercial and industrial in nature. The wireless support structure will have the capacity to accommodate up to four (4) different carriers. This facility will have a six (6) foot decorative masonry wall with landscaping in accordance with City Code since this facility is visible from the NE corner of the Linden Mobile Home & RV Park.

This wireless support structure is a leasehold space on the private property of Thomas Sims.

### **Recommended Conditions**

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City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. Skyward Land Services, Inc. shall apply for and maintain all applicable State and City business, professional, and occupational licenses.
2. Detailed construction plans shall be submitted to the City for permit consideration by the City Council.
3. Photometric documentation of existing conditions of all parts of the development site shall be submitted prior to issuance of permits. Any damage shall be repaired at the applicant's expense.
4. Adhere to all set back requirements in accordance with Gladstone city code.
5. Install and maintain in perpetuity tree screening on all sides of the facility.
6. The proposed 6 ft. tall wall will be maintained free of defects in perpetuity.
7. The tower height shall be limited to 150 feet.
8. The tower compound shall be limited to 50' X 50'.
9. No commercial signage is allowed.
10. Any construction, wiring, or other such work to the wireless support structure, other related structures on the site, or the site generally shall require the appropriate permit(s) from the City of Gladstone.
11. All fire safety and building inspection requirements for the structure made by the City of Gladstone in addition to all fire safety requirements for such State license shall be installed and maintained as required within 30 days after the issuance of this permit.
12. The applicant shall submit a detailed lighting plan for consideration prior to permit approval.
13. Any violation of these conditions may result in the cancellation of this Special Use Permit

### **Recommendation**

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City Staff recommends that the request be **APPROVED** contingent upon the conditions listed above.



# AGENDA

## PLANNING COMMISSION GLADSTONE CITY HALL COUNCIL CHAMBERS

Monday, May 15, 2023  
7:00 PM

- 
1. Meeting called to order - Roll Call
  2. Pledge of Allegiance to the United States of America
  3. Approval of the Previous Meeting Minutes (February 6, 2023)
  4. **CONSIDERATION:** Special Use Permit for property located at 710A NE 76<sup>TH</sup> St  
Applicant: Patrick Erwin Authorized Agent for Tillman Infrastructure. Owner: Thomas and Mary Sims. *The City Council will consider this request on Monday, June 12, 2023. Open the public hearing and call on city staff for the report. Close the public hearing when conversation comes to a close.*
  5. Communications from the City Council
  6. Communications from the City Staff
  7. Communications from the Planning Commission Members
  8. Adjournment – Chairperson can close the meeting without making a motion

PLANNING COMMISSION  
GLADSTONE, MISSOURI  
*Gladstone City Hall*  
Monday, May 15th, 2023  
7:00 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Gary Markenson  
Kate Middleton  
Bill Turnage  
Mike Ebenroth, Chair  
Steve Beamer  
Jennifer McGee  
Kim Murch  
James New  
Brenda Lowe, Secretary  
Cameron Nave  
Spencer Davis

**Absent:** Chase Cookson, Vice Chair

**Council & Staff Present:**

Austin Greer, Community Development Director  
Angie Daugherty, Admin. Assistant  
Jean B. Moore, Mayor  
Alan Napoli, CD Administrator/Building Official

**Item 2 on the Agenda: Pledge of Allegiance.**

Chair Ebenroth led the group in reciting the Pledge of Allegiance to the United States of America.

**Item 3 on the Agenda: Approval of the February 6th, 2023 Minutes.** Chair Ebenroth asked if there was a motion to approve the minutes from the February 6<sup>th</sup> meeting.

**Mr. Nave moved to approve the minutes; Mr. Davis seconded. The minutes were approved, 11-0.**

**Item 4 on the Agenda: Consideration:** On a Special Use Permit for property located at 710A NE 76<sup>th</sup> St Applicant: Patrick Erwin Authorized Agent for Tillman Infrastructure. Owner: Thomas and Mary Sims. *The City Council Public Hearing is scheduled for Monday, June 12, 2023.*

Mr. Greer read from the staff report.

The applicant is proposing to build a wireless support structure that will expand service for Gladstone and Clay County residents on property located at 710A NE 76<sup>th</sup> Street. The monopole will be approximately 115' tall.

The surrounding uses of this proposed location are the following:

- M-1 Light Industrial (primarily auto related type businesses)
- R-1 Single Family Dwelling Unit (Oak Grove park, Oak Park High School, and Linden Mobile Home & RV Park)
- C-4 Small Warehouse and Storage District (Public Mini Storage)

Currently, this property is undeveloped, commercial and industrial in nature. The wireless support structure will have the capacity to accommodate up to four (4) different carriers. This facility will have a six (6) foot decorative masonry wall with landscaping in accordance with City Code since this facility is visible from the NE corner of the Linden Mobile Home & RV Park.

This wireless support structure is a leasehold space on the private property of Thomas Sims.

City Staff recommends that the following conditions be considered if the Planning Commission and City Council choose to approve this project request:

1. Tillman Infrastructure, LLC shall apply for and maintain all applicable State and City business, professional, and occupational licenses.
2. Detailed construction plans shall be submitted to the City for permit consideration by the City Council.
3. Photometric documentation of existing conditions of all parts of the development site shall be submitted prior to issuance of permits. Any damage shall be repaired at the applicant's expense.
4. Adhere to all set back requirements in accordance with Gladstone city code.
5. Install and maintain in perpetuity tree screening on all sides of the facility.
6. The proposed 6 ft. tall wall will be maintained free of defects in perpetuity.
7. The tower height shall be limited to 150 feet.
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9. No commercial signage is allowed.
10. Any construction, wiring, or other such work to the wireless support structure, other relates structures on the site, or the site generally shall require the appropriate permit(s) from the City of Gladstone.
11. All fire safety and building inspection requirements for the structure made by the City of Gladstone in addition to all fire safety requirements for such State license shall be installed and maintained as required within 30 days after the issuance of this permit.
12. The applicant shall submit a detailed lighting plan for consideration prior to permit approval.
13. Any violation of these conditions may result in the cancellation of this Special Use Permit.

City Staff recommends that the request be **APPROVED** contingent upon the conditions listed above.



Mr. Patrick Erwin stated that this will be 115-foot monopole structure. AT&T and First Net will be located on this structure. The tower will not have any lighting on it. They do have approval from the FAA and they decided that no lighting is required. The proposal does comply with all elements of the City of Gladstone requirements. They are 118 feet from the south boundary line which is where the R-1 residential area is. They are 59 feet from both the North and the West property line, and 500 feet from the East side. The land owner is Tom and Mary Sims.

Mr. New asked why was this site was selected.

Mr. Erwin stated that the engineers from AT&T give them a general area of where they want the tower located. This area will serve the Oak Park High School area and he personally was the one that did the site selection on this project.

Mr. New asked if this facility will improve service to the Gladstone area.

Mr. Erwin stated that is the reason why they are here. The project is justified financially from the use of First Net which is a first responder's communication system. Secondly, the AT&T traffic is only growing in this area. They have six different locations in Clay County that they are currently working on to improve coverage.

Ms. McGee referenced the trees that will help screen the facility. She was happy to see that. She likes seeing more trees involved in project planning. If those trees get planted and one of them dies what is the process to remedy the tree situation?

Mr. Greer stated that they will contact the property owner and the owner will get in contact with the company who maintains the facility and they will have it replaced.

Mr. Erwin stated that it is a condition of the permit. They are legally bound to take care of those trees. They are putting the trees in their construction drawings which will be what we use to get the building permit. They will make sure that the trees are watered well for the first 18 months.

Mr. Nave asked what the life of the pole will be.

Mr. Erwin stated that their lease with the Sims is for 90 years.

Mr. Nave asked do they currently have other relationships with other communication companies.

Mr. Erwin stated that the owner and operator of this structure, there business model is marketing this to Verizon, T-Mobile, etc.

Ms. Middleton stated that this doesn't seem that far from the water tower.

Mr. Erwin stated that he thought this question would come up. He did a little research on this and AT&T net structure is on Maple Woods Community College. The other net structure is at 69<sup>th</sup> and Broadway. This location is somewhat in between. This location will be at the south end of where the engineers actually wanted them to be. When we brought the idea of a water tank to them they said that the water tower is just too far south.

Ms. Middleton asked how far apart the towers are

Mr. Erwin stated probably about a mile to a mile and a half. When the cell phone usage goes up they will need more towers to support the usage.

Ms. Middleton asked about the wall they are proposing to build. Will it have barbwire on the top?

Mr. Erwin stated it will have barbwire. He thinks what they are proposing is a cinder block wall with stucco on the exterior. Most of this will not be visible because this is on the back of the property.

Mr. New asked what the start date will be and how long will it take to finish.

Mr. Erwin stated that the start date will be in 2024 and to finish the structure is tough to answer with getting supplies. If everything goes well, finishing can be 60-90 days.

Mr. New asked if they considered requesting to add height to the water tower to accommodate their structure.

Mr. Erwin stated no, it becomes cost prohibitive when they start adding to things like that. With the up keep of the water tower we would have to remove all of their equipment because they have to keep the network going.

Mr. Davis asked with a 50 by 50 radius and we approve this tonight can more mono towers be added inside that 50 by 50?

Mr. Greer stated he thinks from the staff's perspective they have quite a few communication towers in Gladstone. With the addition of this one he thinks the next person would have to make a very compelling case to get another tower approved inside city limits.

Mr. Erwin stated that it would not be possible to put another tower inside the 50ft by 50ft radius because of the foundation below the surface. .

Mr. Davis asked what the difference is between 115 to 130. Why not go higher?

Mr. Erwin stated that this is what the engineers wanted.

Mr. Davis asked city staff what is the difference in between the 130 and 115 feet?

Mr. Greer stated that the city is flexible with the height and is allowing for up to 150 feet as referenced in the conditions list.

Mr. Erwin stated that the city never told them they could not have 130 feet and that they made that decision on their own.

Mr. New stated that he does not think this tower will be unsightly and this is just the world we live in now.

Mr. Turnage asked in order to have good coverage, how far away from the tower could you be?

Mr. Erwin stated a maximum 2,000 feet and you would start losing coverage.

Mr. Markenson asked the length of the conditional permit where is that stated.

Mr. Greer stated that they did some research on previous telecommunication towers that have been completed in the past and a couple of those applications were for 20 years.

Mr. Markenson understands that, but it doesn't say the extent of the permit in the application

Mr. Greer stated that Patrick and him have been going back and forth and he was not able to conform the duration until today. That is why it is not referenced in the packet.

Mr. Markenson stated that when this goes to will it be referenced in the packet?

Mr. Greer stated yes sir.

**MOTION: By Ms. Lowe, second by Mr. Beamer to approve a Special Use Permit for the property located at 710A NE 76<sup>th</sup> St.**

<b>Vote: Mr. Murch</b>	<b>Yes</b>
<b>Mr. Markenson</b>	<b>Yes</b>
<b>Mr. New</b>	<b>Yes</b>
<b>Mr. Turnage</b>	<b>Yes</b>
<b>Ms. Middleton</b>	<b>Yes</b>
<b>Chair Ebenroth</b>	<b>Yes</b>
<b>Ms. McGee</b>	<b>Yes</b>
<b>Ms. Hommon</b>	<b>Yes</b>
<b>Mr. Davis</b>	<b>Yes</b>
<b>Ms. Lowe</b>	<b>Yes</b>
<b>Mr. Whitton</b>	<b>Yes</b>

**The motion carried. (11-0)**

**Item 5 on the Agenda: Communication from the City Council**

Mayor Jean Moore stated that this weekend is Blues Fest and for the first year it will be located at Linden Square. This event will be Friday and Saturday night. Also, Gladstone has a Glad Green team now. We do trash pick-up on the first Wednesday and first Saturday of each month. Julie Beamer has been involved and so has Gary Markenson.. It is a two-hour commitment from eight to ten. There is a leader for each clean-up day and the city will provide trash bags, pickers, and gloves. We have done this in two areas so far with a lot of success. We did it at M-1 and the Walmart area and then in the downtown area. We will be choosing different areas throughout the city that needs special attention. We have had over 20 volunteers both times we have done this.

Mr. Markenson stated that they finished their job in about one hour and twenty minutes. With so many people there they could easily cover more area.

**Item 6 on the Agenda: Communications from the City Staff**

Mr. Greer stated the city wide garage sale starts this Thursday and ends Sunday.

**Item 7 on the Agenda: Communications from the Planning Commission Members**

Mr. Murch asked what the status is of this building.

Mr. Greer stated that the project is going really well. We anticipate that the Police HQ will be open around fall of this year

Mr. Markenson asked if it will be open by Gladfest.

Mr. Greer stated that the finish date is not exact, but fall keeps getting referenced, so I am not quite sure.

Mr. Turnage went to Public Works for Beautification on Saturday and the bush event this past weekend. They have two more events with the electronics and household hazardous waste which he believes is in June and August.

Ms. Middleton asked about the honey sickle trees at our parks. Who should she talk to regarding this.

Mr. Greer stated Director Merkey would be the person to talk with.

Ms. McGee stated about once a week she goes to the city's website and searches the word hen to see if the instructions for applying to get a permit are out there yet and she hasn't seen it . Is this something we can put online?

Mr. Greer stated that they do have people coming in and getting permits for hens and bees. You can come into Community Development and they will give you the application to fill out. We will also work towards putting the new ordinance and application online.

**Item 8 on the Agenda: Adjournment**

Chair Ebenroth adjourned the meeting at 7:27 pm.

Respectfully submitted:

\_\_\_\_\_  
Mike Ebenroth, Chair

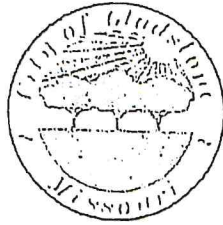
Approved as submitted \_\_\_\_\_

\_\_\_\_\_  
Angie Daugherty, Recording Secretary

Approved as corrected \_\_\_\_\_



DEVELOPMENT APPLICATION



CITY OF GLADSTONE  
7010 N HOLMES STREET.  
GLADSTONE, MISSOURI 64118  
PHONE: 436-4110 FAX: 436-2228

File #: Sup23-00001  
Application Date: 3-20-23  
PC Date: April 19th May 15th  
CC Date: May 8th Jun 12th

Application Type:

- ☒ (PH) Special Use Permit (\$500) ☐ (PH) Right-of-Way Vacation (\$200)  
☐ (PH) Zoning Change (\$500) ☐ (PH) Variance - BZA (\$200)  
☐ (PH) Site Plan Revision (\$500) ☐ Final Plat/Replat (\$75)

Address of Action: 710A NE 76th Street, Gladstone, MO 64118

Legal Description:

*Attach under separate cover if needed.*

\*\*\*Please see the attached Exhibit\*\*\*

Proposed Change: Proposal is to erect a 115' Monopole Tower with a 3' lightning rod on a 50' x 50' leasehold space on the landowners property.

Applicant/Property Owner Information:

- ☐ Applicant(s) Patrick Erwin as Authorized Agent for Tillman Infrastructure, LLC  
Company Skyward Land Services, Inc.  
Address PO Box 25783, Overland Park, KS 66225  
Phone 913-626-4440 Fax: N/A E-Mail: erwin@skywardsite.com
- ☐ Property Owner (if different than applicant) Thomas L. Sims  
Company \_\_\_\_\_  
Address 1800 NE 76th Street  
Phone 816-210-6127 Fax N/A E-Mail: masfina1@kc.rr.com
- ☐ Architect/Engineer Tom Medhi  
Company Associated Engineering, Inc.  
Address 2705 N. Main Street, Omaha, NE 68102  
Phone 402-289-5040 Fax 402-289-5045 E-Mail: tmedhi@aepc-cla.com

*Please indicate in one box above which person is to be the contact.*

Applicant's Signature: Tom Erwin

Date 3-15-2023

### Legal Description

An interest in land, said interest being over a portion of the following described parent parcel:

The following described lots, tracts or parcels of land, lying, being and situate in the County of Clay and State of Missouri, to-wit:

A tract of land located in the North one-half of the South one-half of the Northeast Quarter of Section 14, Township 51 North, Range 33 West, except the West 900.00 feet thereof, in Gladstone, Clay County, Missouri being described as follows: Beginning at the Southeast corner of the said West 900.00 feet on the South line of said North one-half as recorded in Book 721 at Page 007 at the recorder of deeds in Liberty, Clay County, Missouri and a point 3.57 feet East of the Northwest corner of Lot 8, LAWN ACRES, a subdivision in Gladstone, Clay County, Missouri and on the North line of said LAWN ACRES; thence N00°02'28"W along the East line of said West 900.00 feet, a distance of 175.67 feet to a point on the Kansas City, Gladstone City limit line, said point being 840.00 feet North of the South line of said Northeast Quarter per City of Gladstone Ordinance No. 2.663, Bill No. 86-66 recorded at the recorder of deeds in Liberty, Clay County, Missouri; Thence N89°54'41"E along said City limit line, a distance of 560.00 feet; thence S00°02'28"E, a distance of 178.09 feet to a point on the South line of said North one-half; thence N89°54'41"W along said South line, a distance of 560.00 feet to the Point of Beginning.

AND BEING the same property conveyed to Ronald L. Goens, Sr. and Thomas L. Sims from The North Kansas City School District of Clay County, Missouri, presently also known as School District No. 74 by Conveyance dated November 8, 2005 and recorded December 19, 2005 in Deed Book 5241, Page 17; AND FURTHER CONVEYED to Thomas L. Sims from Ronald L. Goens, Sr. by Quit-Claim Deed dated April 2, 2013 and recorded April 19, 2013 in Deed Book 7080, Page 43.

Tax Parcel No. 13606000600401

Said interest being over land more particularly described by the following description:

Insert metes and bounds description of area



SPECIAL USE PERMIT APPLICATION  
PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY AT:  
710 A NE 76<sup>th</sup> Street  
Gladstone, Clay County, MO 64118

FILED ON BEHALF OF TILLMAN INFRASTRUCTURE, LLC BY:

SKYWARD LAND SERVICES, INC.

PATRICK ERWIN

913-626-4440

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1. LETTER OF APPLICATION
2. PROPERTY OWNER SIGNED SPECIAL USE APPLICATION
3. SUPPLEMENTAL NARRATIVE
4. DEED COVERING THE SUBJECT PROPERTY
5. PROJECT DRAWINGS



March 16, 2023

Alan Napoli  
7010 North Holmes Street  
Gladstone, MO 64118  
Phone: 816-423-4111  
Fax: 816-436-2228

RE: Proposed Wireless Communications Facility  
710 A NE 76<sup>th</sup> Street  
Gladstone, MO 64118

Dear Mr. Napoli,

Skyward Land Services, on behalf of Tillman Infrastructure (Tillman), files this Special Use Application to allow the construction of a wireless telecommunications facility at the above referenced property. Tillman has finalized a lease agreement with the owner(s) of the property, Thomas L. Sims and Mary Ann Sims. The proposed facility is designed to accommodate multiple carriers and will provide the technology needed to provide clear and uninterrupted wireless telecommunications services to the residents of Clay County and the City of Gladstone.

The proposed wireless telecommunications facility will consist of a 115' tall monopole tower with a 3' lightning rod to be located within a 50'-0" x 50'-0" lease area. Future expansion of the lease area can be accommodated, if needed, for multiple carrier's ground equipment. The proposed tower will be erected, owned and managed by Tillman. The facility will be unstaffed and will only require carrier service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month.

The facility is proposed in the R (Residential) zone. Pursuant to Chapter 165 – Special Use Permits of the City of Gladstone Code of Ordinance, and confirmed by phone conversation on July 26, 2021, towers are allowed by a Special Use Permit approval by the Planning Commission.

On behalf of Tillman Infrastructure, I herewith submit all required documentation for the consideration of special use permit approval in accordance with the City of Gladstone Code of Ordinance.

Should you have any questions please feel free to contact me. I look forward to working with you.

Sincerely,

Patrick Erwin  
Skyward Land Services, Inc.  
913-626-4440

# APPLICATION FOR A NEW WIRELESS COMMUNICATIONS FACILITY

Submitted to Lafayette County, MO

## GENERAL INFORMATION

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**Applicant:** Tillman Infrastructure, LLC  
152 West 57<sup>th</sup> Street  
New York, NY 10019

**Applicant's Representative:** Skyward Land Services, Inc.  
Patrick Erwin  
PO Box 25783  
Overland Park, KS 66226  
[erwin@skywardsite.com](mailto:erwin@skywardsite.com)  
913.626.4440

**Project Address:** 710 A NE 76<sup>th</sup> Street  
Gladstone, MO 64118

**Property Owner(s):** Tom and Maryann Simms

**Map/Tax Lot Number:** 03-7.0-35-000-000-0014.000 Sec 35 Twn 51 Rng 27

**Land Use Designation:** Residential

**Zoning Classification:** Residential

**Parcel Size:** 2.28 acres

## INTRODUCTION

Tillman Infrastructure, LLC (Tillman) proposes to construct a new telecommunications tower in the City of Gladstone, Missouri. The proposed site will allow wireless carriers to improve the quality of services for their customers in Clay County and the City of Gladstone. The tower is designed to accommodate four (4) carriers.

As shown in this application narrative, Tillman's proposal is the best location to achieve the coverage needs of AT&T and FirstNet while being located in an area that will not be impacted. In siting this project it is necessary for Tillman to locate in the northwest corner of the parcel where the required setbacks are met but siting elsewhere would unnecessarily render this parcel undevelopable for future use.

The site is technically zoned residential but its use is commercial and industrial in nature. Therefore, we contend that a 115' monopole with a 3' lightning rod is appropriate.

## PROPOSAL

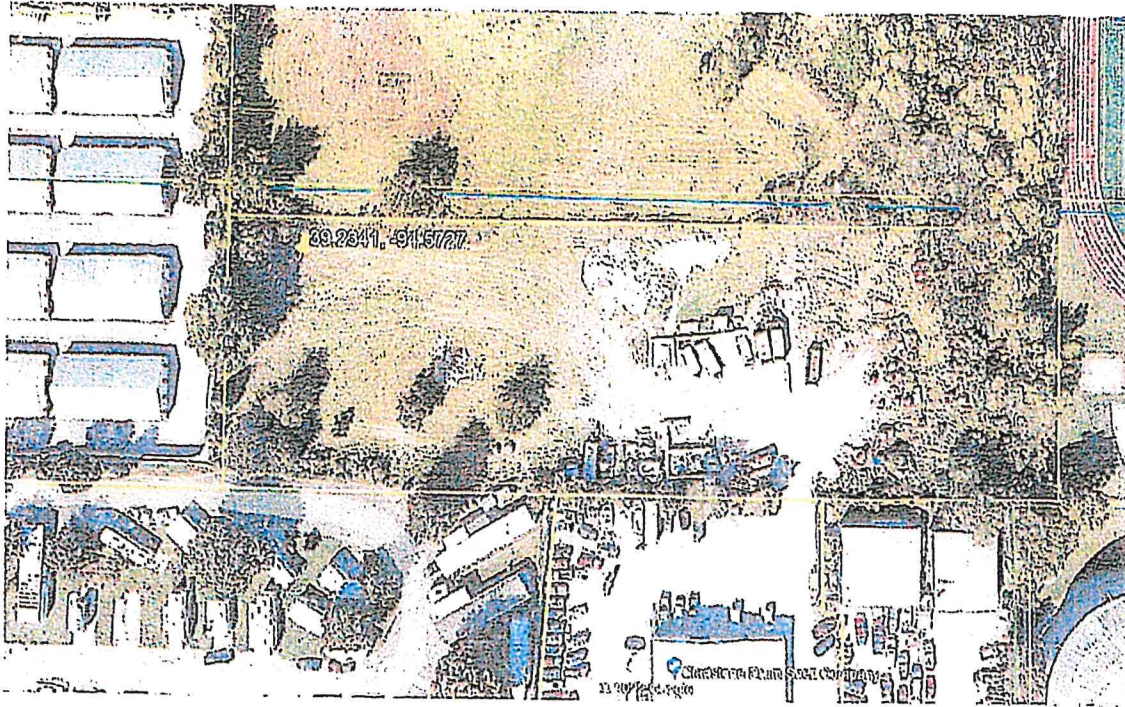
Tillman proposes a new support tower for wireless telecommunications be constructed on a parcel at 710 A NE 76<sup>th</sup> Street, Gladstone, MO 64118 (the "Property"). The Property is currently undeveloped. The proposal consists of a 115' tall with a 3' lightning rod. Antenna arrays can be located at four (4) different locations on the tower, to accommodate up to four (4) different carriers. The facility, with a 6ft decorative masonry wall with landscaping, will initially comprise a 50' x 50' area. Space is available for future expansion, if needed. A new 12' wide gravel access road, running from the existing road at the right of way (NE 76<sup>th</sup> Street) to the compound, will be added. Power and fiber will run underground from the nearest utility pole to the fenced lease area.

The proposed site will include:

	Proposed Site
<b>Tower</b>	115' monopole tower with a 3' lightning rod
<b>Location</b>	NW corner of the property
<b>Lease area</b>	50' x 50' compound
<b>Fencing</b>	6' decorative masonry wall with landscaping surrounding compound with road gate at entrance for signage
<b>Access</b>	12' wide gravel driveway from NE 75 <sup>th</sup> Street to the compound
<b>Utilities</b>	Power and fiber will run within an easement, underground from the site to the nearest utility pole



## General Area



## SUBMITTAL REQUIREMENTS

The proposed Tillman facility complies with the below requirements of the City of Gladstone Zoning Ordinance. The requirements of **Chapter 166. – Communications Antennas** are addressed below:

### Chapter 166. – Special Use Permit Sec. 7.166.050

All proposals to install, build or modify an antenna or support structure not permitted by section 7.166.030 (permitted uses) or section 7.166.040 (administrative permit), shall require the approval of special use permit following a duly advertised public hearing by the planning commission and city council, subject to the following limitations.

(1) *Applications.* Applications for special use permits shall be filed and processed subject to the requirements of and in the manner and time frame as otherwise established in the zoning code. A decision shall be accompanied by substantial evidence supporting the decision, which shall be made a part of the written record of the meeting at which a final decision on the application is rendered. Evidence shall be under oath and may be submitted with the application or thereafter presented during the public hearing by the applicant or others.

(2) *Additional minimum requirements.* No special use permit shall be issued unless the applicant has clearly demonstrated by substantial evidence that placement of an antenna or support structure pursuant to section 7.166.030 (permitted uses) or section 7.166.040 (administrative permits) is not technologically



or economically feasible. The city may consider current or emerging industry standards and practices, among other information, in determining feasibility.

Applicants Response:

An exhaustive search of existing towers and other structures in the area was completed and none are in a geographic location that will accomplish the service needs of AT&T and FirstNet.

(3) Findings required. In addition to the determinations or limitations specified herein and by section 7.165.010 of the zoning code for the consideration of special use permits, no special use shall be approved by the city council unless findings in the affirmative are made that the following conditions exist:

- a. That the proposed tower is not and cannot be located within a communications tower multi-use interest area as designated by such map, or if so located, meets the co-location requirements of this section.

Applicants Response:

An exhaustive search of existing towers and other structures in the area was completed and none are in a geographic location that will accomplish the service needs of AT&T and FirstNet.

b. No existing towers, structures or buildings within the necessary geographic area for the applicant's tower meet the applicant's necessary engineering requirements considering (1) height, (2) structural strength, (3) resulting signal interference, (4) feasibility of retrofitting, (5) feasibility of redesigning the applicant's tower network, or (6) other limiting conditions that render towers, structures or buildings within the applicant's required geographic area unsuitable.

Applicants Response:

An exhaustive search of existing towers and other structures in the area was completed and none are in a geographic location that will accomplish the service needs of AT&T and FirstNet.

- c. That the design of the tower or structure, including the antennae, shelter and ground layout maximally reduces visual degradation and otherwise complies with the provisions and intent of this section. New towers shall be of a monopole design, unless it is shown that an alternative design would equally or better satisfy this provision.

Applicants Response:

The proposed tower is of a monopole design. The tower is located behind a self-storage facility, automotive repair, and a trailer park. Therefore, the visibility of the tower is very minimal to nearby landowners and will have little to no effect on surrounding properties.

- d. That the proposal minimizes the number and/or size of towers or structures that will be required in the area. Where alternate technology or design exists or is reasonably available that would satisfy the general need for the proposal, this factor is ordinarily not satisfied.

Applicants Response:

The proposed monopole will accommodate three other users, eliminating the need for future towers in this area. There is no alternate technology that will meet the coverage needs of AT&T and FirstNet.

- e. That the applicant has not previously failed to take advantage of reasonably available shared use opportunities or procedures provided by this chapter or otherwise.

Applicants Response:

AT&T is currently located on the City of Gladstone owned water tower.

f. That no land owned by any agency of the federal or state government, or by any political subdivision of the state, is available for locating the structure or tower.

Applicants Response:

An exhaustive search of all properties was conducted, and the proposed location best accomplishes the coverage criteria of AT&T and FirstNet.

g. The city may require, at the expense of the petitioner, any additional studies or the hiring of an external consultant, including technical and legal services, to review exhibits and/or other requirements in accordance with this section.

Provided, that if one, but not more than one, of the first six determinations is not satisfied, approval may be granted only on a finding of unique circumstances otherwise necessitating approval to satisfy the purposes of this section.

Applicants Response:

All six of the above criteria have been met.

Chapter 166. – Communications Antennas & Support Structures

The general purpose of this chapter is to regulate the placement, construction and modification of telecommunications towers, support structures, and antennae in order to protect the health, safety and welfare of the public, while at the same time not unreasonably interfering with the development of the competitive wireless telecommunications marketplace within the corporate boundaries of Gladstone. Specifically, this chapter is intended to:

1. Provide for the appropriate location and development of telecommunications facilities and systems to serve the citizens and businesses of the city;

Applicants Response

Please see the attached engineered renderings.

2. Minimize adverse visual impacts of communications antennae and support structures through the use of careful design, siting, landscape screening and innovative camouflaging techniques;

Applicants Response

Site is located in an area with very little visibility from residents and will not affect nearby uses. Furthermore, the site will be concealed behind a masonry wall with landscaping.

3. Maximize the use of existing and new support structures so as to minimize the need to construct new or additional facilities;

Applicants Response

The monopole will be able to support multiple carriers which will eliminate the need for any other structures in the immediate area.

4. Maximize the co-location of facilities on any new support structures and facilitate the fewest and least visible new structures capable of achieving these objectives;

Applicants Response



There are no existing facilities that will meet the AT&T and FirstNet requirements; therefore, this structure is necessary. Furthermore, Tillman will be actively marketing this structure to other carriers for future needs.

5. Ensure that any new telecommunications tower or structure is located in an area compatible with the neighborhood or surrounding community to the extent possible;

Applicants Response

The tower is setback to the rear of the property, separating it from existing uses and the road frontage. The area contains auto repair facilities, a non-elevated water tank, self-storage units, and a trailer park. This use is consistent.

6. Ensuring that regulation of telecommunications towers and structures does not have the effect of prohibiting the provision of personal wireless services, and does not unreasonably discriminate among functionally equivalent providers of such service.

Applicants Response

This structure will provide state of the art telecommunication services to the surrounding area, while also providing a communication system for first responders.

Sec. 7.166.020. - General requirements.

The requirements set forth in this section shall be applicable to all telecommunications towers, antennae and other support structures installed, built or modified after the effective date of ordinance from which this chapter is derived to the full extent permitted by law.

1. Principal or incidental use. Antennae and support structures may be either a principal use in all zoning districts or an incidental use to institutional or nonresidential uses, subject to any applicable district requirement relating to yard or setback. An incidental use subject to a leasehold interest of a person other than the lot owner may be approved for a tower only if the leasehold area separately meets all requirements of access, parking, and lot size applicable to the primary use in the district in which the use is proposed.

Applicants Response

The proposed use will be the principal use of the parcel, as there is no existing development on the parcel. Therefore, the requirements of the applicable district pertaining to lot size are not relevant. However, our proposal meets or exceeds the setback requirements specified in all aspects of the code.

2. Building codes, safety standards, and zoning compliance. To ensure the structural integrity of antenna support structures, the owner shall assure that it is constructed and maintained in compliance with all standards contained in applicable state and local building codes and the applicable standards published by the current Electronics Industries Association, as amended from time to time. In addition to any other approvals required by this section, no antenna, tower, or support structure shall be erected prior to receipt of a certificate of zoning compliance and the issuance of a building permit.

Applicants Response

As part of the Building Permit process we will submit MO Professional Engineer stamped drawings certifying that all codes, safety standards, and zoning compliance is met. Furthermore, there will be an independent third-party inspection company validating all installation.

3. Regulatory compliance. All antennae and support structures shall meet or exceed current standards and regulations of the FAA, FCC and any other state or federal agency with the authority to regulate communications antennae and support structures. Should such standards or regulations be amended, then the

owner shall bring such devices and structure into compliance with the revised standards or regulations within the time period mandated by the controlling agency. No approval for any placement, construction or modification of any antenna or structure permitted by this section shall be granted for any applicant having an uncured violation of this section, any zoning regulation regarding the lot on which the structure is proposed, or any other governmental regulatory requirement applicable to such antenna or structures within the city.

Applicants Response

The proposed structure complies with all Regulatory requirements, copies of all approvals will be provided upon request.

4. Security. All antennae and support structures shall be protected from unauthorized access by appropriate security measures. A description of proposed security measures shall be provided as part of any application to install, build or modify antennae or support structures. Additional measures may be required as a condition of the issuance of a building permit or administrative permit as deemed necessary by the director and city council in the case of a special use permit.

Applicants Response

The location will be walled, gated, and locked when it is not occupied. This will help prevent unauthorized access.

5. Lighting. Antennae and support structures shall not be lighted unless required by the FAA or other state or federal agency with authority to regulate, in which case a description of the required lighting scheme will be made a part of the application to install, build or modify the antennae or support structure. Equipment cabinets and shelters may have lighting only as approved by the director or city council on the approved site development plan.

Applicants Response

The FAA is not requiring any tower lighting to be present for this structure.

6. Advertising. Except for a disguised antenna support structure in the form of an otherwise lawfully permitted sign, the placement of advertising on structures regulated by this section is prohibited.

Applicants Response

There will be no advertising of any kind on the structure.

7. Design.

a. Subject to the requirements of the FAA or any applicable state or federal agency, towers shall be galvanized steel, or if painted, a neutral color consistent with the natural or built environment of the site.

Applicants Response

The structure will be a typical galvanized steel structure consistent with the environment.



b. Equipment shelters or cabinets shall have an exterior finish compatible with the natural or built environment of the site and shall also comply with any design guidelines as may be applicable to the particular zoning district in which the facility is located. All equipment shall be either placed underground, contained in a single shelter or cabinet, or wholly concealed within a building.

Applicants Response

The equipment cabinets will have an outdoor exterior finish and will be concealed behind a masonry wall.

c. Support structures shall not exceed the height limitation of any airport overlay zone as may be adopted by the city or other regulatory agency, but may exceed underlying district height restrictions for buildings and structures, where shown to be necessary, provided that such height restrictions shall be considered by the city in determining the appropriateness of the design and location of the proposed structure under the standards for approval.

Applicants Response

The structure will 115' in height with a 3' lightning rod. This is the minimum height needed for the AT&T and FirstNet equipment needed to optimally operate.

d. Antennae attached to a building or part of a disguised antenna support structure shall be of a color identical to or closely compatible with the surface to which they are mounted. All other antennae shall be designed to be disguised, or if otherwise permitted, maximally concealed on or within the support structure. Exposed antennae on "crow's nest" or other visible platforms are prohibited.

Applicants Response

Antennas will be mounted to a platform near the top of the structure. This platform is necessary to allow for remote radio units to be mounted behind the antennas. These radios allow the system to operate more efficiently and possibly eliminate the need for additional sites. A rendering of this can be seen in engineered drawings attached to this narrative and application. Furthermore, the state of Missouri has mandated in RSMO 67.5094(16) that local authorities shall not impose any requirements regarding the appearance of facilities that are unreasonable. We contend that the inability to use an antenna platform is unreasonable as it would make current technologies unusable.

e. All towers shall be surrounded by a minimum six-foot high decorative wall constructed of brick, stone or comparable masonry materials and a landscape strip of not less than ten feet in width and planted with materials, which will provide a visual barrier to a minimum height of six feet. The landscape strip shall be exterior to any security wall. In lieu of the required wall and landscape strip, an alternative means of screening may be approved by the director, or by the city council in the case of a special use permit, upon demonstration by the applicant that an equivalent degree of visual screening will be achieved. Landscaping shall be required for disguised support structures if needed to implement an approved disguise.

Applicants Response

The drawings submitted depict a masonry wall in compliance with this section. It is part of our submittal even though the wall will not be visible from any right-of-way.



f. All towers, disguised support structures, and related structures, fences and walls shall be separated from the property line of any adjacent property zoned for a residential use at least a distance equal to the height of the tower, and shall be separated from all other adjacent property lines at least a distance equal to one-half of the height of the tower or structure.

Applicants Response

This requirement is met. Our proposal includes the 115' monopole with a 3' lightning rod. We are 118'10" from the parcel to the south which borders a trailer park. To the north, the tower is 59'5" away from the property line. To the west, the tower is 59'0" from the property line. Furthermore, we investigated the possibility of siting the tower in the middle of the parcel, but this would render the remainder of Mr. and Mrs. Sims property undevelopable for future uses.

g. Vehicle or outdoor storage on any support structure site is prohibited, unless otherwise permitted by the zoning.

Applicants Response

There will be no vehicle or outdoor storage as part of this proposal.

h. On-site parking for periodic maintenance and service shall be provided at all antenna or tower locations consistent with the underlying zoning district and the type of antenna or support structure approval granted.

Applicants Response

There is a parking space depicted on the engineered drawings submitted. We anticipate it only being used only a couple times a month once the structure has completed construction.

CONCLUSION

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The location of the proposed wireless telecommunications facility meets or exceeds all requirements of AT&T and FirstNet and follows the intent of Gladstone's land use ordinances. We respectfully request that the City approve the proposal as designed, subject only to the City's standard conditions of approval.

See Attachments

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Recorded in Clay County, Missouri

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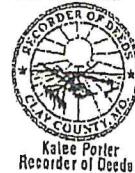
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**MISSOURI BENEFICIARY DEED**

**(Transfer On Death)**

THIS INDENTURE made on the 18<sup>TH</sup> day of JUNE 2018, by THOMAS L. SIMS (hereinafter "Owner/Grantor") for the revocable benefit of the Grantee Beneficiaries hereinafter designated under and by virtue of and pursuant to the terms of the Missouri Non-Probate Transfers Act, Section 461.025, RSMo. 1989 (mailing address of said Owner/Grantor is 1800 NE 76<sup>th</sup> Street, Gladstone, MO 64118 and mailing address of Grantee Beneficiaries is 8507 NE 100<sup>th</sup> Terrace, Kansas City, MO 64157).

WITNESSETH:

THAT THE SAID Owner/Grantor, in consideration of his desire to make a revocable non-probate transfer effective at his death (if not previously revoked by him), and without any other consideration, for the benefit of the Grantee Beneficiaries hereinafter designated, does by these presents GRANT AND ASSIGN, CONVEY AND CONFIRM, effective only at the death of the Owner/Grantor and only if not previously revoked by him, for, to and for the benefit of the Grantee Beneficiaries hereinafter designated, the following described lots, tracts or parcels of land, being and situate in the County of Clay and State of Missouri, to-wit:

A tract of land located in the North one-half of the South one-half of the Northeast Quarter of Section 14, Township 51 North, Range 33 West, except the West 900.00 feet thereof, in Gladstone, Clay County, Missouri, being described as follows: Beginning at the Southeast corner of the said West 900.00 feet on the South line of said North one-half as recorded in Book 721 at Page 007 at the recorder of deeds in Liberty, Clay County, Missouri, and a point 3.57 feet East of the Northwest corner of Lot 8, LAWN ACRES, a subdivision in Gladstone, Clay County, Missouri, and on the North line of said LAWN ACRES; thence N00°02'28"W along the East line of said West 900.00 feet, a distance of 175.67 feet to a point on the Kansas City, Gladstone City limit line, said point being 840.00 feet North of the South line of

David K. Holsinger, Esq.  
P.O. Box 126  
Liberty MO 64069-0126

Kalee Porter, Recorder of Deeds

③

# Web Copy

said Northeast Quarter per City of Gladstone Ordinance No. 2.663, Bill No. 86-66 recorded at the recorder of deeds in Liberty, Clay County, Missouri; Thence N89°54'41"E along said City limit line, a distance of 560.00 feet; thence S00°02'28"E, a distance of 178.09 feet to a point on the South line of said North one-half; thence N89°54'41"W along said South line, a distance of 560.00 feet to the Point of Beginning.

(Commonly known as 710A NE 76<sup>th</sup> Street, Gladstone, MO)

The Grantee Beneficiaries of this revocable non-probate transfer are as follows:  
SHELLY L. SIMS WYATT and AARON MICHAEL WYATT, husband and wife.

The Owner/Grantor, pursuant to the above-mentioned Missouri Non-Probate Transfers Act, hereby retains complete right, without the consent of any other person, to revoke or modify the foregoing transfer at any time by his sole and separate signature, act and deed, and reserves the right to encumber, sell or convey the above-described property at any later date without the consent or signature of any of the above-named non-probate transfer Grantee Beneficiaries and without the consent or signature of any other party whomsoever.

This Beneficiary Deed is executed pursuant to the above-mentioned Missouri Non-Probate Transfers Act and it is not effective to convey title to the above-described real estate until the death of Owner/Grantor. This Beneficiary Deed will not become effective unless recorded before the death of Owner/Grantor and it is subject to revocation and change in the manner provided by law.

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said designated Grantee Beneficiary of this revocable non-probate transfer and unto the heirs and assigns of the said Grantee Beneficiaries forever.

IN WITNESS WHEREOF, the said Owner/Grantor has executed this Beneficiary Deed on the day and year above written.

  
THOMAS L. SIMS

STATE OF MISSOURI    )  
                                  ) ss.  
COUNTY OF CLAY    )

On this 18<sup>th</sup> day of JUNE 2018, before me personally appeared Thomas L. Sims, known to me to be the person described in and who executed the foregoing beneficiary deed as Owner/Grantor, and acknowledged to me that he executed the same as his voluntary, free act and deed for the purposes therein stated and the said Owner/Grantor further declared himself to be married.

Katee Porter, Recorder of Deeds

# Web Copy

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Christy Harris  
Notary Public

[SEAL]



CHRISTY HARRIS  
My Commission Expires  
November 2, 2021  
Clay County  
Commission #13500897

The undersigned, spouse of Thomas L. Sims, affixes her signature hereto for the purpose of releasing her marital rights to the above-described real property and to provide written express assent to the foregoing non-probate transfer by her said spouse. It is the express intent of the undersigned to rebut any presumption that this deed is in fraud of her marital rights which may arise by reason of §474.150 RSMo. or otherwise.

MARY ANN SIMS

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF CLAY )

On this 18<sup>TH</sup> day of JUNE, 2018, before me personally appeared Mary Ann Sims, known to me to be the person described in and who executed the foregoing beneficiary deed as Owner's/Grantor's spouse, and acknowledged to me that she executed the same as her voluntary, free act and deed for the purposes therein stated and the said Mary Ann Sims further declared herself to be married.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Christy Harris  
Notary Public

[SEAL]





CHRISTY HARRIS  
My Commission Expires  
November 2, 2021  
Clay County  
Commission #13500897

# Katee Porter, Recorder of Deeds




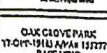


# ZONING DRAWINGS





**FA NUMBER: 15527798 / SITE ID: TI-OPP-19183-A**  
**SITE NAME: OAK GROVE PARK**  
**ADDRESS: 710A NE 76TH STREET**  
**GLADSTONE, MO 64118**  
**CLAY COUNTY**

**PROJECT SUMMARY**

**SITE ADDRESS:** 710A NE 76TH STREET, GLADSTONE, MO 64118

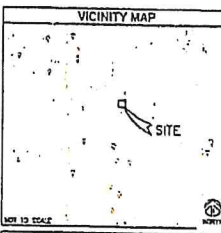
**LOT SIZE:** 0.25 AC (10,890 SQ FT)

**APPROXIMATE ZONING:** RESIDENTIAL

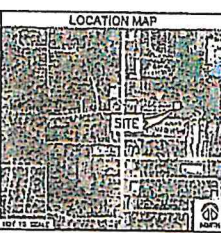
**PROPOSED USE:** COMMERCIAL

**PROPOSED STRUCTURE:** 115'-0" (H)

**VICINITY MAP**



**LOCATION MAP**



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**SERVICE NOTE**

**PROJECT DIRECTORY**

**OWNER:** TILLMAN INFRASTRUCTURE

**DESIGNER:** TILLMAN INFRASTRUCTURE

**DATE:** 11/01/2019

**PROJECT NO.:** 15527798

**SHEET NO.:** T-1

**DIRECTIONS**

FROM GLADSTONE CITY CENTER, GO SOUTH ON 76TH STREET TO 710A NE 76TH STREET. TURN RIGHT ON 710A NE 76TH STREET. THE SITE IS LOCATED ON THE EAST SIDE OF 710A NE 76TH STREET.

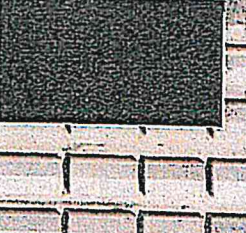
**RFD'S GENERAL INFORMATION**





**PROPOSED:** 115'-0" (H)

**EXISTING:** 115'-0" (H)


**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF TILLMAN INFRASTRUCTURE. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF TILLMAN INFRASTRUCTURE.

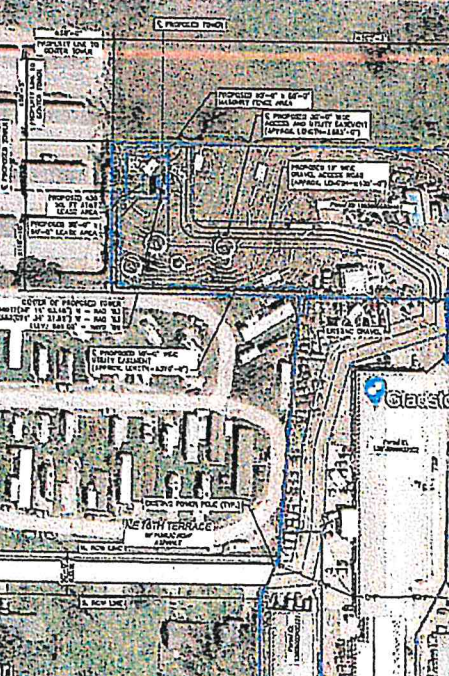


**OVERALL SITE VIEW**



**PROPOSED SITE PLAN**



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100	PROPOSED SITE PLAN

**SERVICE NOTE**

**PROJECT DIRECTORY**

**OWNER:** TILLMAN INFRASTRUCTURE

**DESIGNER:** TILLMAN INFRASTRUCTURE

**DATE:** 11/01/2019

**PROJECT NO.:** 15527798

**SHEET NO.:** ZD-1

**DIRECTIONS**

FROM GLADSTONE CITY CENTER, GO SOUTH ON 76TH STREET TO 710A NE 76TH STREET. TURN RIGHT ON 710A NE 76TH STREET. THE SITE IS LOCATED ON THE EAST SIDE OF 710A NE 76TH STREET.

**RFD'S GENERAL INFORMATION**

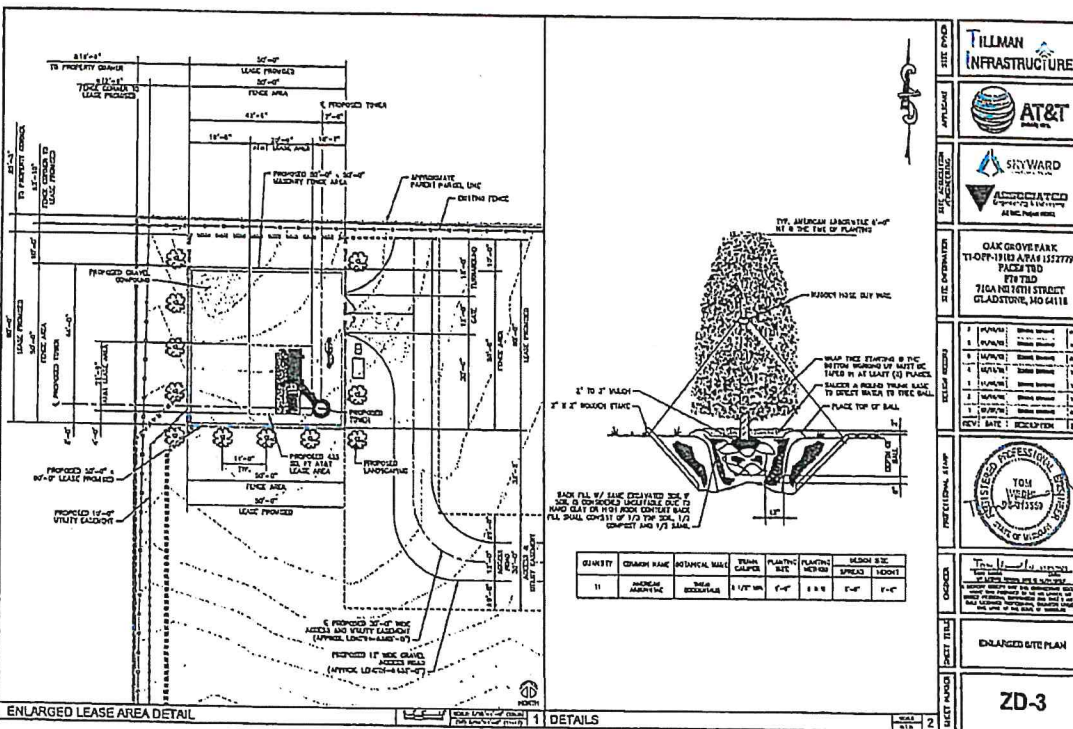
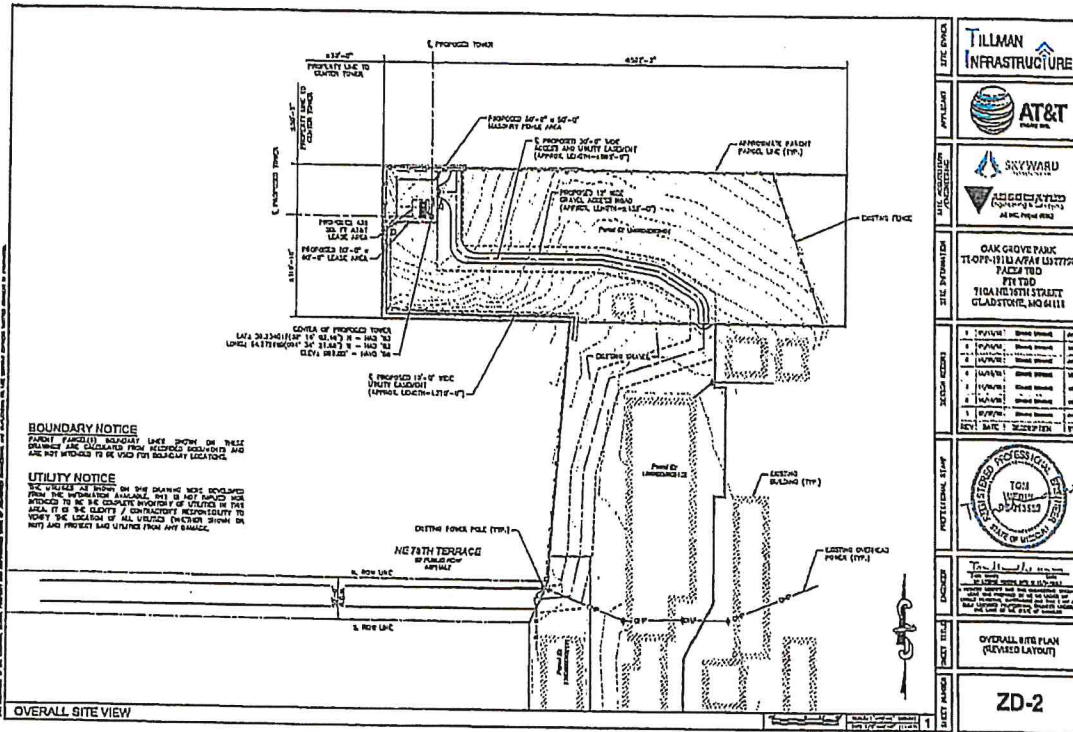
**PROPOSED:** 115'-0" (H)

**EXISTING:** 115'-0" (H)

**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF TILLMAN INFRASTRUCTURE. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF TILLMAN INFRASTRUCTURE.









All-America City



TO: Property Owners Within 185' & Other Interested Parties

FROM: Community Development Department

DATE: April 24<sup>th</sup>, 2023

SUBJECT: AT&T Tower 710A NE 76<sup>th</sup> St.

#### PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission will conduct a public hearing on May 15th, 2023 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a Special Use Permit at 710A NE 76<sup>th</sup> St. legally described as 000710 NE 76TH ST LAWN ACRES PT LTS 1, 2, 43 & 4 4 BEG 6.25E OF SW COR LT 43 N1 71 W3.8 N63.6 NE76.2 N328.49 E 138.71 S353.8 E50 S276 W216

Applicant: Patrick Erin as Authorized Agent for Tillman Infrastructure, LLC Skyward Land Services, Inc

Owner: Thomas and Maryann Sims

Subsequently, at its regular meeting of June 12<sup>th</sup>, 2023, at 7:30 PM, the City Council will conduct a public hearing on the same request.

#### Project Summary:

The applicant is proposing to build a wireless telecommunications facility that will expand service for Gladstone and Clay County residents. The monopole will be approximately 115' tall.

If you have any questions or concerns, please contact Austin Greer, Community Development Director & Assistant To the City Manager at [austing@gladstone.mo.us](mailto:austing@gladstone.mo.us) and/or 816-423-4102.





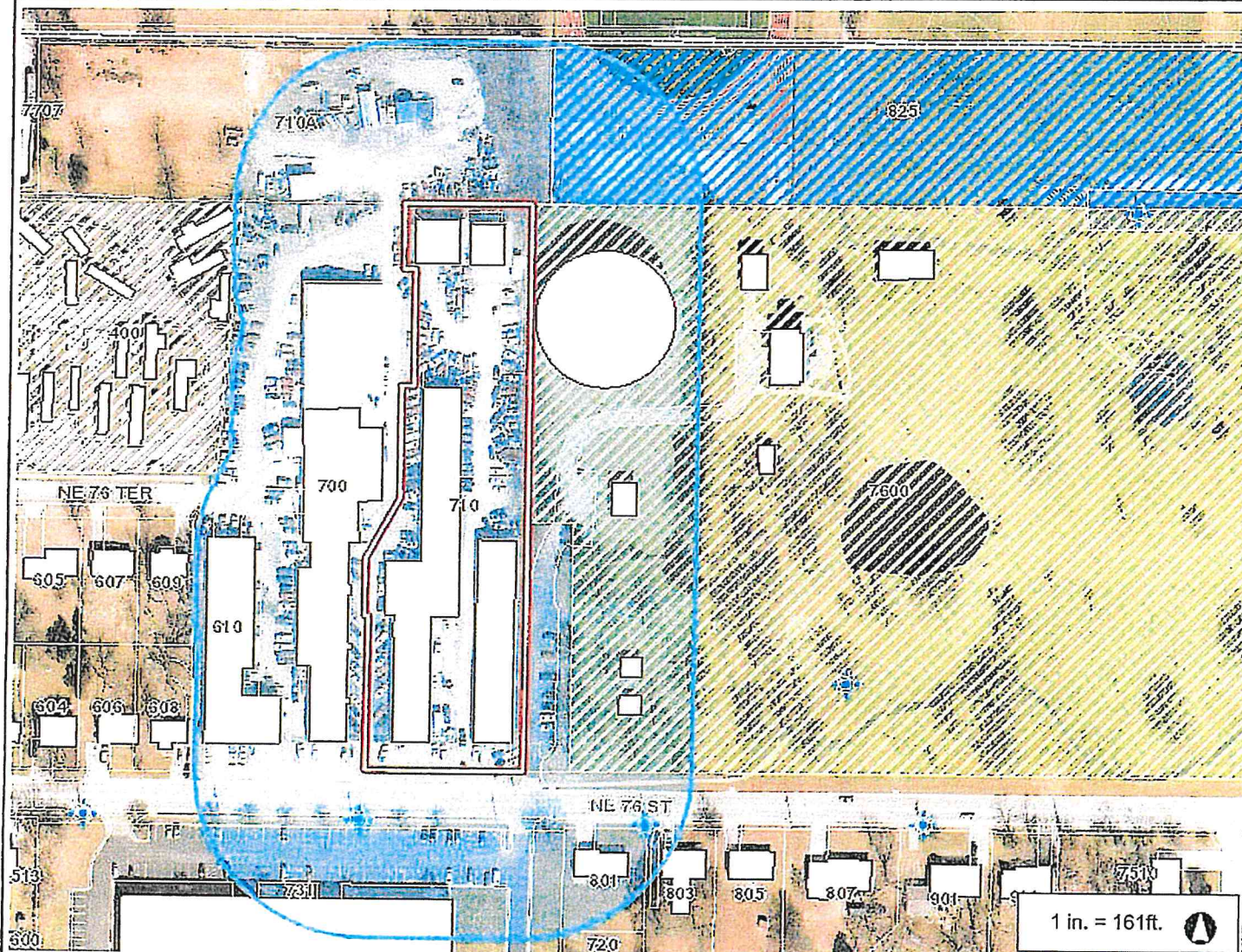
## Gladstone, MO



### Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Building Footprint
- School Polygon
- City Park
- Villages
- Apartment Polygon

### Notes



321.0 0 160.50 321.0 Feet

1 in. = 161ft.



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION