

**PLANNING AND ZONING COMMISSION
AGENDA
TUESDAY, AUGUST 27, 2019
7:00 P.M.**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. APPROVAL OF MINUTES**
 - 1. Planning & Zoning Meeting – July 23, 2019**
- 4. PUBLIC HEARINGS:**
 - 1. PZ2019-12: A Public Hearing to consider an application for a Conditional Use Permit for 18777 US Highway 66. The applicant is proposing to construct an approximate 100 foot tall wireless training communications tower at the site. Jeff Fischer, Mercury Communications on behalf of ADB Company, applicant**
- 5. PUBLIC PARTICIPATION-SPEAKER CARDS**
- 6. NEW BUSINESS:**
 - 1. PZ2019-12: Consideration of an application for a Conditional Use Permit at 18777 US Highway 66 for construction of an approximate 100 foot tall wireless training communications tower at the site. Jeff Fischer, Mercury Communications on behalf of ADB Company, applicant**
- 7. OLD BUSINESS:**
- 8. COMMITTEE REPORTS:**
 - 1. BOARD OF ALDERMEN**

2. BOARD OF ADJUSTMENT

9. OTHER BUSINESS:

10. ADJOURNMENT

This Meeting is Open To The Public

Note: The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.



Planning & Zoning Commission Department of Planning Staff Report

Meeting Date: August 27, 2019

Project Type: Conditional Use Permit

From: Anna Hodge
City Engineer

Applicant: Mr. Jeff Fischer, ADB Companies

Description: **P.Z. 2019- 12 18777 US Highway 66 ADB:** A request for a Conditional Use Permit in a “M-1” Light Industrial, on the north side of E Osage St/Business Loop 44.

Summary

The applicant has submitted a request for a Conditional Use Permit, for the purpose of obtaining the zoning entitlement to construct a communications tower for use, primarily, as a tower climber training site. The property is zoned “M-1” Light Industrial District. Section 400.140 of the zoning ordinance governs the “M-1” district. A conditional use permit is required for communications towers in all districts per Section 406.090. A preliminary site plan per Section 405.045 as well as additional requirements set forth in 406.090 are required.

Section 405.040.B. of the Pacific Code of Ordinances provides for the review and approval method for Conditional Use Permits. The Commission is required to act on this request by providing a recommendation of approval, approval with conditions, or denial to the Mayor and Board of Aldermen.

Subject Site

ADB Companies wishes to erect a training communications tower on their campus located at 18777 US Hwy 66. The site plan shows the tower site as located behind the western parking lot of the ADB campus. The site is improved and is the headquarters for ADB companies and its subsidiaries.

Land Use and Zoning of Surrounding Properties

Direction	Zoning	Land Use
North	“NU” Non-Urban District	Correctional Facility
South	City Limit	E Osage St./Business Loop 44
East	“NU” Light Industrial	Correctional Facility
West	“M-1” Light Industrial	Mixed Residential and Light Industrial

Analysis

Section 406.090.C. provides the additional requirements of Section 405.045 concerning plan review.

- a. Exact location of the tower and guy wire anchors or other supporting apparatus.

The proposed structure is a self-support tower 100’ in height located behind the western parking lot of the ADB campus. **The standard has been met.**

- b. Proposed type, number and location of antennas or other transmission equipment to be located on the tower.

The applicant will add 6 to 12 panel antennas at two levels. The equipment will not be transmitting. **The standard has been met.**

- c. Location of any adjoining residential districts or structures used for residential purposes.

The standard does not apply.

- d. Location and number of evergreen plantings or other methods of screening provided for ground-based equipment.

The ground-based equipment will be in an enclosed building and the area is already fenced and secured per the previous development. **The standard has been met.**

Section 405.040.B. provides the standards for which this application is to be reviewed.

- a. Complies with all applicable provisions of this Title.

The proposed land use of a communications tower complies with all provisions of the Pacific Code of Ordinances. **The standard has been met.**

- b. At the specific location will contribute to and promote the community welfare or convenience.

ADB Companies employs several hundred employees and will use this tower to train tower climbers. Tower climbing is one of the most dangerous occupations according to OSHA data. **The standard has been met.**

- c. Will not cause injury to the value of neighboring property and will not create a nuisance.

The standard has been met.

- d. Is consistent with the Comprehensive Plan and existing zoning district provisions.

The proposed land use of a communications tower is consistent with both the comp plan and the “M-1” zoning district. **The standard has been met.**

- e. Will provide, if applicable, off-street parking and loading areas in accordance with the standards contained in this Title.

The standard does not apply.

- f. Will provide, if applicable, erosion control and on-site storm water detention in accordance with the standards contained in this Title.

Standard does not apply.

- g. Will not substantially increase traffic congestion and noise.

The standard has been met.

Recommendation

The application for conditional use permit to allow the construction of a communications tower at the noted location meets all ordinance requirements. Staff recommends **APPROVAL** of the Conditional Use Permit.

Attachments: Application
Preliminary Development Plan

Receipt #:

Tax ID#

City of Pacific
Application for Conditional Use Permit

Date of Application	8/8/19
Address for Which Conditional Use Permit is Being Sought:	18777 US Highway 66, Pacific MO 63069
Applicant Name	Jeff Fischer
Mailing Address	18777 US Highway 66, Pacific MO 63069
Contact Phone	(314) 581-0760
Email address	jfischer@mercurycommunications.com
Website (if applicable)	mercurycommunications.com
Applicant interest in the property	ADB Companies
Name of Legal Owner	ADB Companies
Mailing Address	18777 US Highway 66, Pacific MO 63069
Contact Phone	(314) 426-5200
Email address	
Website (if applicable)	adbcompanies.com
Current Property Use	office & warehouse
Proposed Property Use	wireless training tower & equipment
The following factors justify this Conditional Use Permit request: (Attach additional information if necessary)	
see attached drawings	

PAID
City of Pacific

AUG - 8 2019

Building Safety/Planning
Code Enforcement
Animal Control

The application will not be complete unless it is accompanied by the following items:

1. Required filing fee of \$350. Paid? Yes No
2. All required applicant signatures, including signature of current property owner
3. Sketch Plan of the proposed building, site development and layout, and other items as requested by the City
4. Certified mail notice to all property owners within 185 feet of the subject property. City will prepare the mailing for applicant; applicant to mail letters at applicant expense.

Applicant signature(s)

The undersigned hereby attests that all information in this application is complete and accurate, and further that this application becomes an open public record upon filing with the City of Pacific.

Jeff Fischer



Property Owner signature(s)

The undersigned hereby attests that all information in this application is complete and accurate, and further that this application becomes an open public record upon filing with the City of Pacific.

Chad Johnson



Zoning officer certification

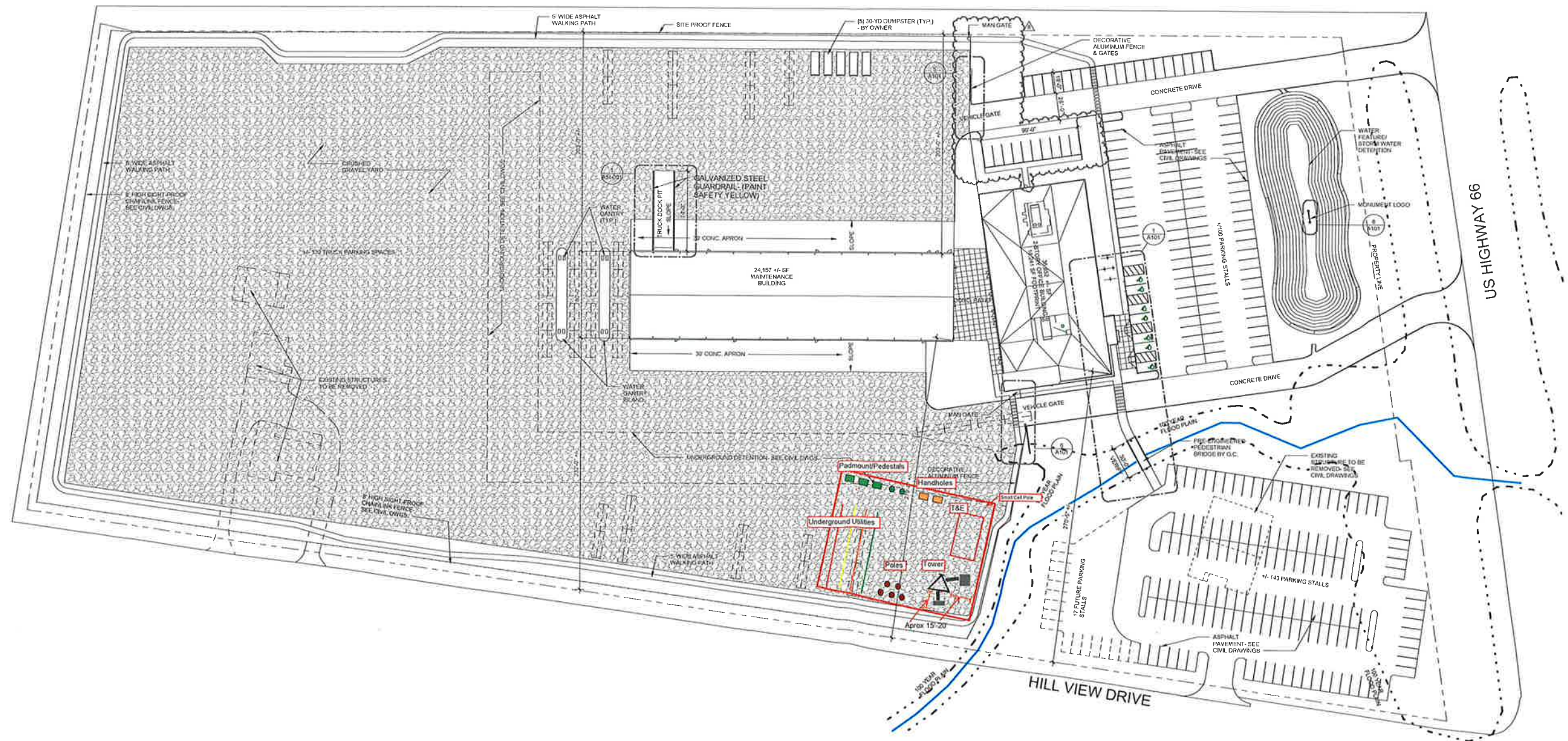
Current zoning district:

Applicable Municipal Code Provision(s):

Notes:

The undersigned Zoning Officer hereby certifies that the application is substantially complete and a Public Hearing has been set for _____ (date) before the City of Pacific Planning and Zoning Commission.

GENERAL NOTES
 1. THIS ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. SEE CIVIL & LANDSCAPE DRAWINGS FOR COMPLETE SITE INFORMATION.



SITE PLAN
 1" = 40'-0"

ADB - Pacific
 18777 US Highway 66, Pacific, MO

DESCRIPTION	DATE
ADDENDUM #1	04.23.2018
Revision #2	06.22.2018
Revision #8	10.10.2018

PROFESSIONAL RECORD

hda
 architects
 16150 Main Circle Drive, Suite 100
 St. Louis, MO 63017
 (636) 449-1175 / fax (636) 449-1176

REVISION #8 10-10-2018

DATE
07.20.2018
 PROJECT NUMBER
17.034
 TITLE
ARCHITECTURAL SITE PLAN
 SHEET

A100