

**AN ORDINANCE GRANTING APPROVAL FOR A CONDITIONAL USE PERMIT
FOR A TELECOMMUNICATIONS TOWER TO BE LOCATED AT
107 VIREN LANE, WAYNESVILLE, MISSOURI;
FIXING AN EFFECTIVE DATE**

WHEREAS, a petition requesting a change in the zoning classification of property located within the City of Waynesville, Missouri has been filed with the City Clerk; and

WHEREAS, the petition has been referred to and considered by Public Hearing of the Planning and Zoning Commission of the City of Waynesville; and

WHEREAS, notice of the Public Hearing (including a description of the property involved and of the proposed changes in the zoning classification of the property) has been given by legal notice published in the Dixon Pilot, a newspaper having general circulation in Pulaski County and the City of Waynesville, Missouri, which legal notice was published at least fifteen (15) days prior to the date of the public hearing; and

WHEREAS, the City Council has considered the request and recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council, after complete and total review, determines that it is the best interest of the City for the requested change in zoning classification to be approved.

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

Section 1. Verizon Wireless has requested to construct a Telecommunications Tower at 107 Viren Lane, Waynesville, Missouri which would consist of the Tower being erected in an R1 Zoning District. The application regarding this request is attached as "Exhibit A".

Section 2. The Mayor and City Council of the City of Waynesville hereby approve a Conditional Use Permit for this location for the use specified in the application.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL ON THIS 16th DAY OF JUNE, 2022.

Dr. Jerry Brown, Mayor

ATTEST:

Michele Brown, City Clerk

Ordinance approved by City Council:

Councilman Farnham **No**
Councilman Rice **Yes**
Councilman Koren **Yes**

Councilman Davis **No**
Councilman Liberty **Yes**

Councilman Wilson **Yes**
Councilman Conley **Yes**

***Vetoed by Mayor Brown**

Council did not receive written justification for veto from Mayor Brown within specified time period per Section 110.090 of the Waynesville Municipal Code.

Ordinance in full force and effect as of July 21st, 2022 without Mayor’s signature.



**CITY OF WAYNESVILLE
PUBLIC WORKS & BUILDING DEPARTMENT**

601 Historic 66 West
Waynesville, MO. 65583
Phone: 573-774-6171

**CONDITIONAL USE
PERMIT APPLICATION**

Property Location: 107 Viren Lane Permit #:

All zoning applications submitted for consideration and approval *must* include the completed summary information outlined in Section V and two (2) copies of the sealed/signed engineered plans that support the application which is being submitted.

No action will be taken on the application, if the application itself is incomplete or any required plans are not provided. This application must include the request for conditional use certificate.

No development activities of any kind may commence without prior approval of a zoning application.

No building permit applications, specifications or plans will be accepted until this application has been approved. Approval of a zoning application does not authorize or constitute the approval of a building permit or the approval of the construction plans and documents for said development.

1. APPLICATION INFORMATION

Name: (Last, First, Middle Initial) Verizon Wireless
 Address: 180 Washington Valley Road City, State, Zip Code: Bedminster, NJ 07921
 Home Phone: Work Phone: Cell Phone: 254-717-1362
 Applicant's Signature: [Signature] (Paul Sileo Agent for Verizon) Date: 8-13-21

2. PROPERTY OWNER'S INFORMATION

Owner's Name: (If not applicant) Richard Viren Jr Owner's Address: 107 Viren Lane
 City, State, Zip Code: Waynesville, MO 65583
 Owner's Signature: Date:

3. APPLICATION FEE:

\$ _____ Payable upon submittal of application to the "City of Waynesville".

4. DEVELOPMENT SUMMARY:

Zoning Summary:

Current project site zoning district classification: R-3

Proposed use for development: Telecommunications tower

Adjoining property owners address list provided?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is proposed development permitted in current zoning district?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Will any variances be required to accommodate project development?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Has adjoining property owners address list been provided?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Has preliminary plat been submitted and approved?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Has final plat been submitted, approved and recorded?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A

Will development be constructed in separate phases, sections or tracts?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Master plan been submitted and approved?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Development timeline submitted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Lane Use Summary		
Gross land area of project site:	Sqft <u>362419</u>	Acres <u>8.32</u>
Net land area to be developed:	Sqft <u>2730</u>	Acres <u>—</u>
Number of lots or tracts to be developed:	<u>1</u>	
Smallest lot size to be developed:	<u>NA</u>	Sqft _____ Acres _____
Total commercial structures to be constructed:	<u>Telecommunications tower and equipment within fence</u>	
Total leasable space's within the commercial structure:	<u>NA</u>	
Total dwelling units (DU) to be constructed for project:	<u>None</u>	
Number of dwelling units (DU) per structure:	<u>NA</u>	
Gross floor area per structure:	<u>NA</u>	Sqft _____
Net floor area per dwelling units (DU) or leasable space:	<u>NA</u>	Sqft _____
Number of stories per structure:	<u>NA</u>	
Total height of each structure:	<u>Tower - 199'</u>	
Will any accessory structures be built?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Number of accessory structures to be built:	<u>NA</u>	
Type of accessory structure to be built:	<u>NA</u>	
Gross floor area of all accessory structures to be built:	<u>NA</u>	Sqft _____
Is development site floodplain regulated:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community FIRM Panel No.:	<u>29169C0253D</u>	Date of FIRM: <u>5-3-2010</u>
Has a floodplain development permit been applied for?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Is elevation certificate provided if project site is floodplain regulated?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Have Missouri DNR storm water permits been approved and issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Have Missouri DNR general operating permits been approved and issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Has local land disturbance permit been applied for?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Development Plan Summary		
Has project site plan been submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Has grading plan been submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Are property/lot lines shown?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Are minimum lot size requirements met?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Are building setbacks shown and acceptable?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A

Are fire separation distances between structures shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
What is the fire separation distances between structures?	NA Ft _____		
Are existing utility easements shown?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are the location of existing buildings/structures on the property shown?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are the location of proposed building/structures shown?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are existing streets that adjoin property shown?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are new street right-of-ways shown and named?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Are off-street parking areas shown with minimum requirements met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Water Service Infrastructure Summary - None Required			
Is existing utility easements sufficient to support development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Will new utility easements be required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is existing water service available and shown on site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
What is the size of the existing service main?	NA Inch _____		
Is existing service adequate to support development?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
Are new service mains to be installed by the developer?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
What is the size of the new service main?	NA Inch _____		
How many individual water meters are required for project?	NA		
What size meter's are required or specified?	NA Inch _____		
Are meter locations indicated on the site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Are existing fire hydrant locations shown on the site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Are new fire hydrants needed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Have Missouri DNR approved permits been approved and issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Have water supply system plans and specifications been submitted?	NA	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Pending
Sanitary Sewer Service Infrastructure Summary - None Required			
Existing utility easements sufficient to support development?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
Will new utility easements be required?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is existing sanitary sewer service available and shown on site plan?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
What is the size of the existing service main?	NA Inch _____		
Is existing service adequate to support development?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
Are new service mains to be installed by developer?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
What is the size of the new service main?	NA Inch _____		
Will new sanitary sewer be "pressure" or "gravity" system?	NA		
Will lift stations be installed and/or upgraded?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
Will grinder pumps be installed and/or upgraded?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
Are proposed sanitary sewer line and manholes shown on site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Have Missouri DNR approved permits been approved and issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Have water supply system plans and specifications been submitted?	<i>NA</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Pending
Electrical Service Infrastructure Summary			
Existing utility easements sufficient to support development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Will new utility easements be required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Has recorded grant of easement been provided?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is existing electrical service available and shown on site plan?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Is existing service adequate to support development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Do new service lines need to be extended to development site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
What are the estimated maximum load requirements?	Amp service <i>200A per meter</i>		
Number of individual meters required for project:	<i>4 maximum</i>		
Are transformer pad locations shown?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
What size transformer is required to support project?	<i>50 KVA</i>		
Are street light locations shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Are parking lot area lights shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Natural Gas Service Infrastructure - None Required			
Existing utility easements sufficient to support development?	<i>NA</i>		
Will new utility easements be required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is existing gas service available and shown on site plan?	<i>NA</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
What is the size of the existing service main?	<i>NA</i>	Inch _____	
Is existing service adequate to support development?	<i>NA</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
What is the size of the new service main?	<i>NA</i>	Inch _____	
Do new service lines need to be extended to development site?	<i>NA</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Approximate length of required line extension:	<i>NA</i>	Feet _____	
What are the estimated BTU load requirements?	<i>NA</i>	BTU's _____	



Address Point	Parcel	Section	Owner Name	Property Address	Owner Address	Owner City	Owner State	Owner Zip
...	11702603002003001	X	WAYNESVILLE SENIOR HOUSING LP		MULTI-FAMILY LOAN SERVICING DEPARTMENT	KANSAS CITY	MO	64105-0000
...	11702603002002010	X	HUDSON TONYA M	423 FLEETWOOD DRIVE	423 FLEETWOOD DRIVE	WAYNESVILLE	MO	65583-0000
...	118027000000009000		LAND RUTH E TRUST		1808 CITY RT 1-44 W	WAYNESVILLE	MO	65583-0000
...	11702603002003006		SHASSERNE FRANK P III		1844 BASS ROAD	CUBA	MO	65453-0000
...	11702603000001036		POLLMAN PATRICK J & THERESA A	200 HERSHEY DRIVE	200 HERSHEY DRIVE	WAYNESVILLE	MO	65583-0000
...	11702603002002029		HUDSON TONYA M	423 FLEETWOOD DR	423 FLEETWOOD DR	WAYNESVILLE	MO	65583-3501
...	11702603002004000		WAYNESVILLE REAL ESTATE INVEST		3570 KEITH STREET	CLEVELAND	TN	37312-0000
...	11702603002002009		THOMPSON ELISHA L		11675 ROSEMARY LANE	ROLLA	MO	65401-0000
...	11702603002003001		WAYNESVILLE ESTATES LLC		100 W BROOKHAVEN DR NE	ATLANTA	GA	30319-0000
...	118027000000008000		FOSTER TIMOTHY D & GINA M		PO BOX 4972	WAYNESVILLE	MO	65583-0000
...	11702603002002028		WILSON MARINA M	421 FLEETWOOD DR	421 FLEETWOOD DR	WAYNESVILLE	MO	65583-3501
...	11702603002003002		VIREN APARTMENTS HOLDINGS LLC	101 & 109 VIREN	473 OLD RT 66	ST ROBERT	MO	65584-0000

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the Waynesville Planning & Zoning Committee at the City Council Chambers in City Hall, 100 Tremont Center, Waynesville on October 12, 2021 at 5:30 p.m.

The purpose of this hearing is to consider a Conditional Use Permit Request to allow a telecommunications tower in a R-3 Zoned District located at 107 Viren Lane Waynesville MO.

Any person interested in the matter may appear at the Public Hearing and present testimony or other evidence. After a Public Hearing, the City Council may, at its option, act on the Conditional Use Permit.

Nathan Carmon
City of Waynesville
Building Official

INSERT Date: By September 22, 2021

#38-11c

2x3.5
#38
9-22-21
Cost: \$35.00

Needs an affidavit of
publication.

Will mail to :

City of Waynesville
100 Tremont Center
Waynesville MO 65583