



**REQUEST FOR COMMISSION ACTION**  
**CITY OF INDEPENDENCE**  
**June 13, 2019**

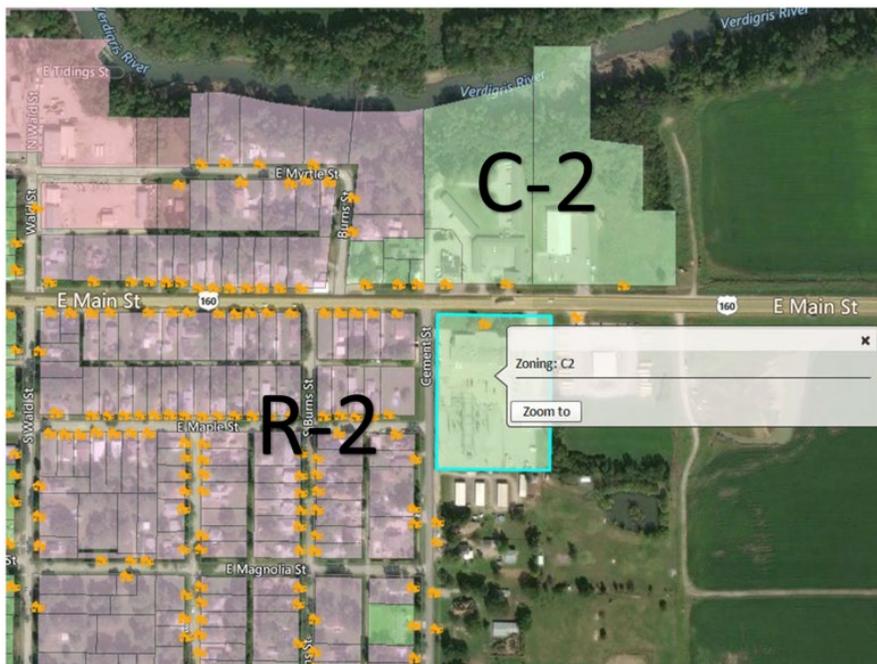
Department Administration

Director Approval Kelly Passauer

**AGENDA ITEM** Consider text amendments to Appendix B-Zoning of the City Code including Appendix A. “Listing of Permitted and Conditional Uses” regarding “Communication Towers”.

**SUMMARY RECOMMENDATION** Approve the text amendment.

**BACKGROUND** On April 11, 2019 the City Commission initiated a public hearing at the request of City staff. City staff had been in contact with a representative of a tower company requesting to place a communication tower at the Westar location at 1101 E. Main Street which is zoned C-2. Communications towers are only allowed as conditional uses in A-1 and M-2 districts. Therefore, the options to resolve this include a text amendment to allow communication towers as a conditional use in a C-2 zone, or the applicant could request rezoning to M-2 with a conditional use permit. Below is a map of this area which shows the adjacent properties to be either commercially or residentially zoned:



Below is the current permitted and conditional use table as it relates to Communication antenna and Communication towers.

Legend:

P = Permitted Use

C = Conditional Use

Land Use Category	Code	Permitted Zoning District													
		A-1	R-1	R-2	R-3	R-4	R-5	O/P	C-1	C-2	C-3	C-4	M-1	M-2	
Communication antenna		C								C	C	C	C		C
Communication towers		C													C

The Planning Commission at their May 7, 2019 meeting unanimously recommended modifying “Communication Towers” in the permitted and conditional use table to add C-2 and C-4 as permitted zoning districts for this use with a conditional use permit.

**BUDGET IMPACT** No direct budget impact.

**SUGGESTED MOTION** I move approve the recommendation of the Planning Commission and adopt an ordinance to modify “Communication Towers” in the permitted and conditional use table to add C-2 and C-4 as permitted zoning districts for this use with a conditional use permit.

**SUPPORTING DOCUMENTS**

1. May 7, 2019 Staff Report to the Planning Commission
2. Proposed Ordinance