

**PLANNING APPROVAL STAFF REPORT****Date: October 5, 2006****NAME**

T-Mobile

**LOCATION**

East side of Shipyard Road, 890' + North of Crown Drive.

**CITY COUNCIL****DISTRICT**

District 4

**PRESENT ZONING**

B-1, Buffer Business

**AREA OF PROPERTY**

Tower Lease Area: 2,500± Square Feet

Lot Area: 6.0± Acres

**CONTEMPLATED USE**

150' Monopole Communications Tower in a B-1, Buffer Business District.

**TIME SCHEDULE****FOR DEVELOPMENT**

Immediate

**ENGINEERING****COMMENTS**

Site is located in AE flood zone. Therefore, the development must meet the FEMA requirements as outlined in Part II of the City of Mobile Storm Water Ordinance. Minimum Finished Floor Elevation for all "floodproofing" requirements is 11 feet above MSL. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

**URBAN FORESTRY****COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

**FIRE DEPARTMENT****COMMENTS**

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004.

**REMARKS**

The applicant is seeking Planning Approval to allow a communications tower in a B-1, Buffer Business District. Such towers are permitted "by-right"

in industrially zoned districts, with Planning Approval in commercially-zoned districts, and are prohibited in residentially-zoned districts.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

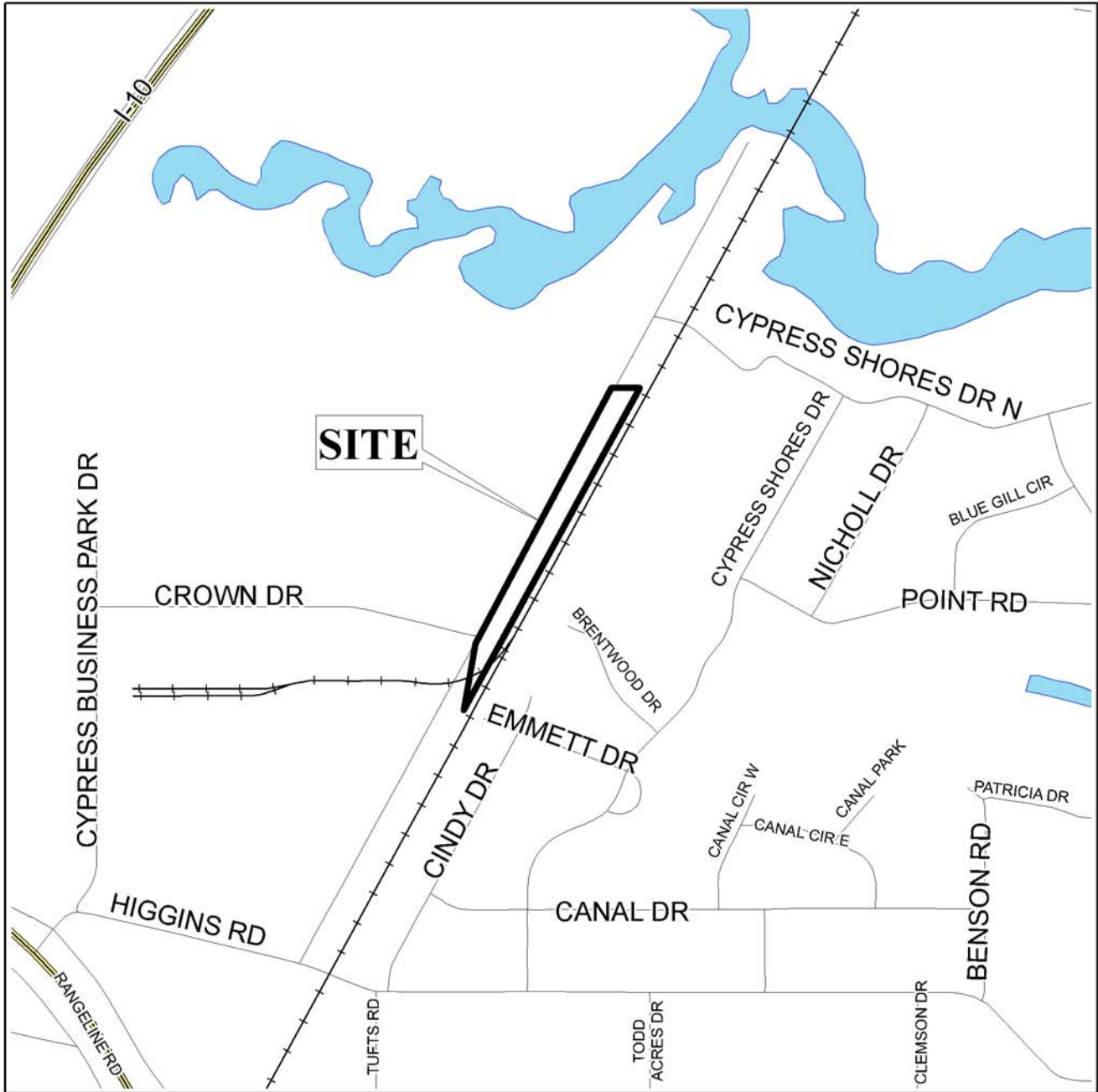
The Zoning Ordinance states that communication towers in B-1 districts are limited to a maximum height of 45 feet, and that setbacks on all sides should be equal to the height of the tower. The Ordinance additionally requires that towers be separated a minimum distance of the greater of 200 feet or 150% of tower height from residentially-zoned property.

The project consists of the construction of a 150-foot Monopole Communications Tower with associated equipment structures. The proposed location is in a B-1, Buffer Business district, on a site that will be leased and has an existing sewage lift station. Properties that are within 200' of the site to the West is undeveloped property zoned B-5, Office-Distribution district and to the East is R-1, single-Family Residential district.

As proposed, the tower will require Board of Zoning Adjustment approval for reduced setbacks, separation from residential properties of less than 200', and a maximum tower height of 150 feet.

**RECOMMENDATION**      **Planning Approval:** Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) approval of all necessary variances by the Board of Zoning Adjustment; and 2) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 10 DATE October 5, 2006

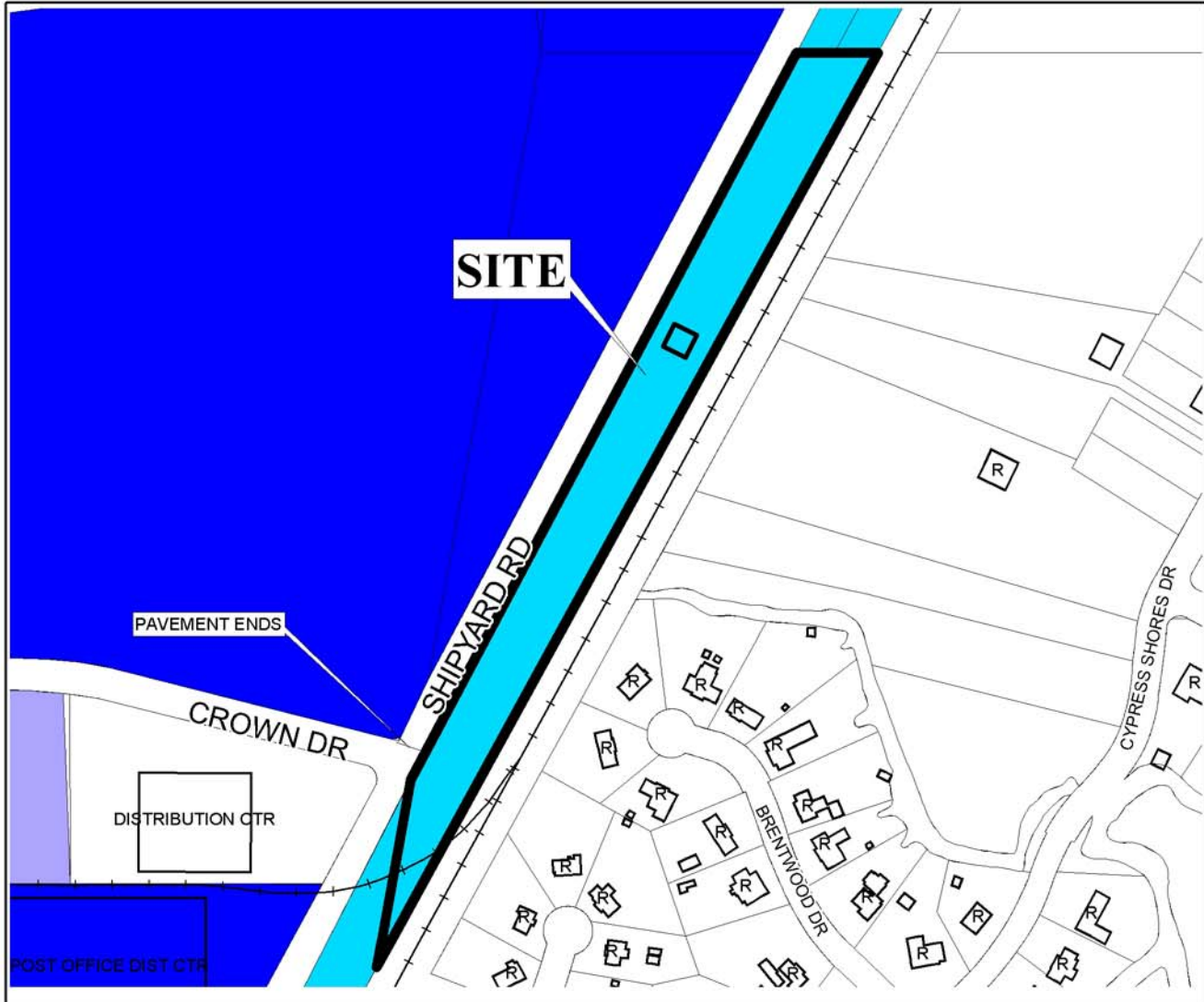
APPLICANT T-Mobile

REQUEST Planning Approval



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the east of the site.  
Commercial land use is located to the south and west of the site.

APPLICATION NUMBER 10 DATE October 5, 2006

APPLICANT T-Mobile

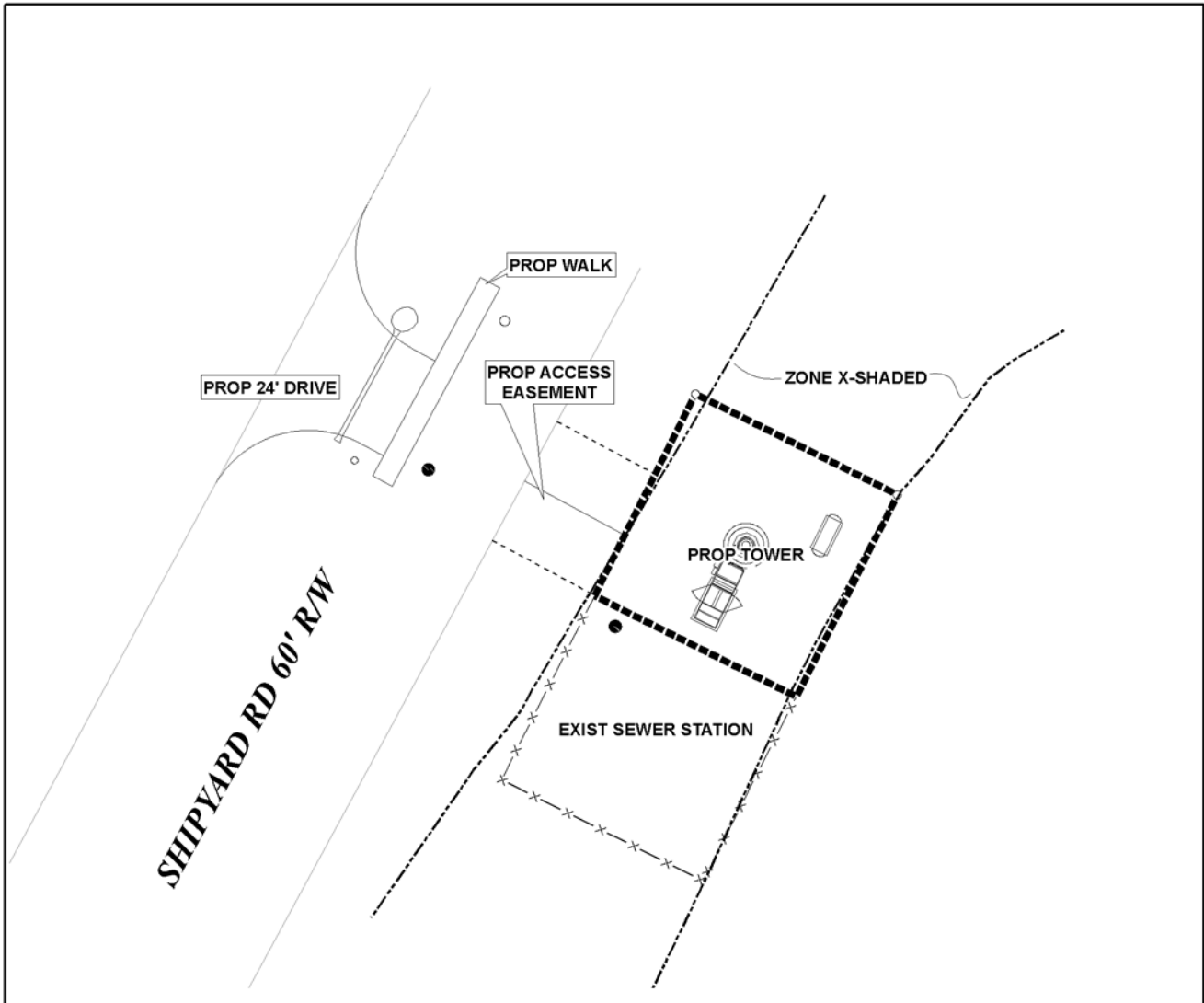
REQUEST Planning Approval

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



# SITE PLAN



The site plan illustrates the proposed tower location, access easement, drive and walk

APPLICATION NUMBER 10 DATE October 5, 2006

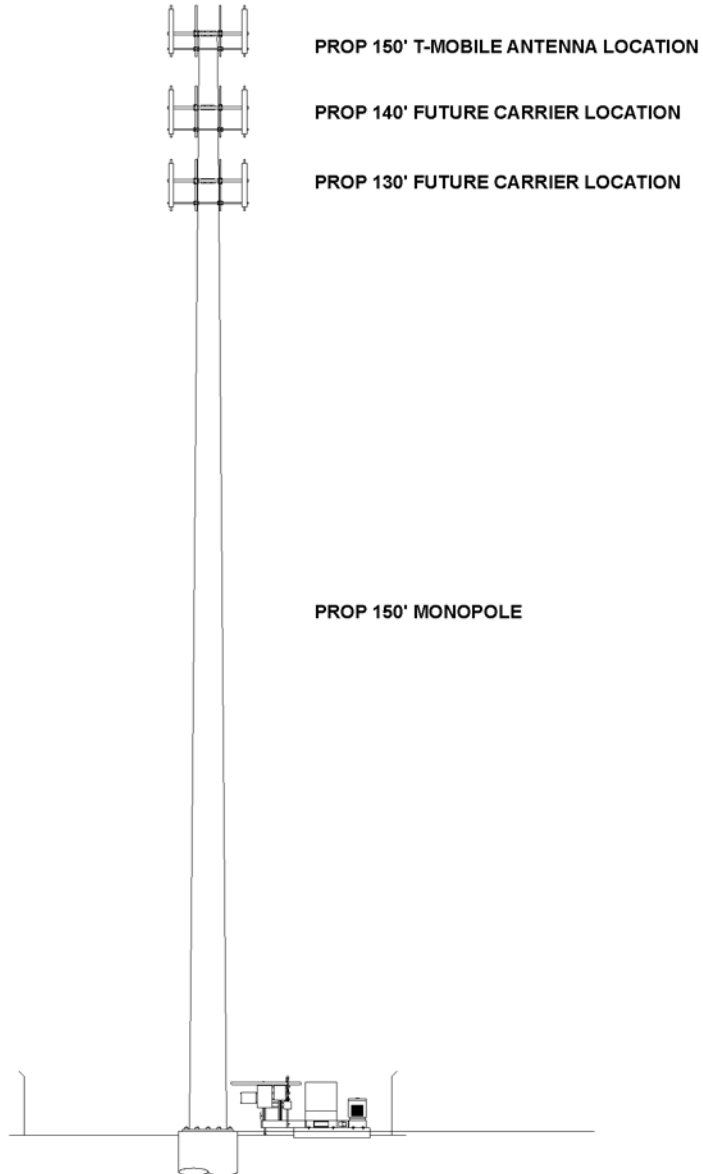
APPLICANT T-Mobile

REQUEST Planning Approval



NTS

# TOWER DETAIL



APPLICATION NUMBER 10 DATE October 5, 2006  
APPLICANT T-Mobile  
REQUEST Planning Approval



NTS