

PLANNING APPROVAL STAFF REPORT**Date: February 5, 2004****NAME**

Crown Castle USA, Inc.

LOCATION501 South University Boulevard
(East side of University Boulevard, 650'± South of Fireside Way)**PRESENT ZONING**

B-1, Buffer-Business

AREA OF PROPERTY

2500 square foot lease parcel

CONTEMPLATED USE

Expansion of cellular communications tower

**TIME SCHEDULE
FOR DEVELOPMENT**

None given

ENGINEERING**COMMENTS**

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**

All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards

URBAN FORESTRY**COMMENTS**

Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

REMARKS

The applicant proposes to expand an existing telecommunications tower site. Telecommunication towers are allowed with Planning Approval in B-1 districts, and as Planning Approval is site plan specific, any modification to the approved site plan requires Planning Commission approval.

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.

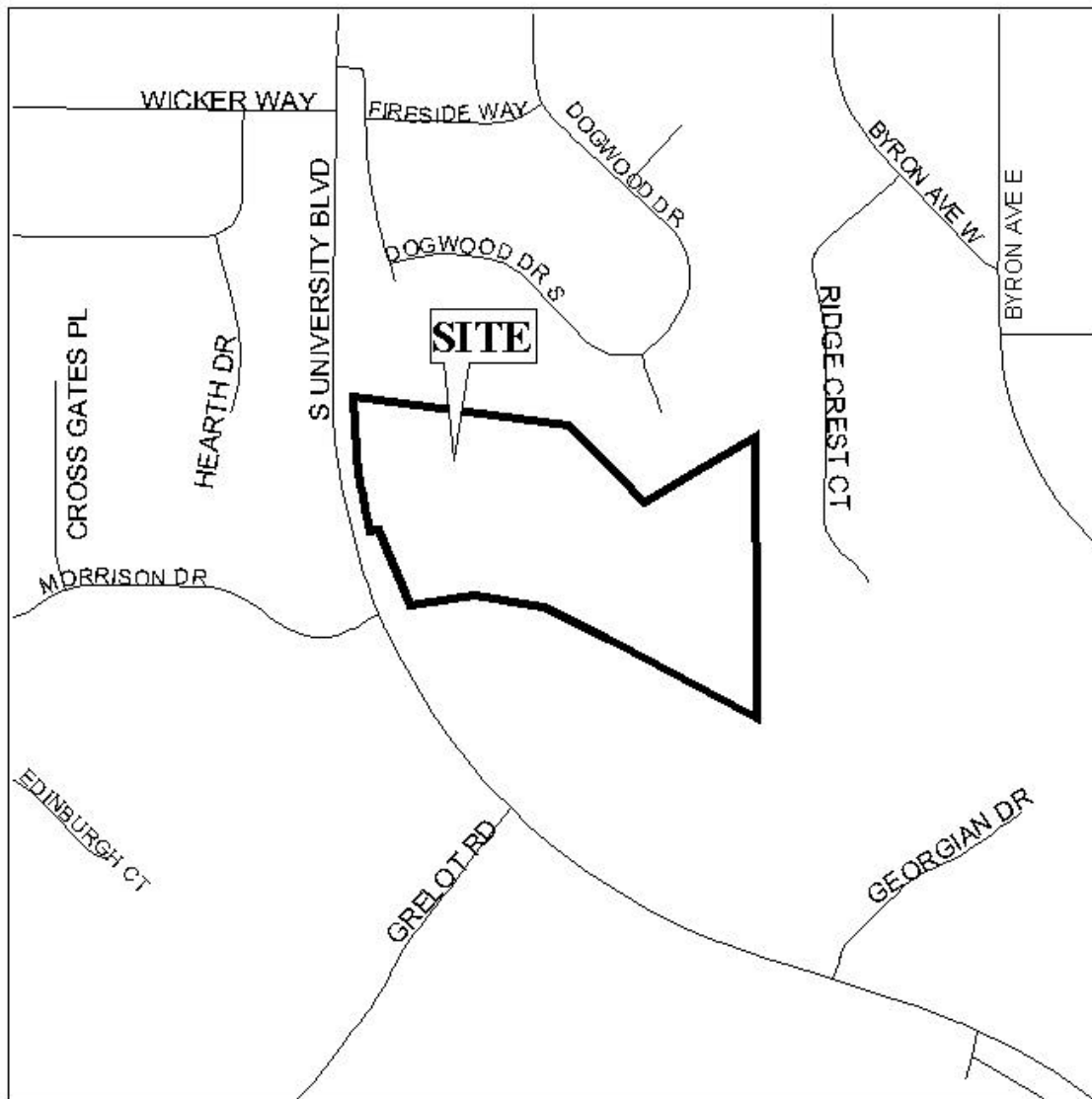
The existing tower will remain, and no increase in the height of the tower is proposed. This application is to simply expand the equipment area to encompass an additional 20-foot by 44-foot area.

A primary purpose of the Telecommunications Towers and Facilities Section of the Ordinance is to reduce the number of towers on the landscape. This application would allow an additional telecommunications provider on an existing tower, without increasing the height of the tower.

The area of the tower site is increasing; therefore, additional landscaping and tree plantings must be provided to bring the entire tower site into compliance with the Ordinance requirements.

RECOMMENDATION Based upon the preceding, this application is recommended approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements for the tower site; and 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP

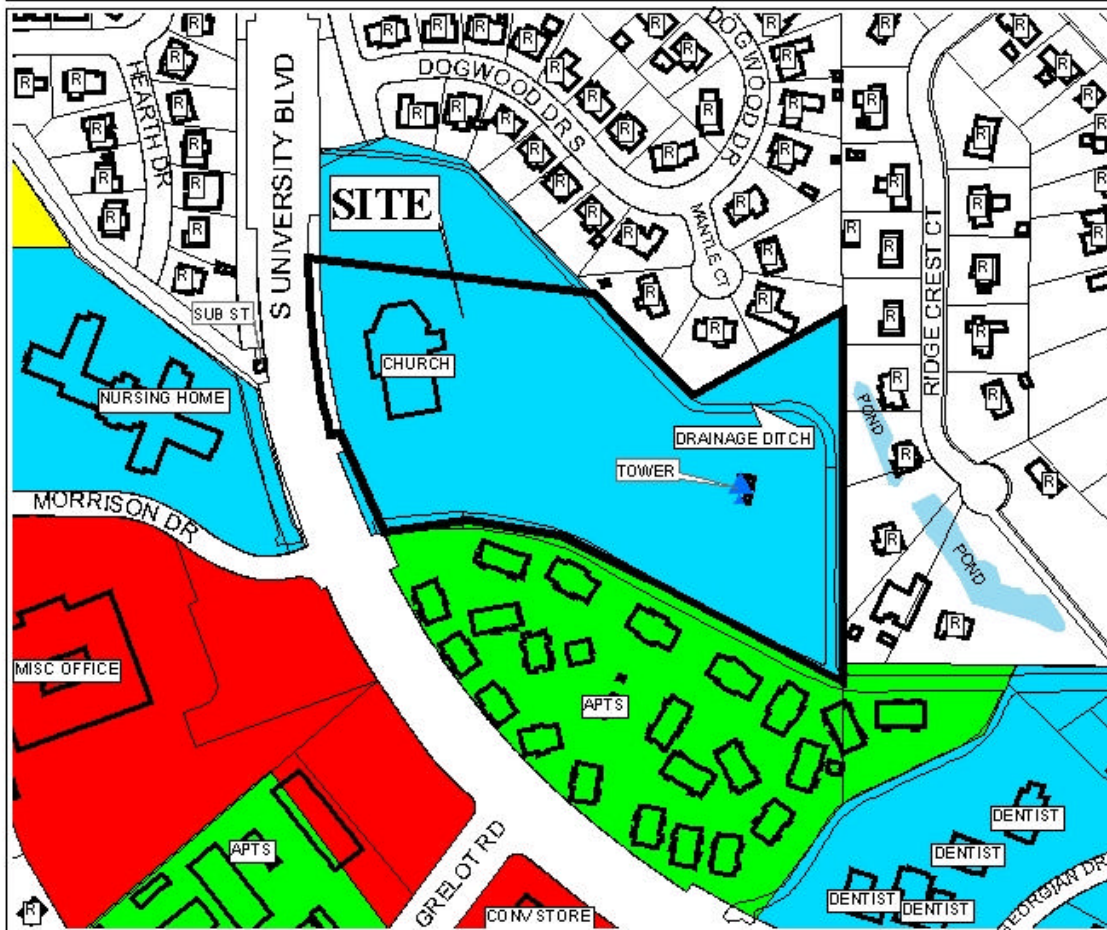


APPLICATION NUMBER 13 DATE February 5, 2004
APPLICANT Crown Castle USA, Inc.
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the north and east of the site. Apartments and offices are located to the west and south of the site. A nursing home is located to the west of the site.

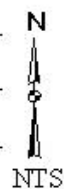
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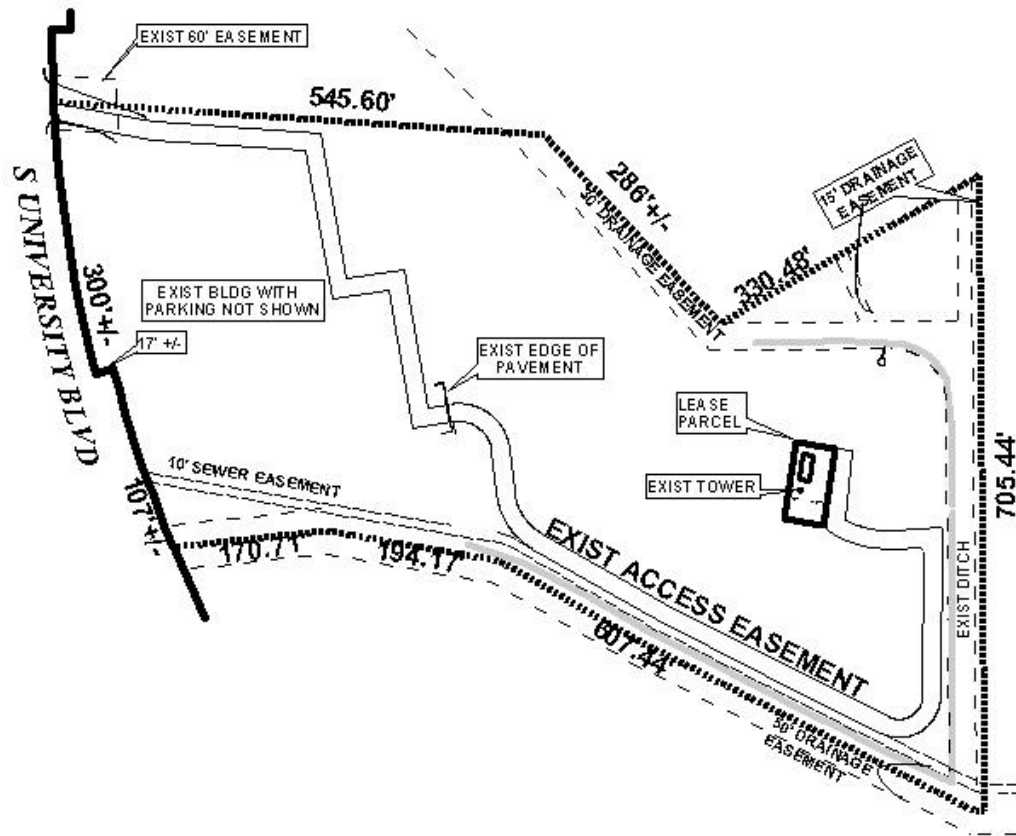
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LEGEND

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



SITE PLAN



The site plan illustrates the existing drainage and sewer easements, building, and tower along with the existing access easements and lease parcel.

APPLICATION NUMBER 13 DATE February 5, 2004

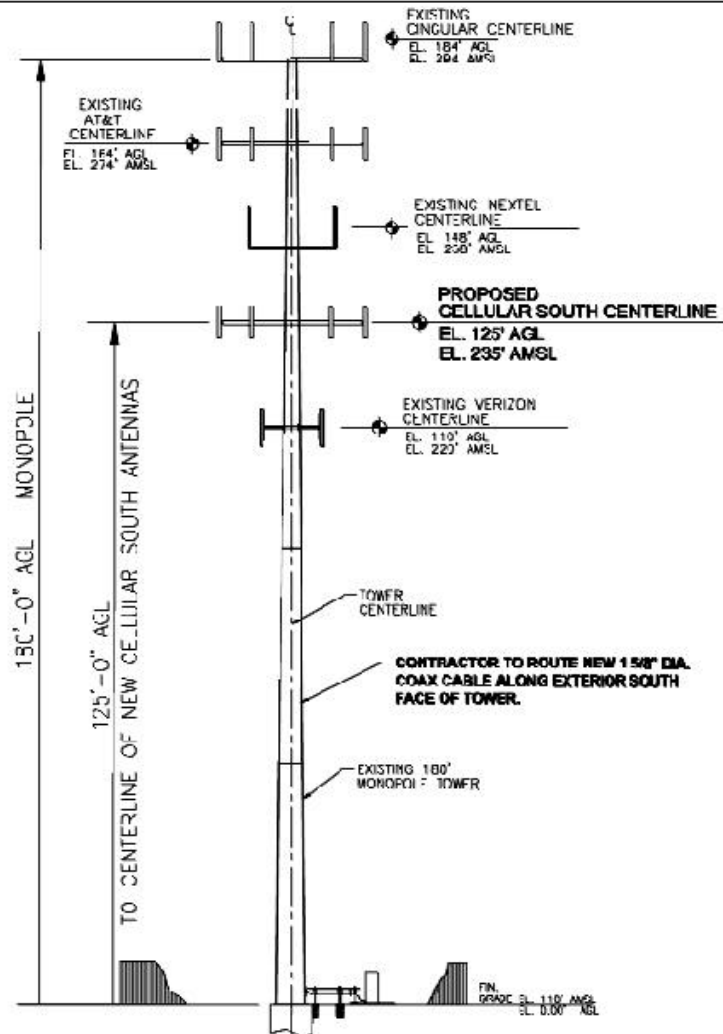
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TOWER DETAIL



APPLICATION NUMBER 13 DATE February 5, 2004
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