

**PLANNING APPROVAL STAFF REPORT****Date: July 20, 2006****NAME**

T-Mobile

**LOCATION**

South side of Government Street, 95'± East of Park Terrace.

**CITY COUNCIL  
DISTRICT**

District 3

**PRESENT ZONING**

B-1, Buffer Business

**AREA OF PROPERTY**Tower Lease Area: 880 square feet ±  
Lot Area: 0.54 acres ±**CONTEMPLATED USE**

70' monopole cellular communications tower in a B-1, Buffer Business district.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**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**

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.

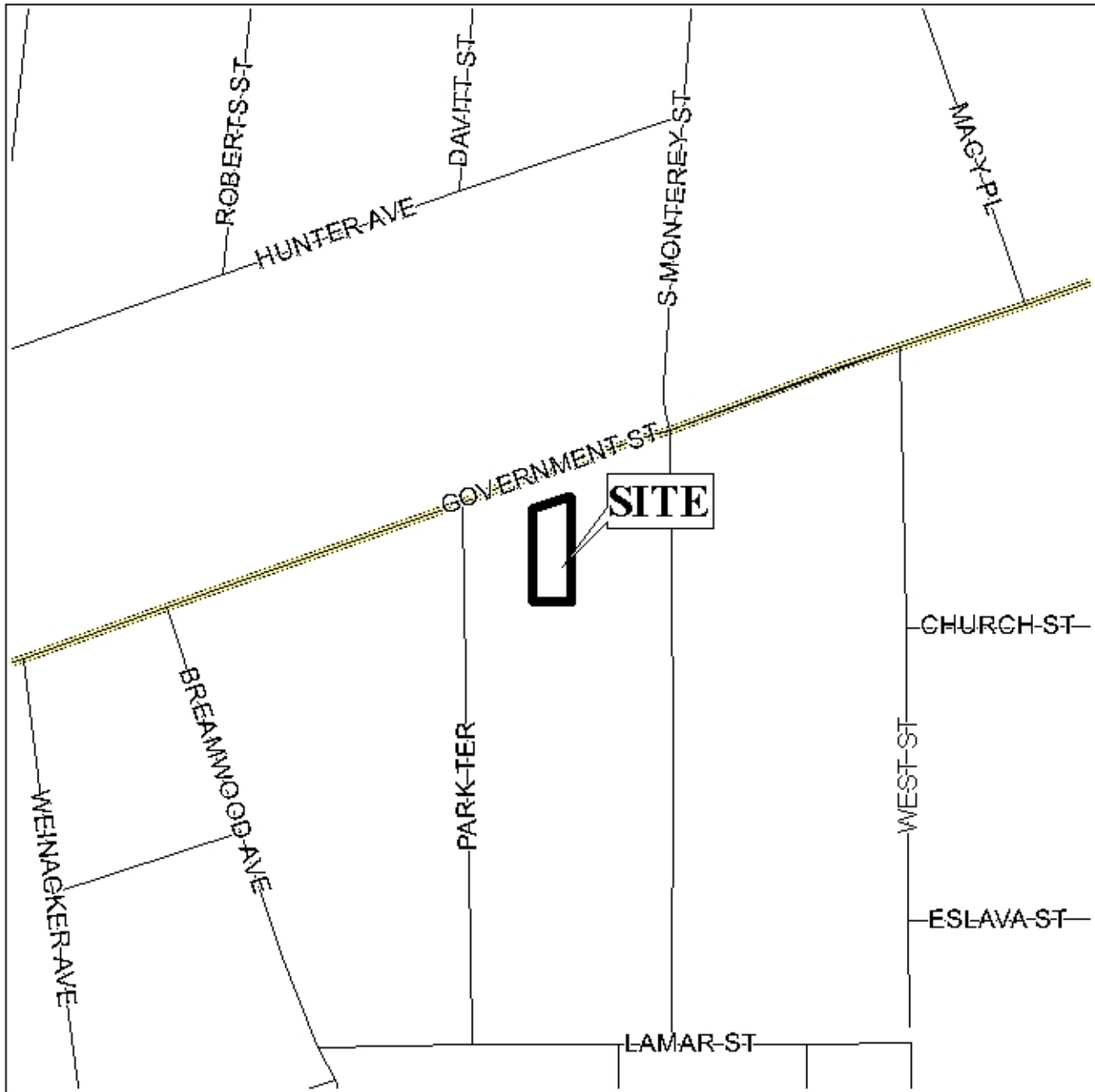
The project consists of the construction of a 70-foot tall monopole cellular communications tower. The application states that it is to be of a stealth design – disguised as a light pole. The proposed location is in a B-1, Buffer Business district, on a site that will be leased from an existing law office. Properties fronting within 200' of the site are a mixture of commercial and residential,

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 70 feet.

Additionally, the site is located within the Leinkauf Historic District. There are concerns as to how this would impact the development of the proposed tower.

**RECOMMENDATION**      **Planning Approval:** based on the preceding, it is recommended that this application be held over until the August 3<sup>rd</sup> meeting to allow the applicant time to consider and address the impacts of being located within the historic district.

## LOCATOR MAP



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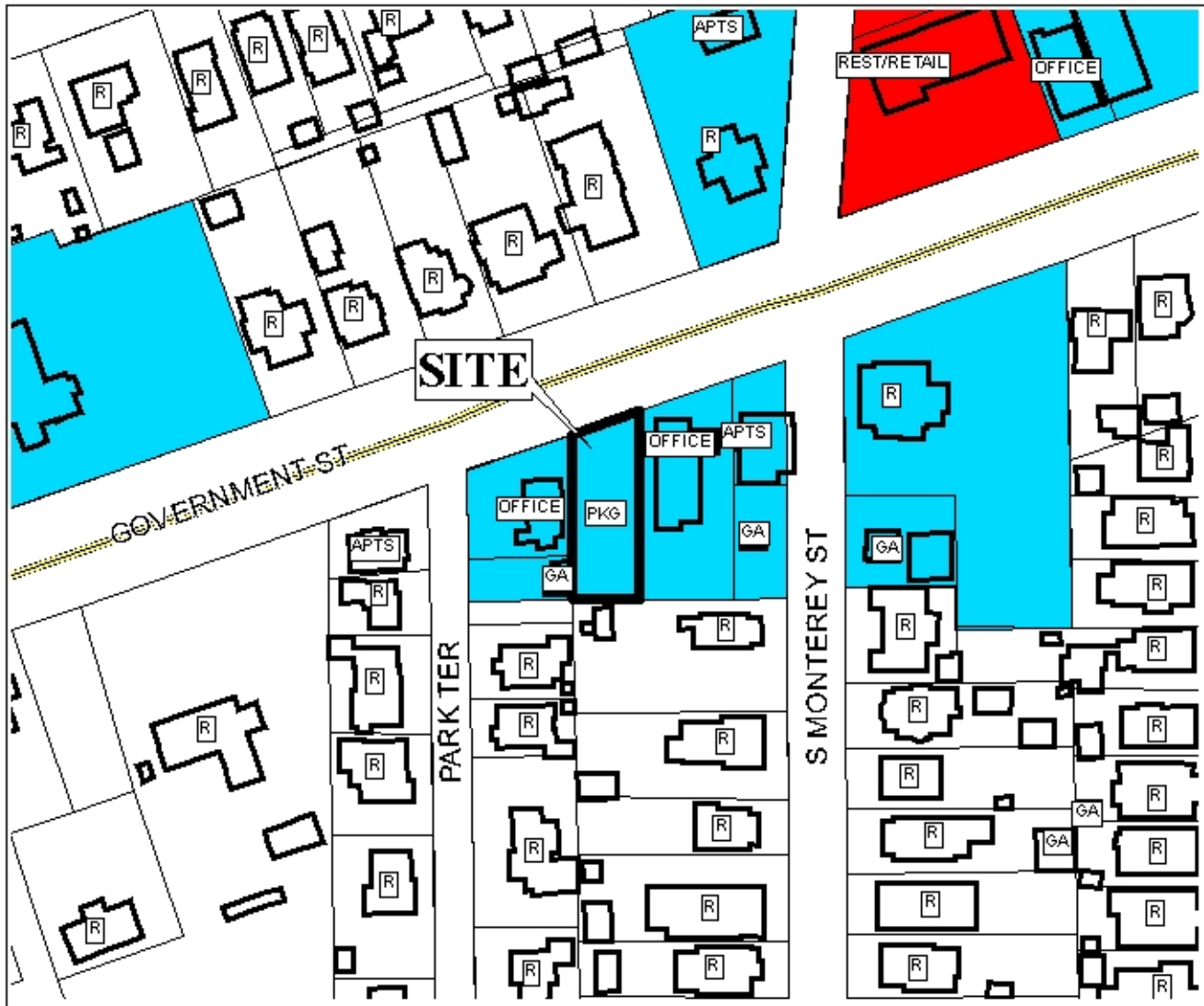
APPLICANT T-Mobile

REQUEST Planning Approval



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

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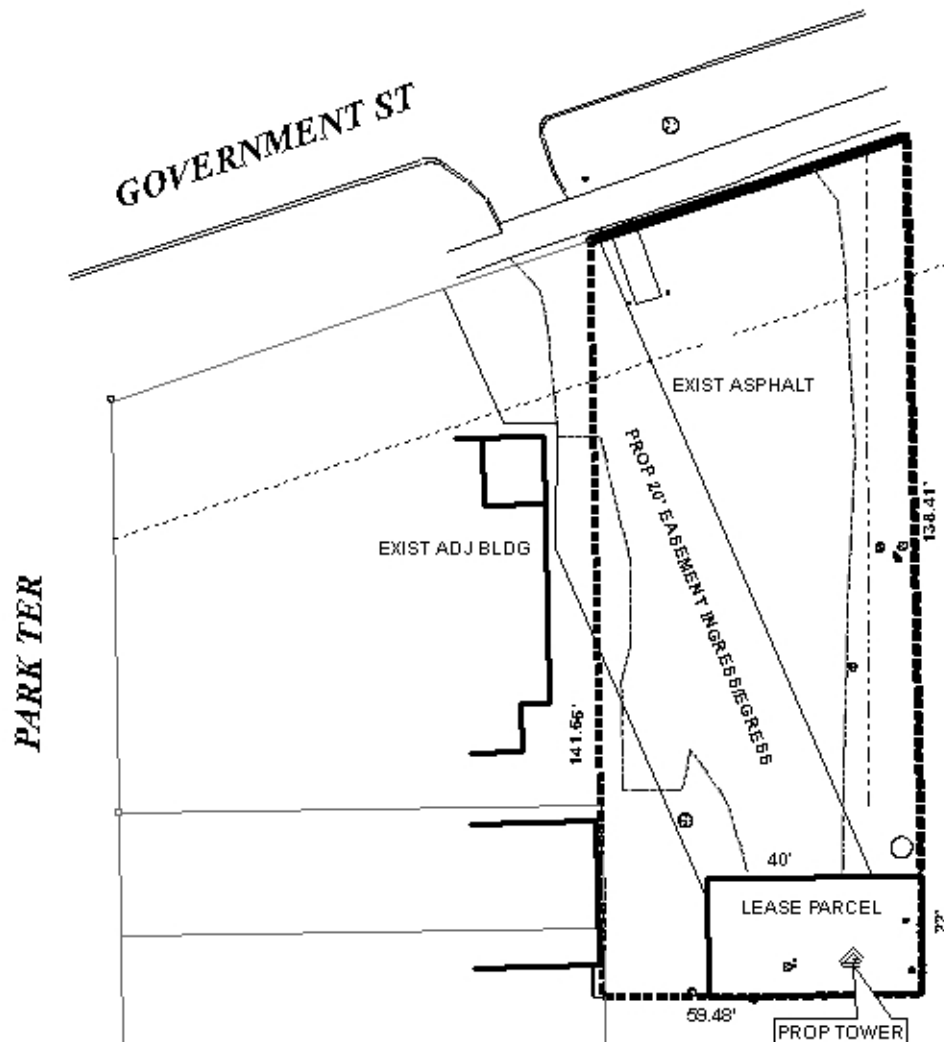
REQUEST Planning Approval

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	NTS
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# SITE PLAN



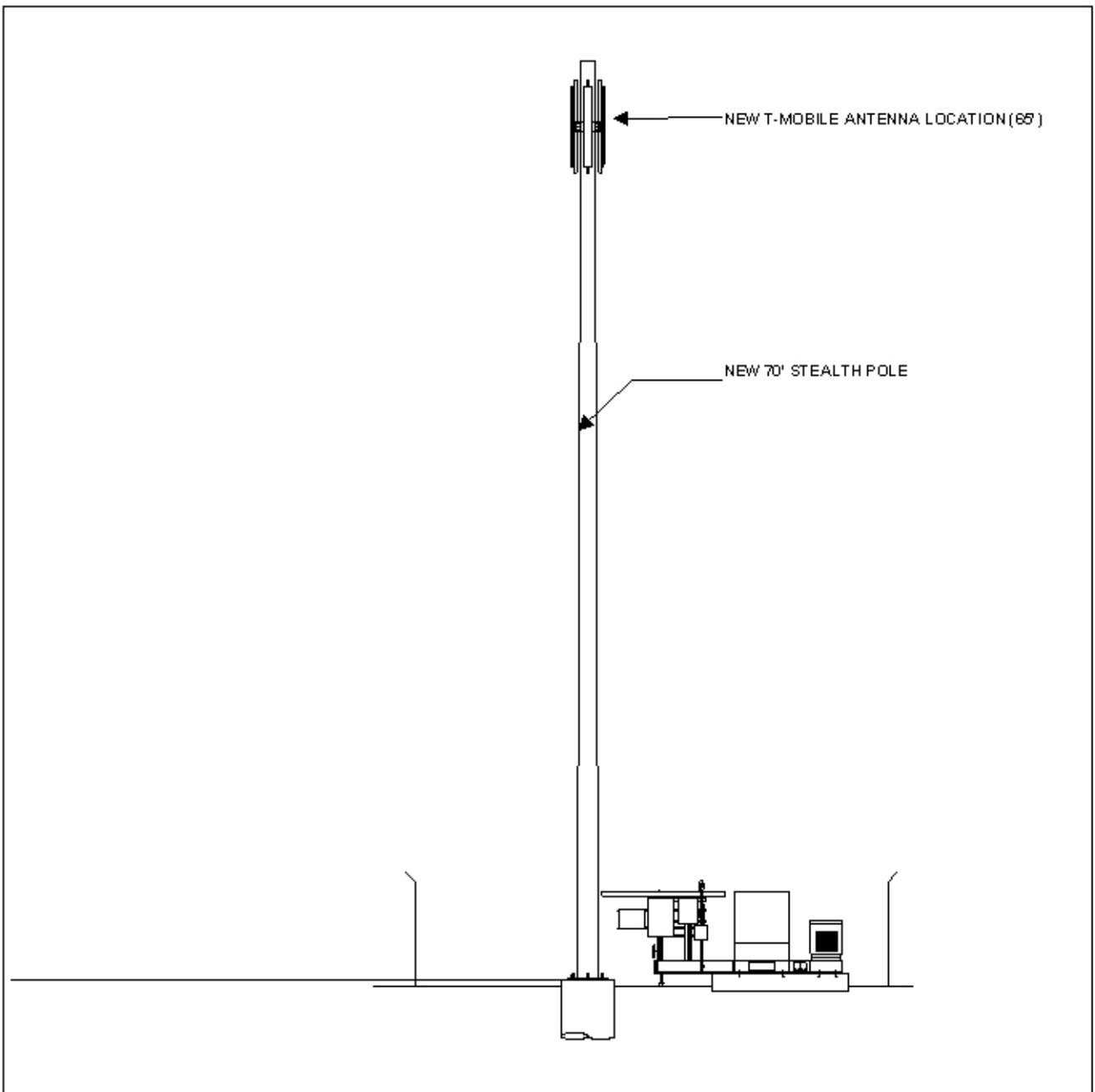
The site plan illustrates the proposed tower location, easement, and lease parcel

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## DETAIL SITE PLAN



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