

PLANNING APPROVAL STAFF REPORT**Date: January 18, 2007****NAME**

Tower Ventures

LOCATION2501 Government Boulevard
(South side of Government Boulevard, 550'± East of
Eslava Creek Parkway)**CITY COUNCIL
DISTRICT**

District 3

PRESENT ZONING

B-3, Community Business

AREA OF PROPERTYTower Lease Area: 2,699± square feet
Lot Area: 0.06± Acres**CONTEMPLATED USE**150' monopole cellular communications tower in a B-3,
Community Business district.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

Must comply with all storm water and flood control ordinances. Detention required for impervious area greater than 4000 square feet. Drainage structures discharging to creek will require approval from City of Mobile Engineering Department. 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. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

**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-3, Community 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 purpose of the Telecommunications Ordinance is: to protect residential areas and land uses from potential adverse impact of Towers and Telecommunications Facilities; to minimize adverse visual impact of Towers and Telecommunications Facilities through careful design, siting, landscaping, and innovative camouflaging techniques; to promote and encourage shared use/collocation of Towers and Antenna support Structures as a primary option rather than construction of additional single-use Towers; to avoid potential damage to property caused by Towers and Telecommunications Facilities by ensuring such structures are soundly and carefully designed, constructed, modified, maintained and removed when no longer used or determined to be structurally unsound; to ensure that Towers and Telecommunications Facilities are compatible with surrounding land uses; and to facilitate the provision of wireless telecommunications services to the residents and businesses of the City in an orderly fashion.

To this end, the Tower and Telecommunications Facility Ordinance requires very specific documentation relating to the carrier’s service area and the number of potential co-locatable towers within a ½ mile radius to be submitted with the application; as well as specific buffers from residential properties; and certain site improvements be made.

The project consists of the construction of a 150-foot tall monopole cellular communications tower to better service the applicant’s in building residential coverage. The proposed location is in a B-3, Community Business district, on a site that will be leased. Properties within 500-feet of the location of the tower are of commercial uses.

The Zoning Ordinance states the height limits of 45-feet for communication towers in B-3 districts, and that setbacks on all sides should be equal to the height of the tower, unless the applicant submits an engineer’s certification and otherwise demonstrates to the Commission the safety of the proposed design. 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; therefore, in this particular case the 150-foot tower would be required a minimum buffer separation distance of 225-feet.

As proposed, the tower will require Board of Zoning Adjustment approval for reduced setbacks, separation from residential properties of less than 225’ and Access/Maneuvering Surface Variances. Additionally, parking requirements of the Ordinance are not met, one parking space is required as well as the drive into the area where the tower would be located.

As a side note, the configuration of the site leaves the remainder of the original parcel undevelopable, which is approximately ½ of the overall parcel. The plan does not illustrate landscaping, tree plantings, buffer requirements and sidewalks for the parcel; however, as the remainder of the overall parcel would not be developable, it is unlikely that it would be brought into compliance in the future. Further, the overall parcel is a metes and bounds parcel possibly a part of a parent parcel.

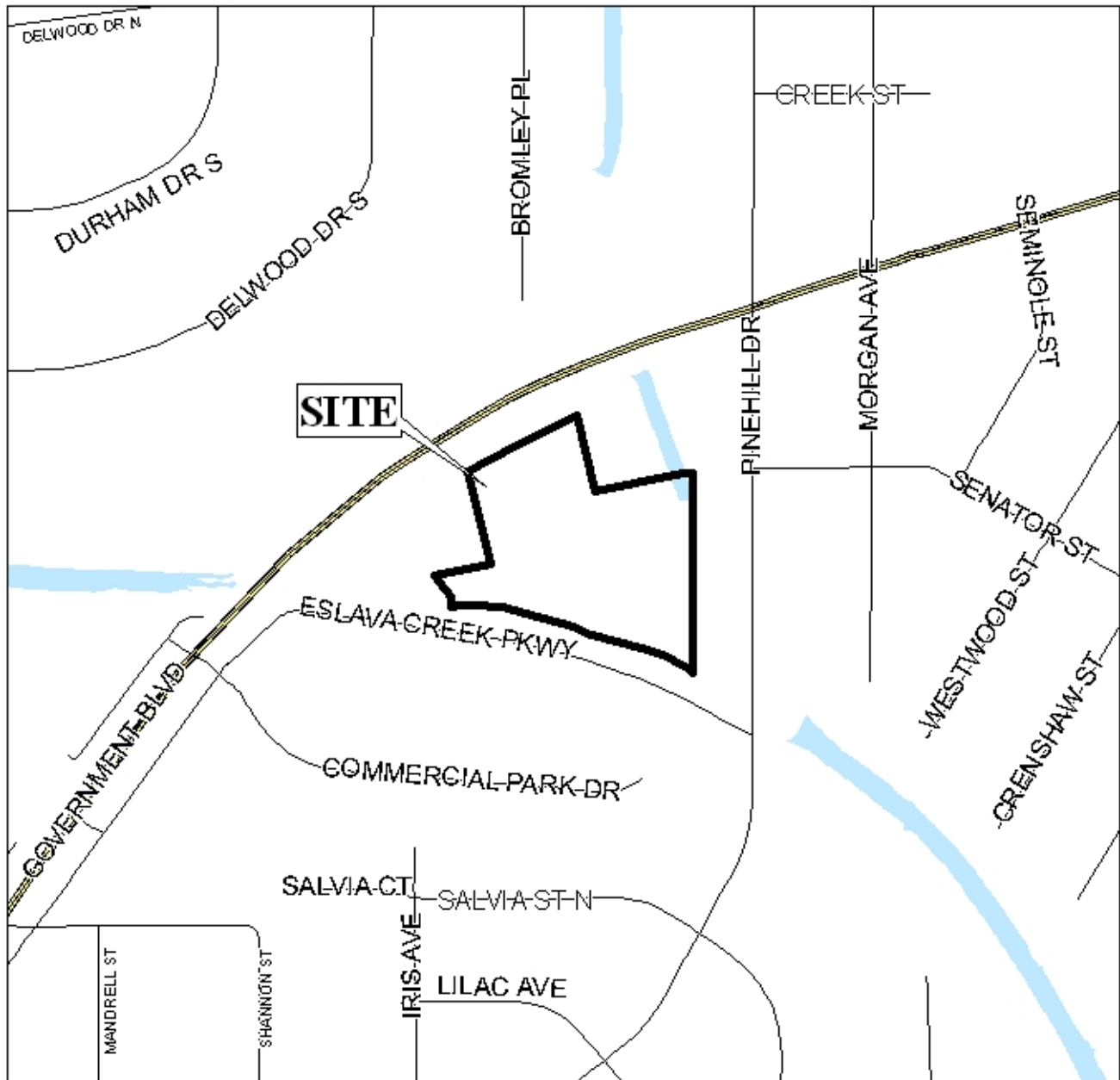
It should be noted that the application sketches furnished by the applicant illustrate a lattice tower; however, the applicant states that the tower will be of a monopole design. Therefore approval that the tower is of monopole design should be a condition.

RECOMMENDATION

Planning Approval: Based on the preceding, it is recommended that this application be approved subject to the following conditions:

- 1) the provision that the telecommunications tower is of a monopole design;
- 2) approval of all necessary variances by the Board of Zoning Adjustment;
- 3) full compliance with the landscaping and tree planting requirements of the Ordinance for the leased parcel; and
- 4) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



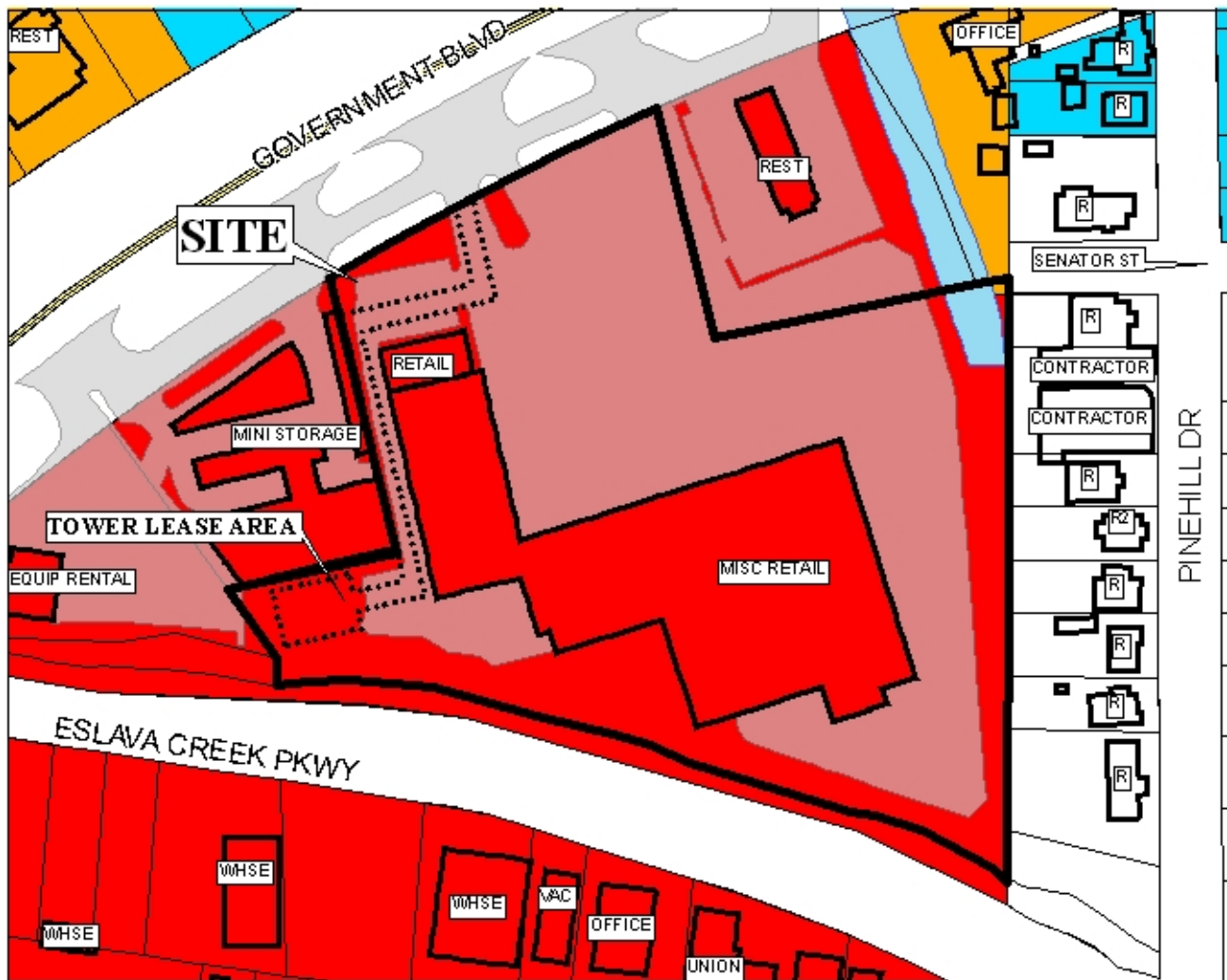
APPLICATION NUMBER 18 DATE July 24, 2008

APPLICANT Tower Ventures

REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use. Single family residential units are located to the east of the site.

APPLICATION NUMBER 18 DATE July 24, 2008

APPLICANT Tower Ventures

REQUEST Planning Approval

LEGEND

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

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



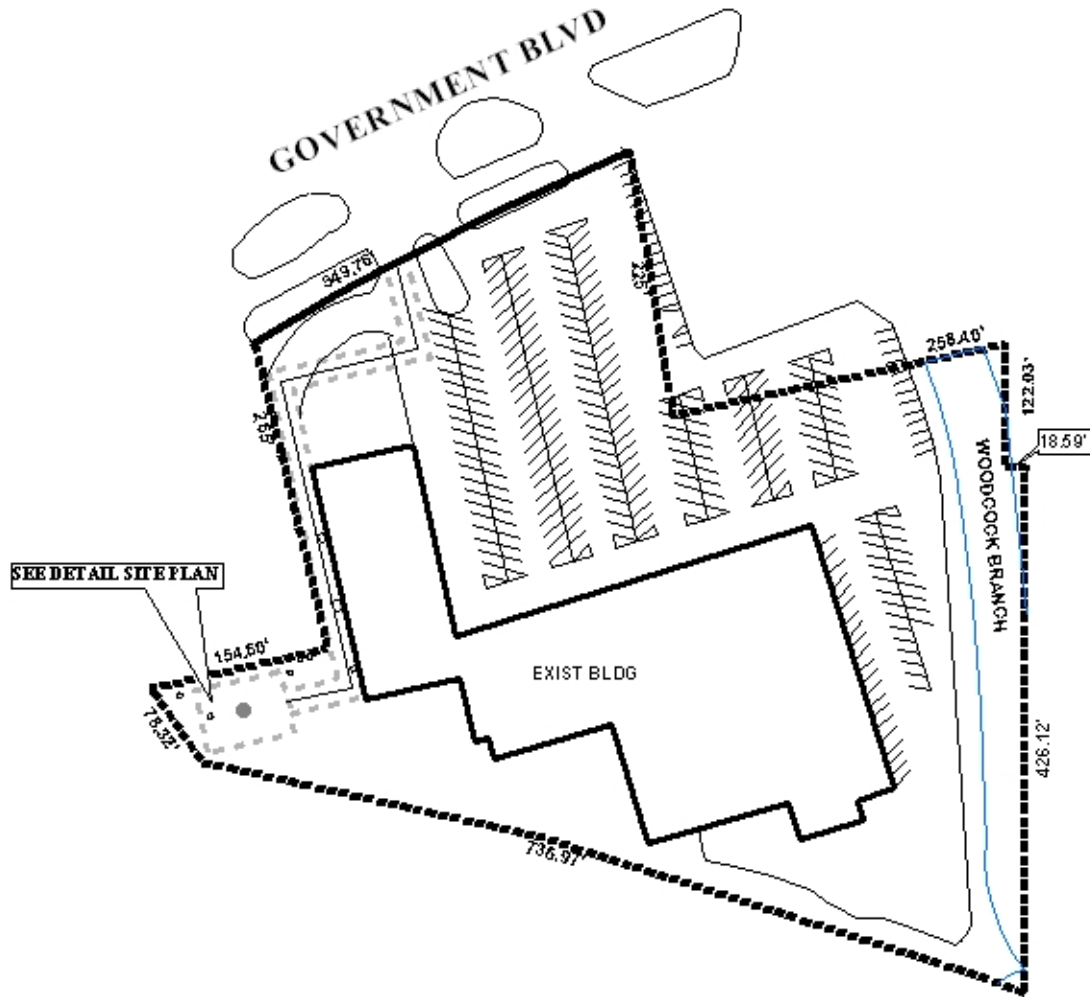
The site is surrounded by miscellaneous land use

APPLICATION NUMBER 17 DATE July 24, 2008
APPLICANT Amity Missionary Baptist Church
REQUEST Planned Unit Development



NTS

SITE PLAN

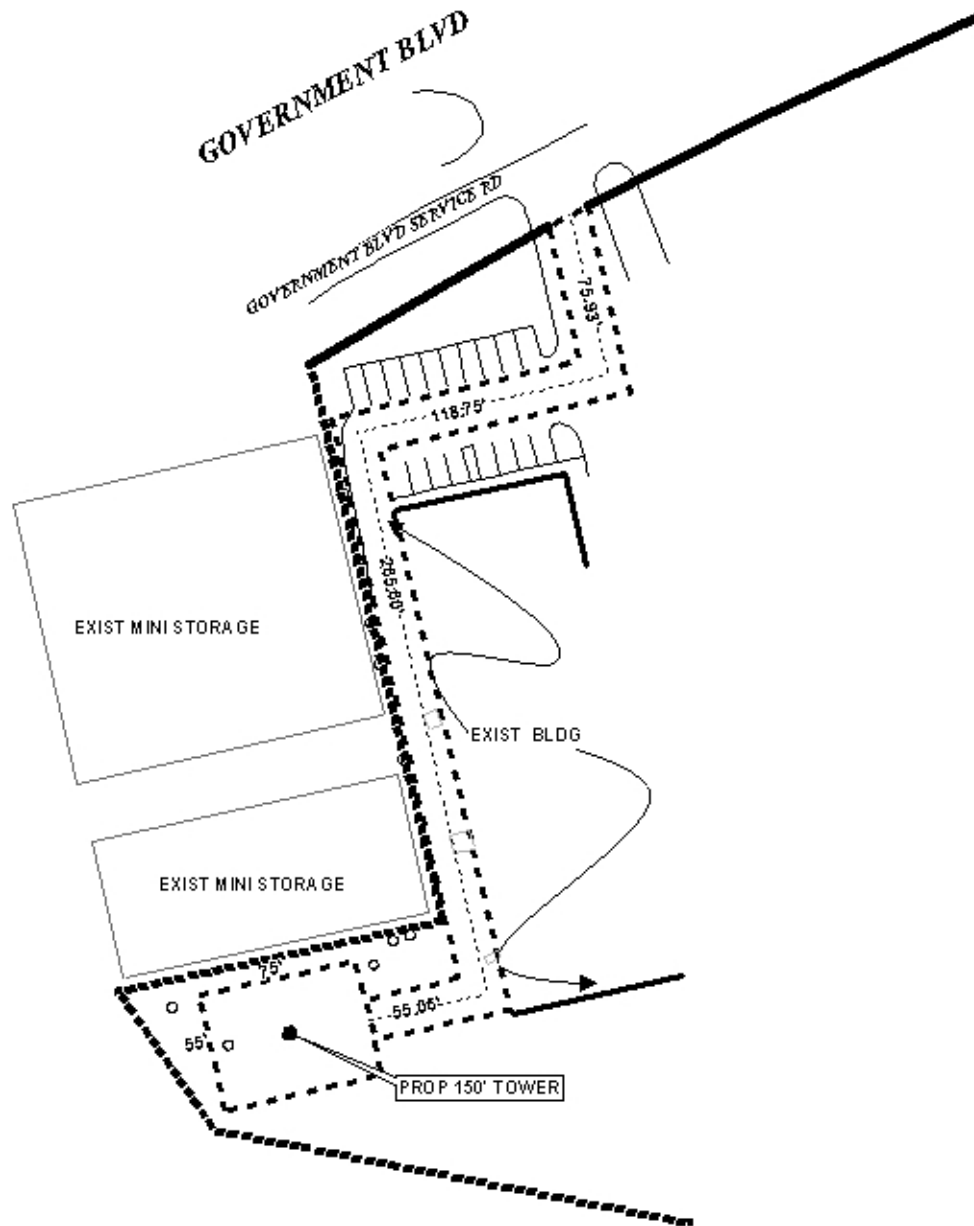


The site plan illustrates the existing development and proposed tower lease area

APPLICATION NUMBER 18 DATE July 24, 2008
APPLICANT Tower Ventures
REQUEST Planning Approval



DETAIL SITE PLAN



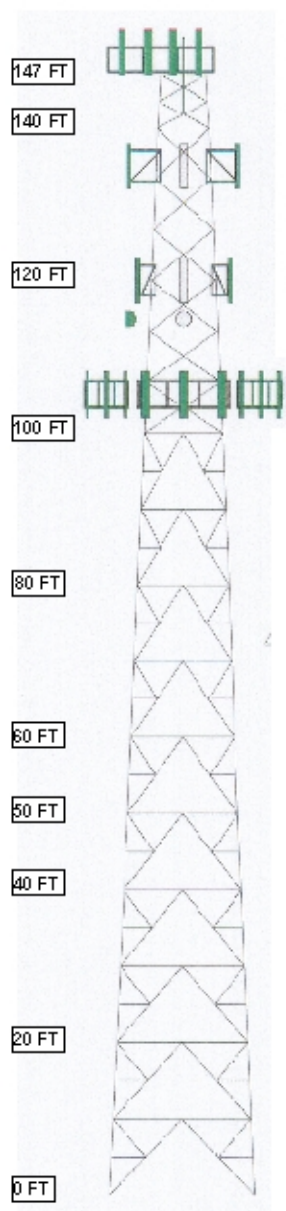
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TOWER DETAIL



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