

**PLANNING APPROVAL STAFF REPORT****Date: September 6, 2007****NAME**

Clearwire Technologies, Inc.

**LOCATION**50 North Lawrence Street  
(North side of St. Francis Street, extending from North  
Lawrence Street to North Hamilton Street)**CITY COUNCIL  
DISTRICT**

District 2

**PRESENT ZONING**

B-4, General Business

**AREA OF PROPERTY**

Two rooftop cellular communications antennae.

**CONTEMPLATED USE**Planning Approval to allow two cellular communications  
antennae in a B-4, General Business District.**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**

It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water 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 projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

**REMARKS**

The applicant is seeking Planning Approval to allow two cellular communication antennas on an existing one-story building in a B-4, General Business district. Such communication antennas 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 placement of two cellular communication towers or antennae to better service the applicant’s in building residential coverage. The proposed location is in a B-4, General Business district, on an existing building. Properties within 200’ of the site are a mixture of commercial and residential uses.

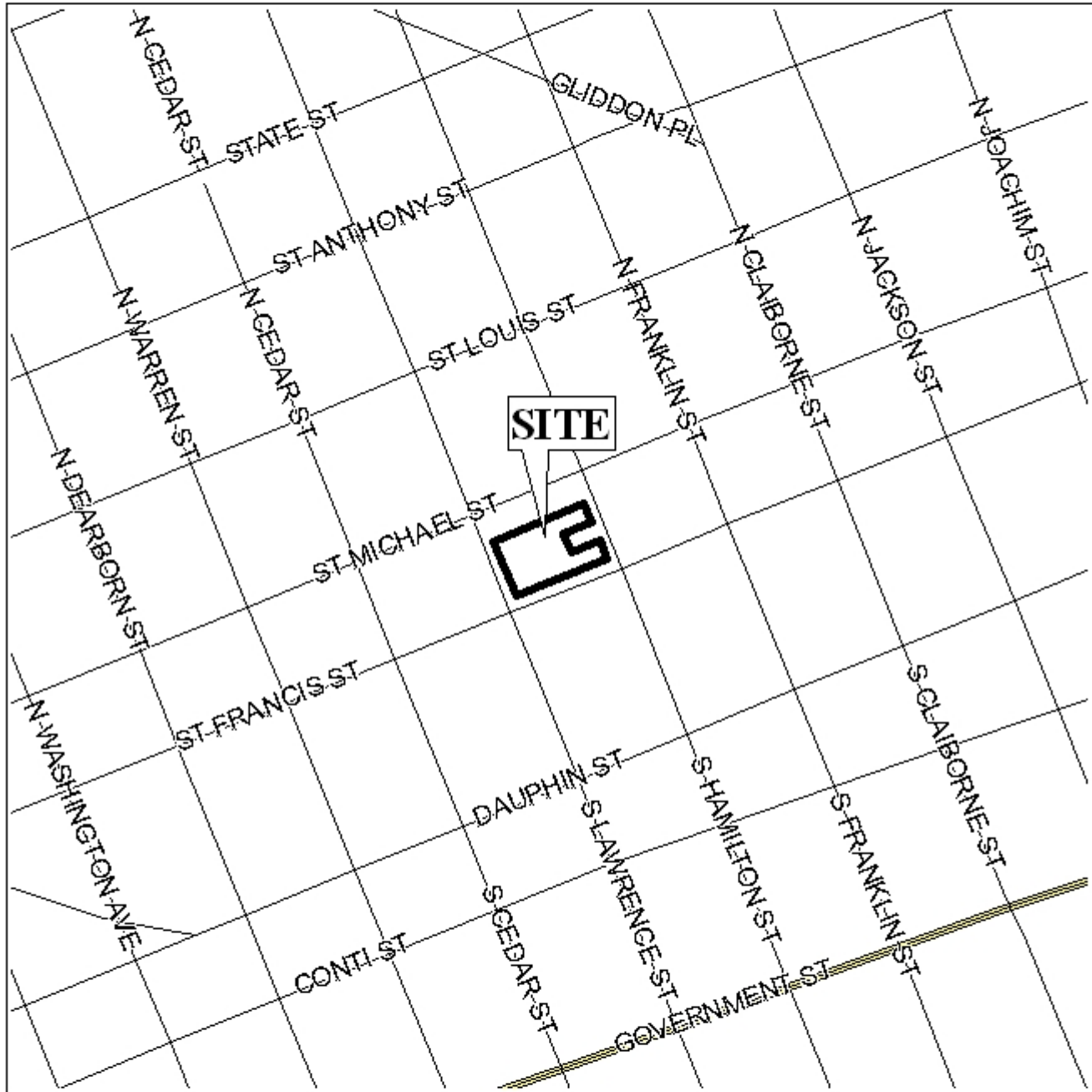
The Zoning Ordinance states communication antennae in B-4 districts must be located on an existing structure at least 45-feet, (the applicant submits an engineer’s certification and otherwise demonstrates to the Commission the safety of the proposed design).

As proposed, the location of the antenna will require Board of Zoning Adjustment approval for reduced height requirement which is scheduled to be heard by the Board at the September 10<sup>th</sup> meeting.

**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 17 DATE September 6, 2007

APPLICANT Clearwire Technologies, Inc.

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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

APPLICATION NUMBER 17 DATE September 6, 2007

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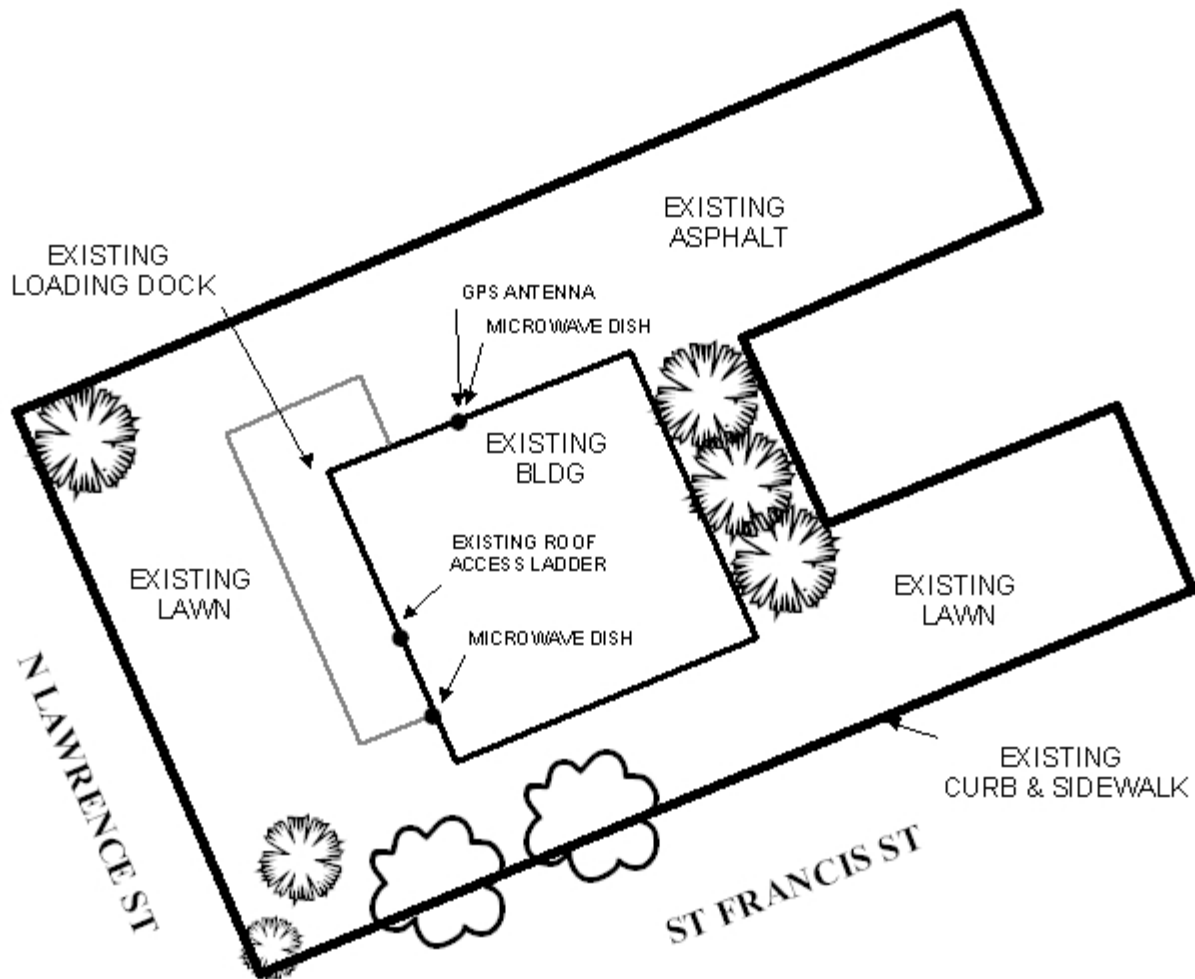
REQUEST Planning Approval

LEGEND 

R-1	R-2	R-3	R-4	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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## SITE PLAN



This site plan illustrates existing structures and landscaped areas.

APPLICATION NUMBER 17 DATE September 6, 2007

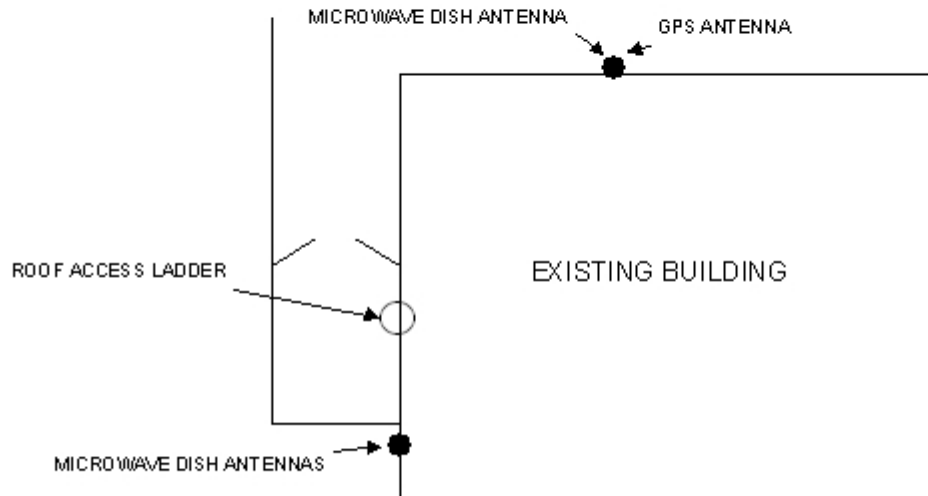
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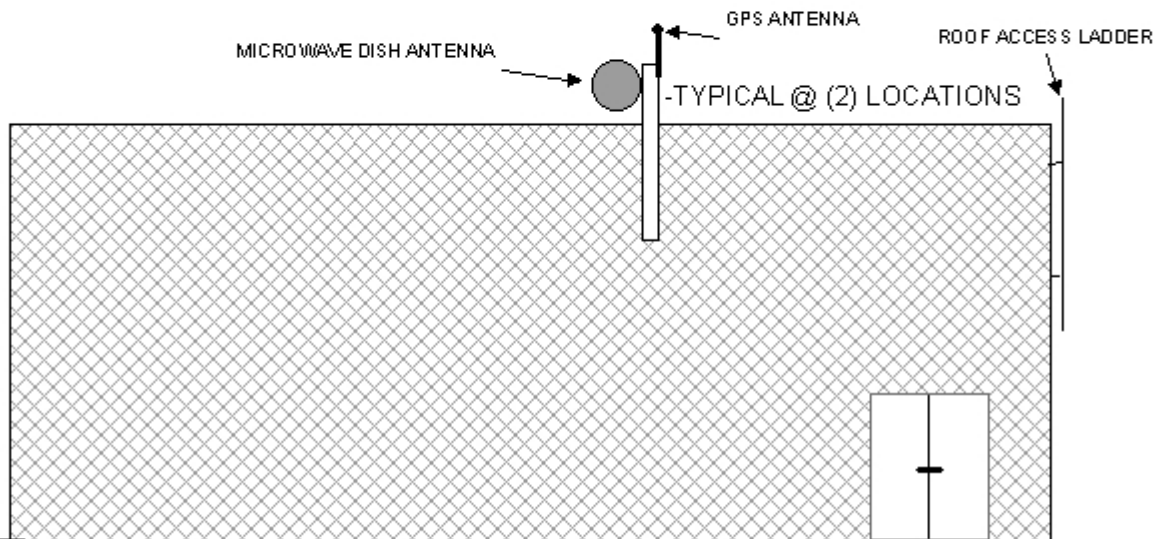


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## DETAIL SITE PLAN



**ROOF PLAN**



**NORTH BUILDING ELEVATION**

APPLICATION NUMBER 17 DATE September 6, 2007  
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