

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 PROPERTYTower 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 3rd meeting to allow the applicant time to consider and address the impacts of being located within the historic district.

Revised for the August 17, 2006 Meeting

The Architectural Review Board has heldover this request until August 28th to allow the applicant to conduct a "Balloon Test". The results of this test may also be beneficial to the Planning Commission in reviewing the general compatibility of the proposal.

Recommendation *Based on the preceding, it is recommended that this application be heldover until the September 7th meeting to allow inclusion of the results of the Balloon Test and the decision of the Architectural Review Board.*

Revised for the September 7, 2006 Meeting

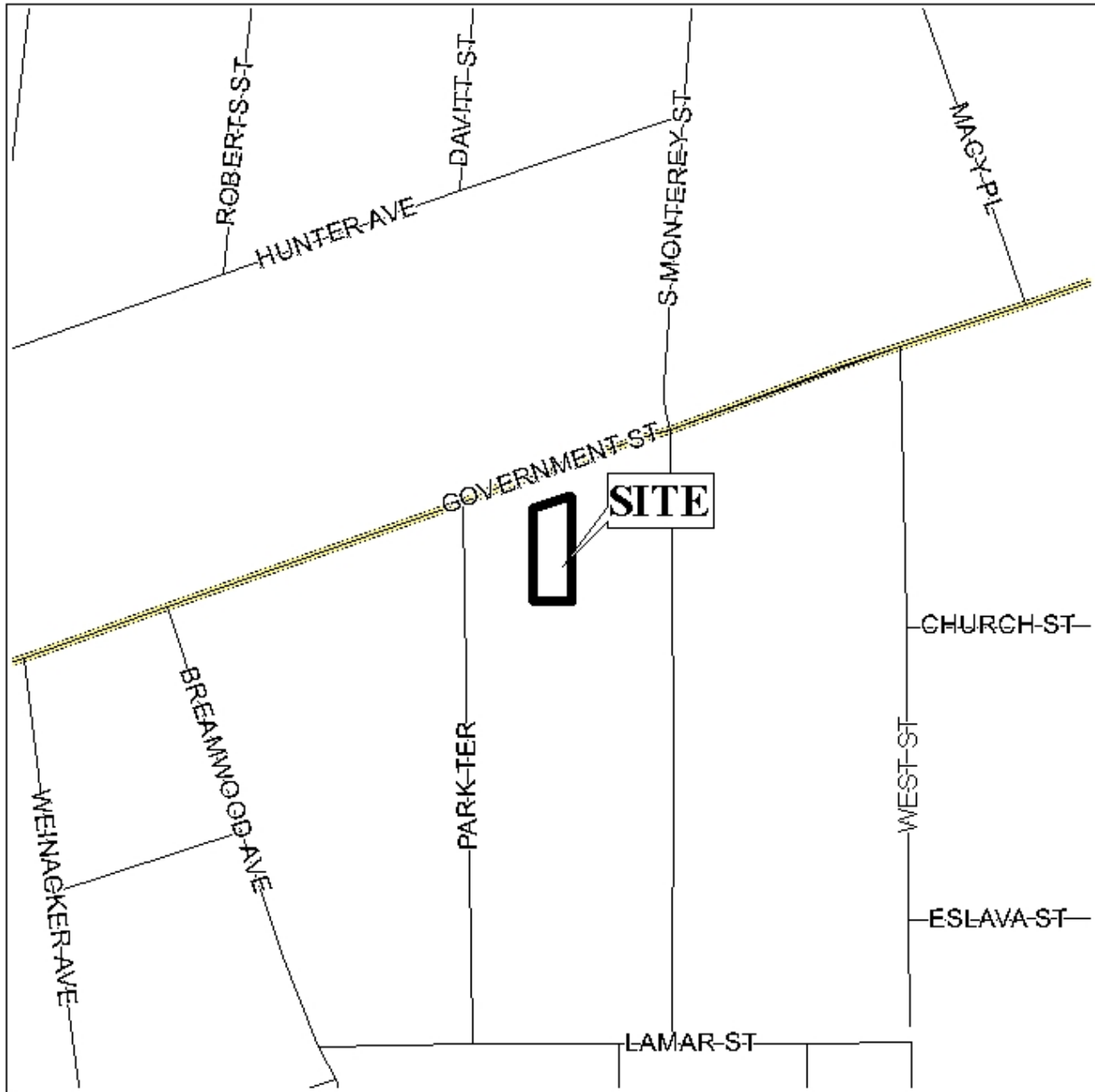
The applicant conducted a balloon test illustrating the location and height of the proposed tower. After this test the Architectural Review Board approved the 70' tower and location.

The applicant has submitted documentation from their RF engineer, a network coverage map and a statement that the tower will be co-locatable, as required by the Zoning Ordinance; as well as the necessary height, setback and separation variance requests.

Recommendation

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; 2) compliance with the Certificate of Appropriateness granted by the Architectural Review Board; and 3) full compliance with all other municipal codes and ordinances.

LOCATOR MAP

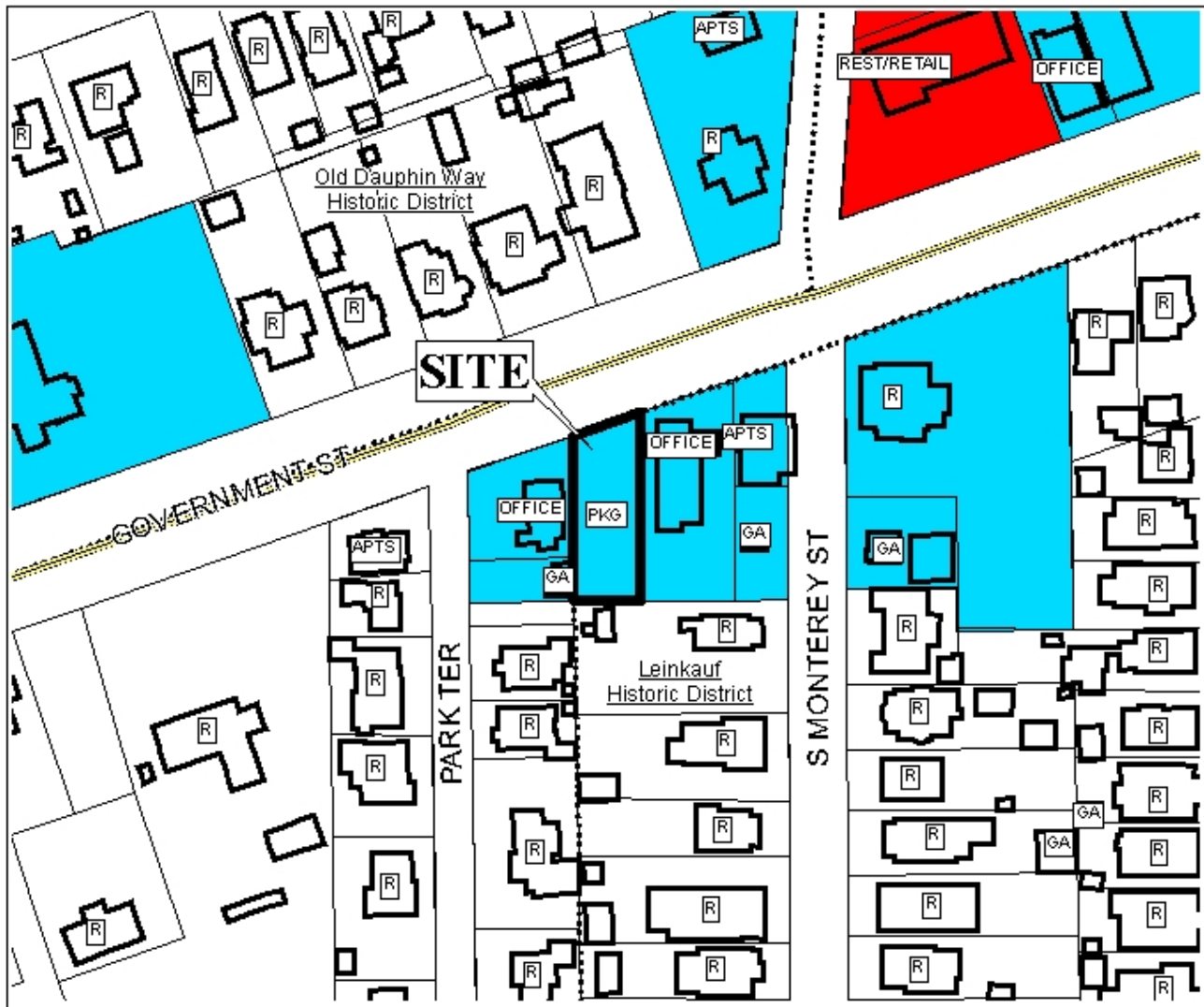


APPLICATION NUMBER Holdover DATE September 7, 2006
APPLICANT T-Mobile
REQUEST Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

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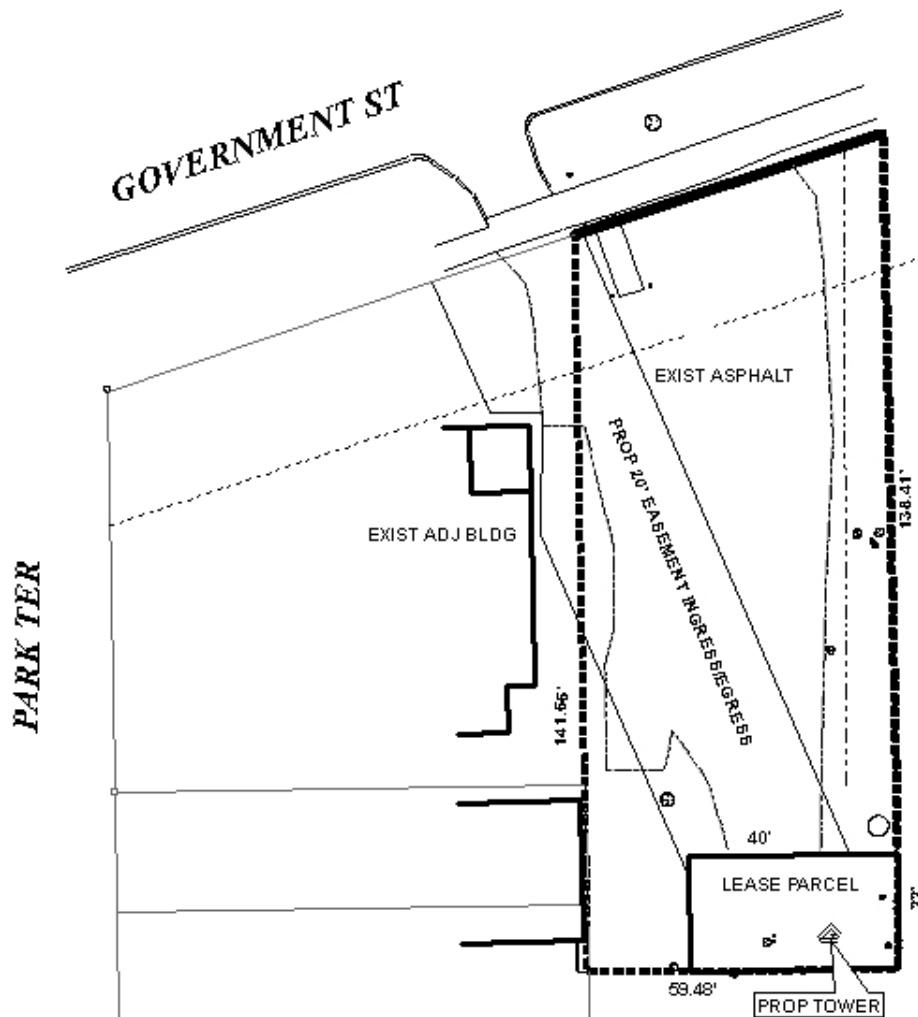
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LEGEND

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



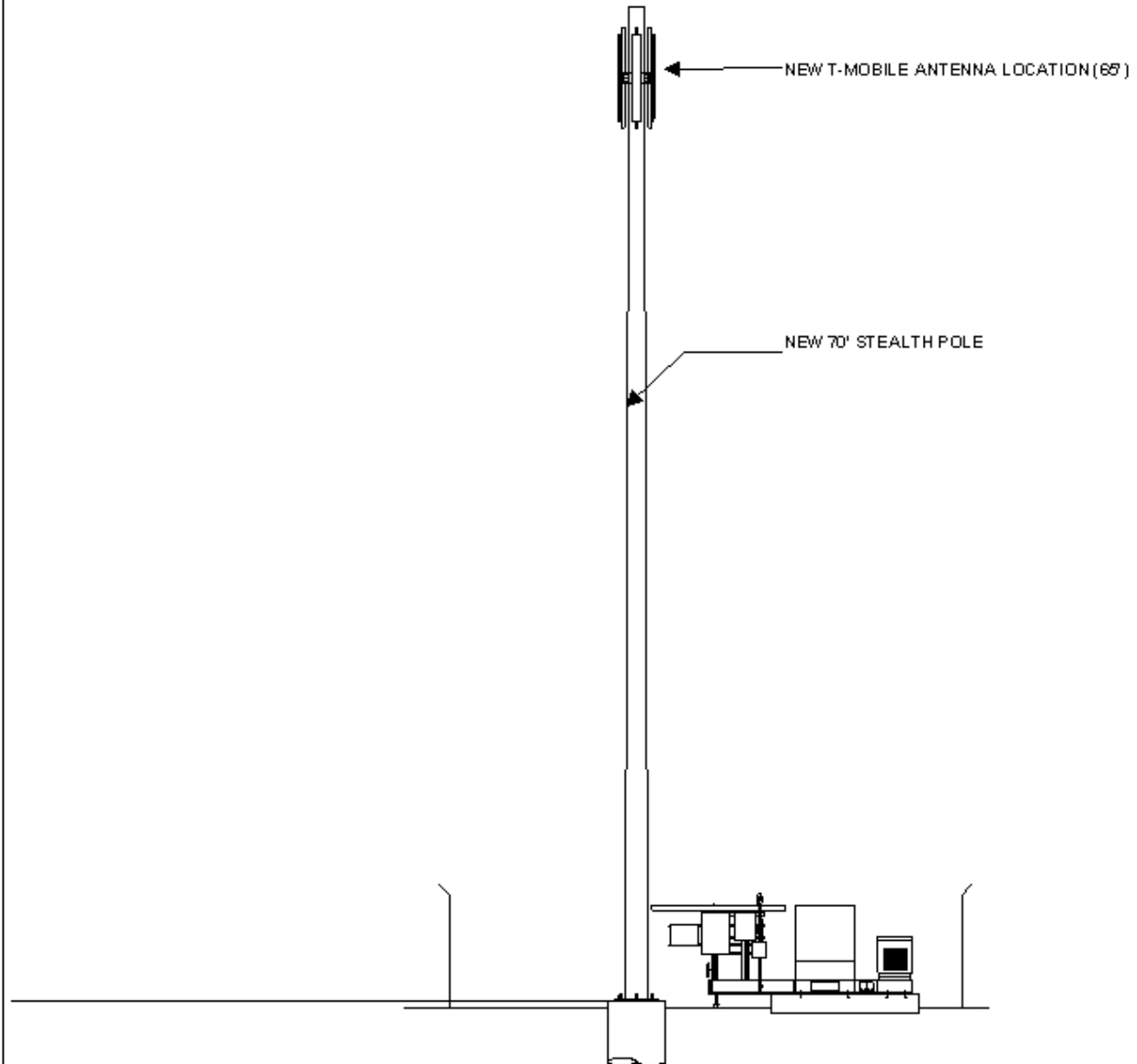
The site plan illustrates the proposed tower location, easement, and lease parcel

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DETAIL SITE PLAN



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