

PLANNING APPROVAL STAFF REPORT**Date: April 15, 2004****APPLICANT NAME**Eliska Wireless Ventures I, Inc. (T-Mobile)
David Wilkins, Agent**LOCATION**

South side of Osage Street, 180'± East of Dr. Martin Luther King, Jr. Avenue

PRESENT ZONING

B-2, Neighborhood Business

AREA OF PROPERTY

Parcel 6,140 Sq.Ft. Compound 2,500 Sq.Ft.

CONTEMPLATED USE

150' Monopole Cellular Communications Tower.

**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, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

REMARKS

The applicant is proposing construction of a 150' monopole cellular communications tower in a B-2, Neighborhood Business District. The Zoning Ordinance requires Planning Approval for all towers located in commercial 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; To facilitate the provision of wireless telecommunications services to the residents and businesses of the City in an orderly fashion.

To this end, the telecommunications requires very specific documentation relating to the carrier's service area and the number of potential collocatable towers within a ½ mile radius to be submitted with the application; as well as specific setbacks and separation buffers from residential properties; and certain site improvements be made.

The documentation submitted with this request indicates that there are no available collocatable towers within ½ mile of the site. However, the site does not meet the separation buffer – which in this case would be 225' from the nearest residentially zoned property; nor does the tower meet the minimum setback from the lease parcel line. Additionally, parking requirements of the Ordinance are not fully met – one parking space is provided, but it is located within the drive – not a separate parking area. This could create issues when there are multiple carriers on the tower.

As a side note, the configuration of the lease parcel and access easement leaves remainder of the original parcel that is undevelopable - an area of approximately 1500 sq.ft. – which is approximately ¼ of the overall parcel. The plan submitted illustrates landscaping, tree plantings and a sidewalk for the lease 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 consisting of parts of two legal lots of record. Therefore, prior to the issuance of any permits, establishment of the site as a legal lot of record will be required.

The applicant has been made aware of these issues and has indicated intent to address them.

The applicant has submitted a revised site plan that now provides one parallel parking space adjacent to the proposed one-way drive. While the number of parking spaces has been provided for, the access and maneuvering still does not fully comply with the Zoning Ordinance in that the drive is one-way and with the proposed parallel parking space vehicles will back into the right-of-way. Given the infrequency of vehicles, this should not be a major issue and could be addressed via variance from the Board of Zoning Adjustment. Variance requests relating to tower height, buffer separation, etc have been submitted and are pending, subject to approval of this request.

The applicant has submitted a subdivision application (McIntosh Subdivision) to address the lot of record issues. Please refer to number 14 for subdivision comments and recommendations.

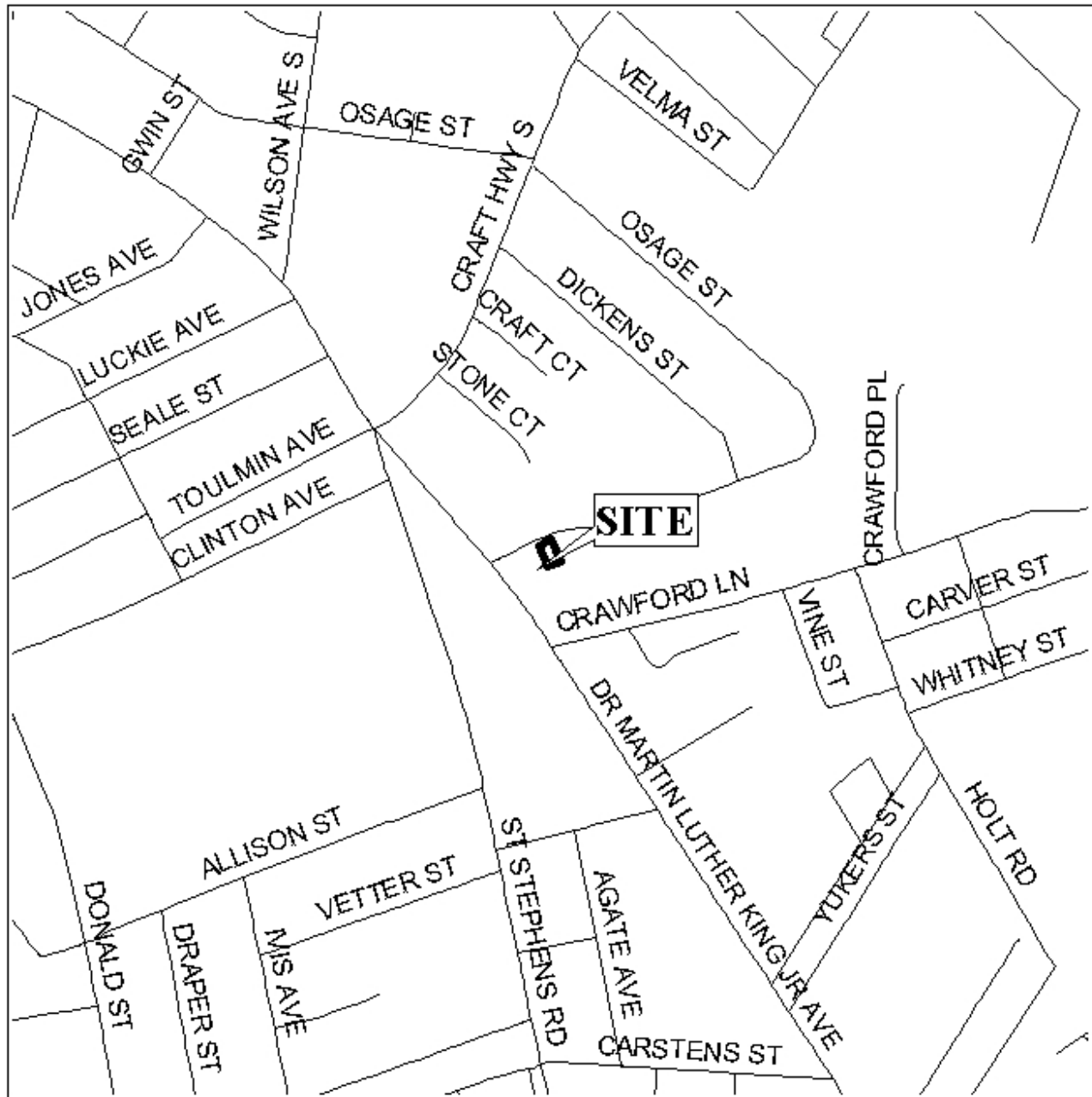
Still of concern, however, is the configuration of the lease parcel and access easement which renders the remainder of the proposed lot undevelopable - an area of approximately 1500 sq.ft. – which is approximately ¼ of the proposed lot. As a side note, and as is referenced in the subdivision report, the proposed lot is substandard in size.

The revised plan illustrates landscaping and tree plantings for the lease parcel (the plan was amended to provide a sidewalk across the entire frontage of the new lot); however, as the remainder of the new lot would not be developable, it is unlikely that it would be brought into compliance with tree plantings in the future.

RECOMMENDATION

Based on the preceding, it is recommended that this application be *approved, subject to the following conditions: 1) the approval of all necessary variances by the Board of Zoning Adjustment; 2) completion of the subdivision process prior to the issuance of any permits; 3) the entire lot (Lot 2) be brought into full compliance with landscaping, tree plantings and sidewalk requirements; and 4) full compliance with all municipal codes and ordinances, including but not limited to Telecommunications Towers and Facilities Ordinance.*

LOCATOR MAP



APPLICATION NUMBER Holdover DATE April 15, 2004

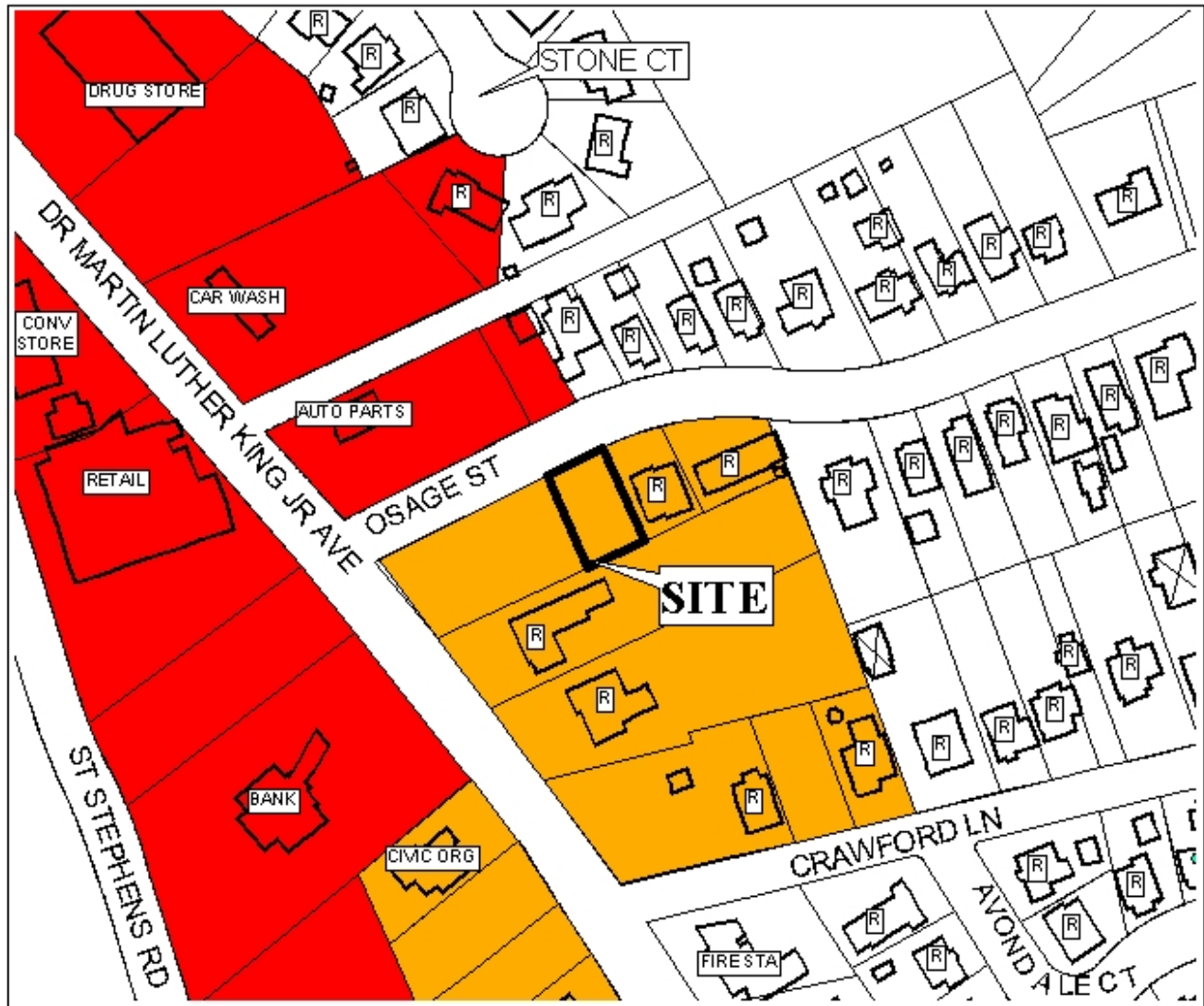
APPLICANT Eliska Wireless Ventures I, Inc. (T-Mobile), (David Wilkins, Agent)

REQUEST Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



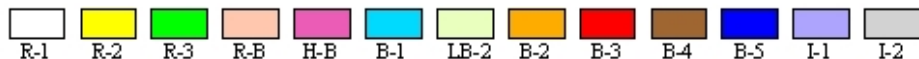
The site is located in an area of mixed land-use and zoning. Single-family residential dwellings are to the north, east and south. Commercial sites are to the west.

APPLICATION NUMBER Holdover DATE April 15, 2004

APPLICANT Eliska Wireless Ventures I, Inc. (T-Mobile), (David Wilkins, Agent)

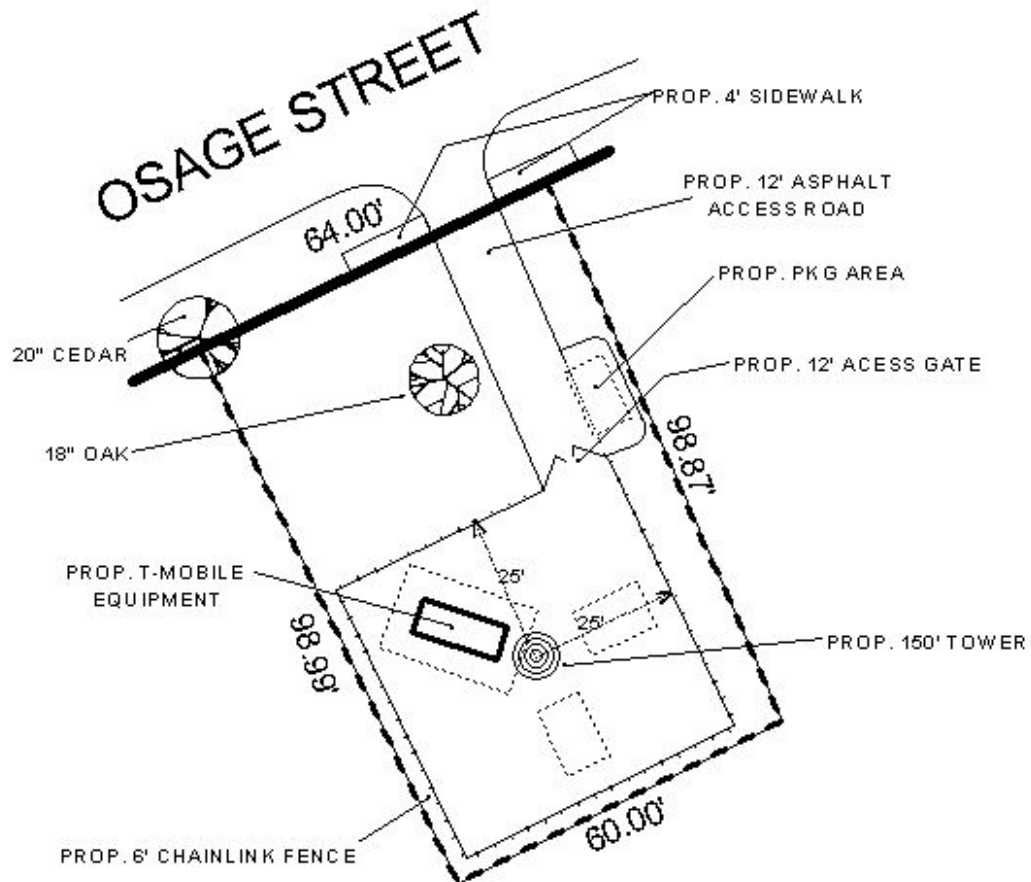
REQUEST Planning Approval

LEGEND



NTS

SITE PLAN



The site is located on the South side of Osage Street,
 180' East of Dr. Martin Luther King Jr. Avenue.
 The plan illustrates the proposed structures and parking.

APPLICATION NUMBER Holdover DATE April 15, 2004

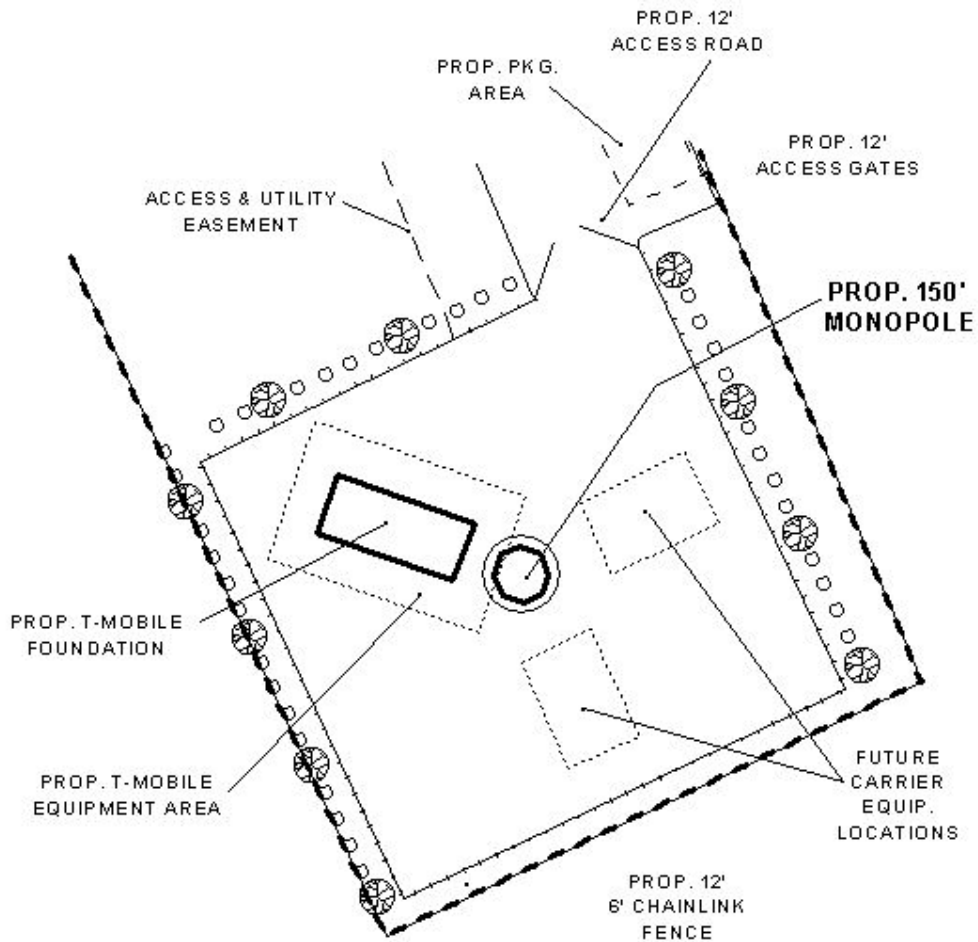
APPLICANT Eliska Wireless Ventures, Inc. (T-Mobile), (David Wilkins, Agent)

USE/REQUEST Planning Approval



NTS

DETAIL SITE PLAN

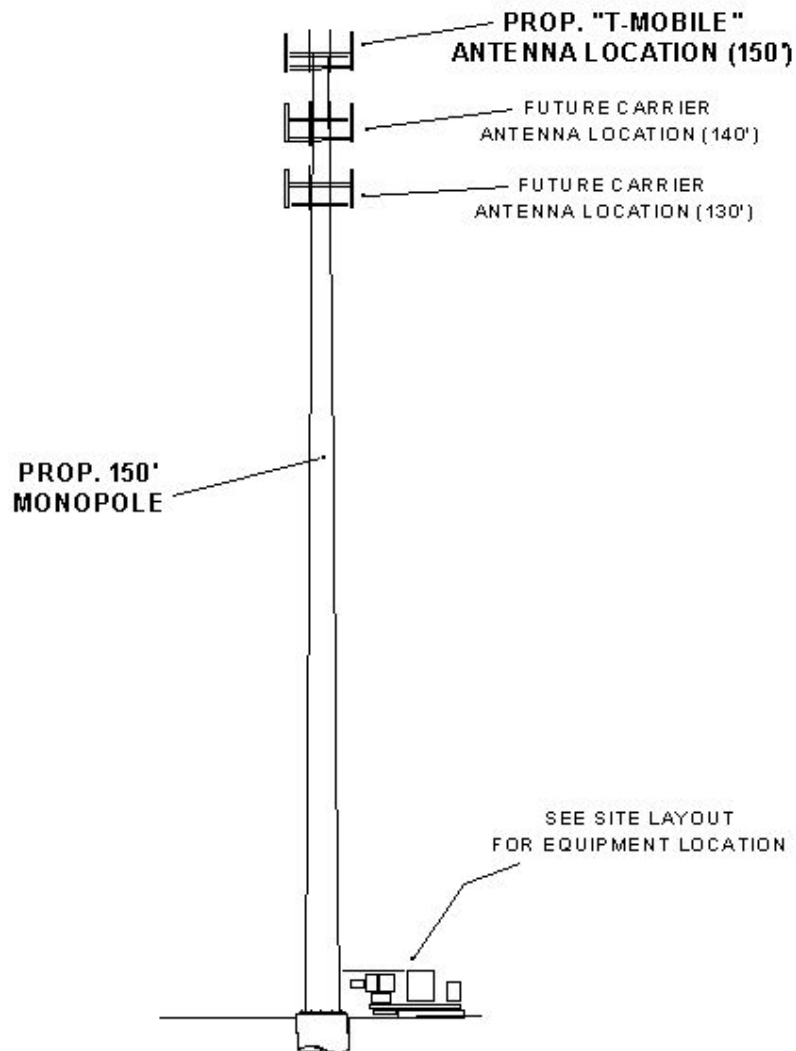


- HERITAGE TREE - 3" LIVE OAK
- UNDERSTORY TREE - CREPE MYRTLES

APPLICATION NUMBER Holdover DATE April 15, 2004
APPLICANT Eliska Wireless Ventures, Inc. (T-Mobile), (David Wilkins, Agent)
USE/REQUEST Planning Approval



DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE April 15, 2004
APPLICANT Eliska Wireless Ventures, Inc. (T-Mobile), (David Wilkins, Agent)
USE/REQUEST Planning Approval

