

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
6/22/15

ITEM NO. 2 SPECIAL USE PERMIT FOR VERIZON WIRELESS; 2001 MOODIE ROAD (SLD)

SUP-15-00185: Consider a Special Use Permit for Verizon Wireless LLC to construct a new communication tower, located at 2001 Moodie Rd. Submitted by PAMCORP on behalf of Verizon Wireless LLC for Ottawa Cooperative Association, property owner of record.

STAFF RECOMMENDATION: Planning Staff recommends approval of a Special Use Permit for a communication tower located at 2100 Moodie Road and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions:

1. Applicant shall submit a revised site plan to show five (5) additional street trees along the north 200 feet of Moodie Road to mitigate the proposed use from the residential use to the south.
2. Prior to release of the site plan for issuance of a building permit, the applicant shall provide the following changes and documentation:
 - a. Submission of documentation to demonstrate the tower fall zone will be maintained within the parent parcel.

Applicant's Reason for Request: *"Verizon Wireless proposes to construct and operate a 120' tall self-support monopole type communications tower which will be used to provide enhanced wireless voice and data services to its local subscribers. The facility will be unmanned and will be designed to accommodate at least two additional sets of antenna for use by other carriers. This tower is urgently needed to offload use at surrounding towers which are currently at or above capacity. Without the addition of this communication facility Verizon customers could realize significantly reduced services and very possibly lack of services in an emergency situation."*

In a written response to staff's review comments the applicant stated that *"in addition to providing improved signal strength coverage in this area, the site will also serve to improve capacity by offloading network demands on nearby macro sites in the area."*

ATTACHMENTS

1. Area Map
2. Site Plan
3. Residential Proximity map
4. RF Engineer Letter
5. 3rd Party Review
6. Letter from Clark Coan

KEY POINTS

- Third party review found the applicant's burden of proof justifying the need for a new communication tower is met.
- This tower is intended to augment existing facilities within the community and provide support for the communication infrastructure.
- Proposed tower type is a self-supporting monopole.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- City Commission approval of Special Use Permit and adoption of ordinance.
- Publication of Special Use Permit ordinance.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- Letter from Clark Coan, Sunflower Tail-Trials Conservancy.

Table 1: Project Summary Table

| | |
|--------------------------------|---|
| Subject Property: | 9.24 Acres |
| Proposed Buildings/structures: | Base enclosure 15' by 30' 20' access driveway to Moodie Road 12' x 6' pad site for equipment shelter Generator located within shelter building 120' monopole with 10' lightening rod (130' total) |

| GENERAL INFORMATION | |
|---|---|
| Current Zoning and Land Use: | IG (General Industrial) District, <i>Construction Sales and Service</i> , and <i>Wholesale, Storage and Distribution Light and Heavy</i> (Ottawa Cooperative). |
| Surrounding Zoning and Land Use: | IG (General Industrial) District; <i>Food and Beverage Production & Warehousing Office, Warehouse & Manufacturing</i> (Free State Brewing Co. bottling facility). |
| To the North: | |
| To the East, east side of Moodie Road: | GPI (General Public and Institutional) District, <i>Community Facility and Open Space</i> (City facilities, fire station and Chief Jim McSwain Park). CO (Commercial Office) District; Existing Use, <i>Community Facility</i> (Independence Inc.) RS7 (single-Dwelling Residential) District; <i>existing residential subdivision</i> (East View Subdivision No. 3, 1967 and East View Subdivision, 1956.) |
| To the South: | IG (General Industrial); <i>Professional Office</i> , (CFS Engineers and <i>Warehouse and Manufacturing and Production</i> (multi-tenant facility (P1 Group)). |
| To the immediate West: | IG (General Industrial) District; <i>Open Space</i> (Burroughs Creek Trail and Linear Park). |
| To the far West, west of Burroughs Creek Trail and Linear Park: | IG (General Industrial) District; <i>Wholesale, Storage and Distribution Light and Heavy</i> (warehouse buildings and undeveloped lots). |

Summary of Request

This request is for the construction of a new 120' communication tower to include Verizon communication equipment. Additional space is available on the tower and within the ground lease area for other communication carriers in the future. The proposed location of the tower is in the northeast corner of the Ottawa Coop property along the west side of Moodie Road. The tower and enclosure is proposed to be located within an open space area of the Coop facility and includes a new access driveway shown on the face of the site plan.

Review and Decision-Making Criteria (Land Development Code Section 20-1306(i))

1. WHETHER THE PROPOSED USE COMPLIES WITH ALL APPLICABLE PROVISIONS OF THIS DEVELOPMENT CODE

Applicant's Response: *"Yes"*.

Two key considerations of the application for a new communication tower are the compliance with Section 20-529 Telecommunication Facilities and completion of an independent third party review of the request. Design standards are discussed later in this report. The proposed application complies with these requirements of the Development Code.

Staff Finding – This use complies with the applicable provisions of the Development Code.

2. WHETHER THE PROPOSED USE IS COMPATIBLE WITH ADJACENT USES IN TERMS OF SCALE, SITE DESIGN, AND OPERATING CHARACTERISTICS, INCLUDING HOURS OF OPERATION, TRAFFIC GENERATION, LIGHTING, NOISE, ODOR, DUST AND OTHER EXTERNAL IMPACTS

Applicant's Response: *"Yes."*

This area includes industrial buildings to the north, west and south, detached residences to the southeast, and community facility uses to the east including a fire station, public park space and Independence Inc. Non-residential uses in the immediate area, excluding the fire station, are typically associated with normal business hours so that they are operating during the daytime and closed during the evening and overnight hours.

A small pocket of residences are located between Moodie Road and Haskell Avenue, southeast of the proposed tower site. This residential subdivision is surrounded on the north, west and south by industrial and community facility uses.

Communication towers have a unique form and function. Additional traffic and activity are limited to periodic maintenance once a tower is constructed. Operational characteristics of a tower are not directly comparable to daily activity generated by residential and commercial/industrial uses and activities. This application includes a natural gas generator to be located in the shelter building. The proposed use will not generate odor or dust, if approved. Regular noise associated with the use is limited to the equipment used for cooling the electrical components within the shelter building, similar to an air conditioner, and periodic maintenance of the generator, also located within the shelter building.

Lighting is not proposed for the tower and is not typically required for towers less than 200 feet tall. Lighting for any security purposes required at the base of the tower is proposed over doorways. The overall height of the tower mitigates the need for the tower to be lit. The proposed tower type is a monopole tower that provides a minimized profile for the type of use compared to other types of tower structures.

Two historic properties are located within ¼ mile of the subject property to the east [Robert H. Miller House] and west [Zinn-Burroughs House]. Both of these historic properties are located in residentially zoned districts.

Staff Finding – The proposed tower is compatible with the adjacent uses in terms of hours of operation, orientation, and size. A self-supporting monopole tower has the most reduced profile of any tower type other than a fully stealth structure that is disguised as some other type of structure.

3. WHETHER THE PROPOSED USE WILL CAUSE SUBSTANTIAL DIMINUTION IN VALUE OF OTHER PROPERTY IN THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED

Applicant's Response: *"No."*

Staff does not review property values or property assessment but generally considers broad impacts of land uses on a surrounding neighborhood.

The Development Code indicates a preference for communication towers to be located in commercial and industrial zoning districts. The tower is located adjacent to the eastern edge of the Barker Neighborhood. This property is not located within a designated neighborhood. The property is located within the Burroughs Creek Corridor Plan boundary.

A site plan was recently approved for the addition of a grain storage structure at 2100 Mooide Road per SP-15-00095. Other applications for site improvements for businesses located along E. 22nd Street have been approved between 2010 and 2013 in this area. A new business for an indoor sports and recreation use was recently approved for 701 E. 19th Street, the former Zimmerman Steel building, now Silverback Enterprises that includes a fitness center, offices and equipment storage for various events. These uses and activities represent an investment in the southeast part of the community within the Burroughs Creek Corridor.

The proposed tower is located in the front portion of the site. The existing development pattern of the property locates buildings along the west (rear) property line and therefore there is no opportunity to locate the tower, on this property in the rear. The proposed location also places the tower away from the linear park that had been cited as objectionable in a previous application. The northeast corner location also provides the greatest separation between the tower and the residential uses to the southeast.

Staff Finding – There is no anticipated diminution of value to this area that will result from the proposed use.

4. WHETHER PUBLIC SAFETY, TRANSPORTATION AND UTILITY FACILITIES AND SERVICES WILL BE AVAILABLE TO SERVE THE SUBJECT PROPERTY WHILE MAINTAINING SUFFICIENT LEVELS OF SERVICE FOR EXISTING DEVELOPMENT

The proposed tower is located on private property and does not require public infrastructure services such as water and sanitary sewer. There is an existing sanitary sewer line located within the property and along the east side of Moodie Road that extends one-half block north of E. 21st Street. A City water line is also located along the east side of Moodie Road.

Other infrastructure needs such as telephone, electric and gas service, needed for the generator, will be accommodated from existing utilities in the area.

The proposed tower is located near the existing public right-of-way (Moodie Road). The initial application showed the fall zone of the proposed tower as a 50' radius. This radius extended into the public street right-of-way. The fall zone also extends to the north, encroaching onto the adjacent

property located at 1927 Moodie Road. A tower must be setback equal to one half the height of the tower when adjacent to any R District as required in the Land Development Code. Section (b) of the Land Development Code goes on to state *"In any other base district, the telecommunication tower shall be setback from the property line in all directions the distance established by the fall zone of the tower."* The applicant has provided a statement that the tower will be designed to "fall" within the property. Additional engineering certification is required at the time of a building permit to ensure this standard is met.

Staff Finding – The subject property is located within an urbanized area of the community with adequate public services available to the site.

5. WHETHER ADEQUATE ASSURANCES OF CONTINUING MAINTENANCE HAVE BEEN PROVIDED

The proposed request provides an enforceable tool to address the use and continued maintenance of the property with regard to landscaping, exterior activity, and off-street parking associated with the communication tower. This application does not change or alter the other primary uses associated with the Coop operation. A requirement of the Development Code is that if a tower is not used for a period of three years then the tower shall be removed. This requirement is noted on the face of the drawing.

This application is for the construction of a communication tower. The approval does not change or alter the existing land use or base zoning district.

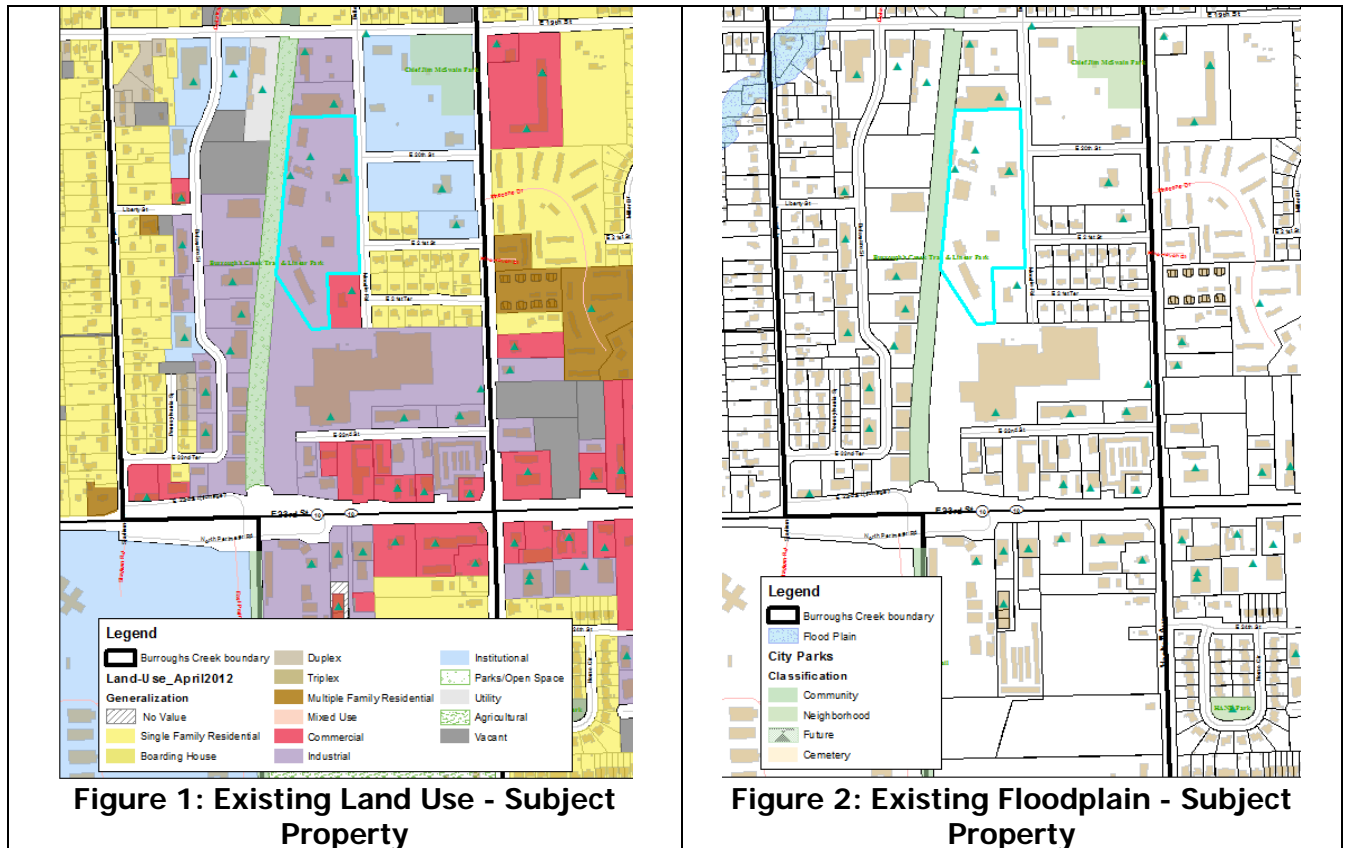
Staff Finding – Adequate assurances of continued maintenance are provided with this application.

6. WHETHER THE USE WILL CAUSE SIGNIFICANT ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT

Applicant's Response: *"No."*

The property is located in a developed urban area. Moodie Road is a two block segment within the Burroughs Creek Corridor. This portion of the corridor area is predominantly industrial with a small pocket of residential use in the vicinity. The Burroughs Creek Trail and Linear Park, located along the west side of the subject property and the Chief Jim McSwain Park located to the northeast of the subject property provide open space within this area between 19th Street and 23rd Street.

- The property is not encumbered by the regulatory floodplain.
- There are no natural features in the immediate area that will be impacted by the proposed tower.
- The property is located within a developed urban area.



Staff Finding – No impact on the natural environment is anticipated from the development of this proposed communication tower.

7. WHETHER IT IS APPROPRIATE TO PLACE A TIME LIMIT ON THE PERIOD OF TIME THE PROPOSED USE IS TO BE ALLOWED BY SPECIAL USE PERMIT AND, IF SO, WHAT THAT TIME PERIOD SHOULD BE

Section 20-529 (3) (i) states: *“Any Telecommunications Facility that is not in use for a period of three full years or more shall be removed by the Owner at the Owner’s expense. Failure to remove the Telecommunications Facility pursuant to non-use may result in removal and assessment of cost to the property pursuant to K.S.A. 12-6a17.”* This code provision limits communication towers to active use. No additional limitation on time is required.

Staff Finding – The Development Code includes a provision for non-use and removal of towers. No additional restriction is needed.

8. CONFORMANCE WITH AREA OR NEIGHBORHOOD PLAN

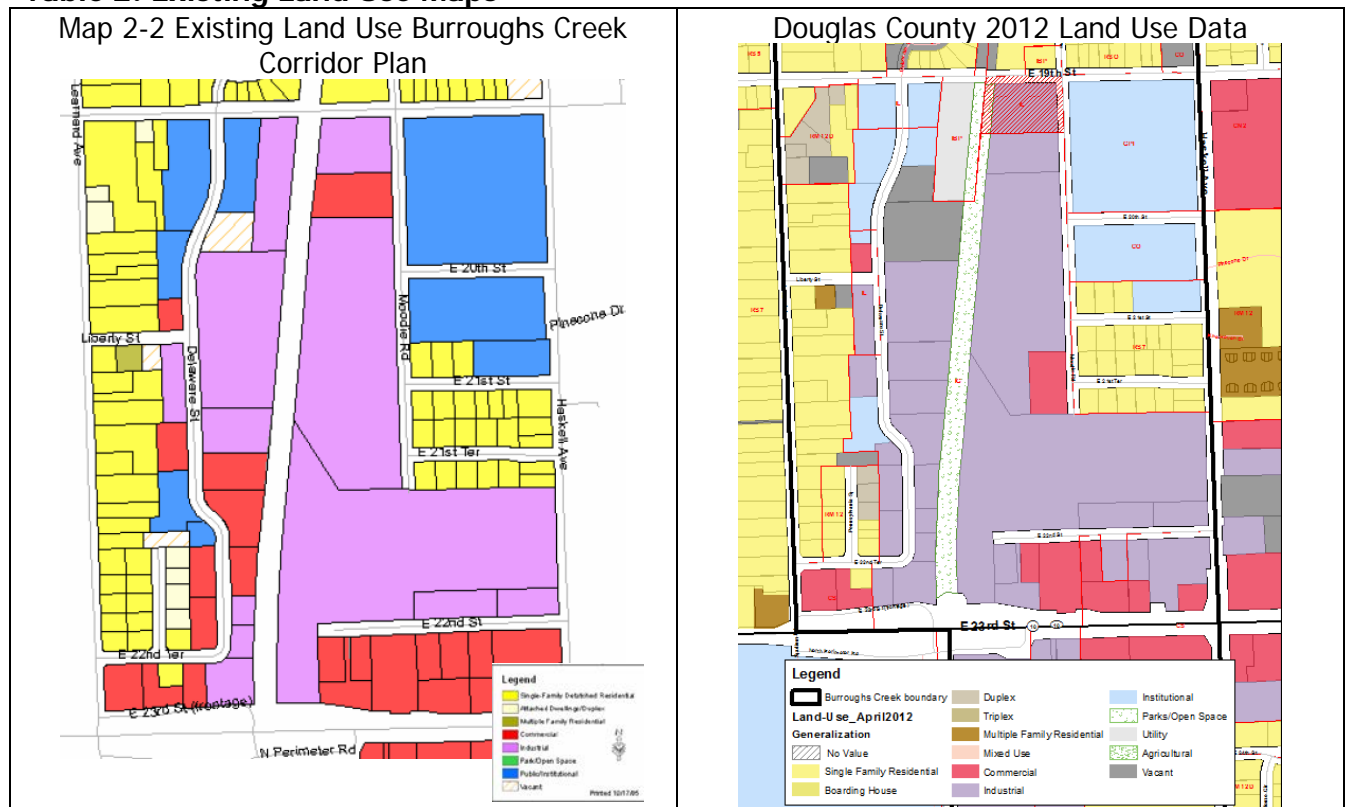
This property is located within the boundary of the Burroughs Creek Corridor Plan. The plan was approved in February 2006. The Land Development Code was adopted in July 2006. References to specific zoning districts are updated and related in this report with the current district titles. A significant feature of this plan is the Burroughs Creek Trail, formerly part of the BNSF railroad that extends north to south through the plan area. The plan breaks the area into three sections:

- Section One: is located generally between 9th Street and 15th Street;
- Section Two: is located between 15th Street and 23rd Street, and;
- Section Three: is located between 23rd Street and 31st Street.

This request is located within Section Two of the area plan. This section is characterized by predominantly residential uses with an area of commercial uses north of 19th Street. South of 19th Street includes predominantly industrial uses with significant area used for public and institutional uses as well as commercial uses. Residential use in Section 2 south of 19th Street is limited to a pocket area around E. 22nd Street and the east block along Lernard Avenue. Map 2-2. Access to the Burroughs Creek Trail from this area is limited to the trail crossings at 19th Street and E. 23rd Street.

One recommendation included in the plan is to align the zoning consistent with the use (Page ii). Specific properties are recommended for rezoning along the corridor from the designated industrial district to a commercial district. An example of this recommendation includes parcels located along Bullene and Lynn Streets. Because the plan was written prior to 2006 the zoning recommendations do not match with the current districts adopted by the Land Development Code. A recommendation to change M-2 to C-5 would be reflected as IG to CS. This change of zoning is intended for underutilized commercial and industrial sites (Page 1-5) with an emphasis placed on residential infill and neighborhood friendly infill development. A review of the current land uses as provided by the Appraiser's Office (2012 data) and Map 2-2 included in the Burroughs Creek Corridor Plan shows several changes in the mix of commercial and industrial uses between 19th Street and 23rd Street.

Table 2: Existing Land Use Maps



- The subject property is not included in the list of properties to be rezoned within the plan area.
- The existing use, Ottawa Cooperative, is classified as a *Construction Sales and Service, and Wholesale, Storage and Distribution Light and Heavy*.
- The subject property is actively used by the Ottawa Cooperative Association.
- A special use permit does not alter the base zoning district.

The plan recommends that when redevelopment of industrially zoned areas is proposed in the future, these areas should be scrutinized for neighborhood compatibility. The plan also states commercial and industrial development should be designed to enhance the area and not detract from the character of the area. The proposed tower is located within an area designated to be retained as an industrial district within the Burroughs Creek Corridor.

The partially developed property on the southeast corner of E. 20th and Moodie Road (Independence Inc.) was identified in the plan as a candidate to be rezoned from M-2 to O-1. This rezoning was completed and is currently reflected as CO, per the current Land Development Code designation. No additional land use recommendations are included for the area between 19th Street and 23rd Street within the plan boundary.

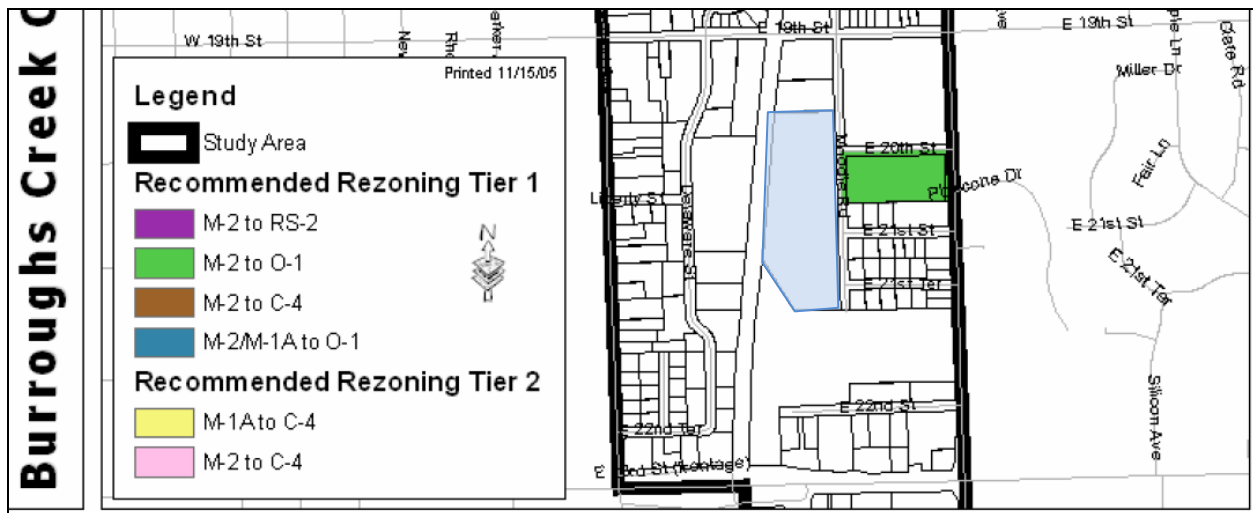


Figure 3: Recommended Zoning Burroughs Creek Corridor Plan

The area highlighted in light blue represents the subject property. Property in green, 2001 Haskell Avenue, is the location of Independence Inc. and was rezoned to O-1 (Office District) as an action step following the adoption of the plan.

Burroughs Creek Corridor Plan and Historic Resources

A recommendation of the plan is to survey the area for historical properties. The environs of the Zinn-Burroughs House extends into Section Two of the corridor study area but does not encumber the subject property. The locally listed property is approximately 1,300 feet west of the proposed tower location. The Robert H. Miller House property, another locally listed landmark, is located approximately 1,200' east of the proposed tower. The environs of that property does not extend into the Burroughs Creek Corridor Plan area.

This project required review under Section 106 of the National Historic Preservation Act. The FCC found that there was no adverse effect on any historic property in the Area of Potential Effect (APE) (FCC project # 0006790154). The Kansas State Historic Preservation Office concurred with this finding (Project # RNC 15-05-080). The City of Lawrence's Historic Resources Administrator concurs with this no adverse effect finding.

Staff Finding – Burroughs Creek Corridor Plan provides guidance for the development of a linear park as well as provides land use recommendations for specific properties within the corridor. The subject property is located within a designated industrial area. The existing uses are consistent with the base zoning. Approval of the request does not alter the base zoning district.

9. NEW TELECOMMUNICATION FACILITIES – ADDITIONAL CRITERIA FOR REVIEW. IN ADDITION TO THE STANDARDS AND CONDITIONS LISTED IN SECTION 20-529 (2) AND 20-529 (9), THE CITY COMMISSION SHALL CONSIDER THE FOLLOWING FACTORS IN DETERMINING WHETHER OR NOT TO ISSUE A SPECIAL USE PERMIT.

(i) Height of proposed Telecommunications Facility.

The proposed height of the tower is 120' with a 10' lightning rod for an overall height of 130'. The tower will be capable of supporting a total of three carriers, including Verizon, the applicant.

Tower height and setback are related. The Development Code requires a tower to be "setback from the property line in all directions a distance equal to at least one-half the height of the telecommunications tower if the site is in or adjoins an R Base District." In all other districts the setback must be contained within the "fall zone".

The proposed tower is located 27.4' south of the north property line and approximately 22' west of the east property line. These dimensions place the tower in close proximity to a common property line to the north and to the public street to the east. The applicant has stated that the tower will be engineered to "fall" within the boundary of the property and not encroach onto the north property or into the public street. A detailed engineering report will be required with the submittal of the building permit for the tower to document the "fall zone" as described by the applicant.

The specific fall zone of the tower will be provided with the final engineering documentation at the time the tower is ordered for construction. If approved, the applicant will need to provide documentation to demonstrate that in the event of a tower failure the equipment will "fall" within the subject property and not encroach on the adjacent property to the north or the public right-of-way.

Section 20-529 (2)(iv) requires the overall tower height to comply with Section 20-302 of the Development Code. Section 20-302 addresses the Airspace Overlay District. The proposed tower is not located within the affected vicinity of the Municipal Airport Runways. The proposed tower will not impact the Lawrence Municipal Airport.

(ii) Proximity of Telecommunications Facility to residential structures and residential district boundaries.

The nearest residential boundary is located more than 500' to the southeast. An exhibit is attached to this report showing the approximate distance of the proposed tower to the surrounding residential zoning districts. The property to the southeast has a direct view to the proposed tower. There are no street trees or other vegetation that obscure the line of sight between the nearest residence and the proposed tower.

The applicant has revised the site plan to provide landscape materials along the north, south and east sides of the enclosure. This will aid in screening the ground equipment from view. Staff recommends additional street trees be added between the tower site and E. 20th Street to mitigate the proximity of the residential uses and the proposed tower.

The site has a wide driveway at E. 20th and the exterior storage yard extends to the east property line south of the office building. Trees will need to be understory since there are overhead lines along the east property line of this site. The following graphics show the proposed landscape plan around the base of the tower facility and the proximity of the tower to the residential uses with the addition of trees along the north portion of the property.

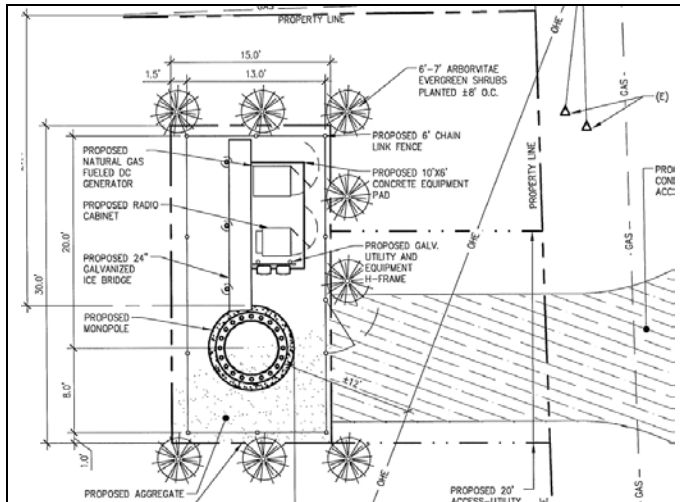


Figure 4: Proposed Landscape Plan



Figure 5: recommended Street Trees

(iii) Technical or engineering requirements limiting placement of the Telecommunications Facility in other areas in order to provide coverage.

A requirement for new telecommunications towers is to demonstrate or justify why the proposed equipment cannot be co-located on existing equipment. This requires a third party review. The City contracted with Burns and McDonnell to review the applicant's justification for this request. A previous application located north of this site in the 1700 block of Bullene was denied by the City Commission, on November 17, 2014. That action did not diminish the applicant's stated need for an additional facility. It did result in reconsidering an alternative site as proposed in this application.

The independent study prepared by Burns and McDonnell concluded that no existing telecommunication towers or structures are located within the geographic area required to meet the applicant's engineering needs. The study concluded that the burden of proof required per Section 20-529 (7) of the Land Development Code is met. A copy of the Burns and McDonnell study is attached to this report.

(iv) Nature and uses on adjacent and nearby properties.

This design consideration has been previously discussed throughout this report. The nature and use of adjacent properties includes a variety of uses including other industrial, warehouse, office, public parks, and residential uses. The location of the proposed tower on the subject property provides the greatest separation between the tower structure and the nearest residence. The west side of the subject property is occupied by buildings associated with the primary business.

(v) Surrounding topography, tree coverage and foliage

The subject property is a developed industrial site. The site and immediately surrounding area is generally flat.

The site is generally devoid of trees. Vegetation is located along the Burroughs's Creek Trail west of the subject property.

(vi) Design of the Telecommunications Facility, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness and making the proposed Telecommunications Tower or Telecommunications antenna a stealth or disguised facility.

The proposed tower is a monopole similar to other telecommunication towers constructed in the city limits in the 1980' and 1990's. The monopole type tower is the most common tower type in the City.

Monopole with multiple platforms for carriers



Figure 6: Existing Tower E. 23rd Street

"Stealth Pole"



Figure 7: Existing Tower E. 23rd Street

Stealth application of tower as flag pole along W. 6th Street.



Figure 8: Existing Tower on W. 6th Street

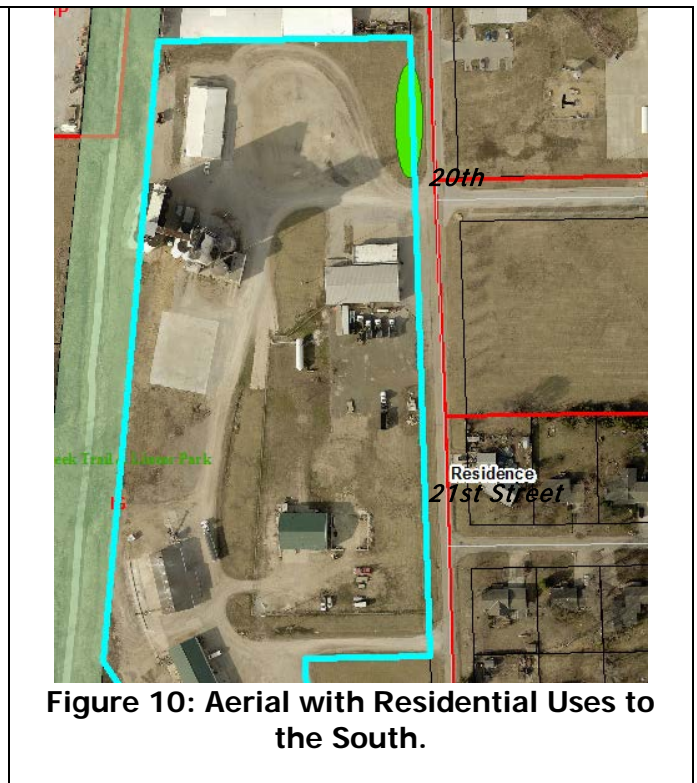
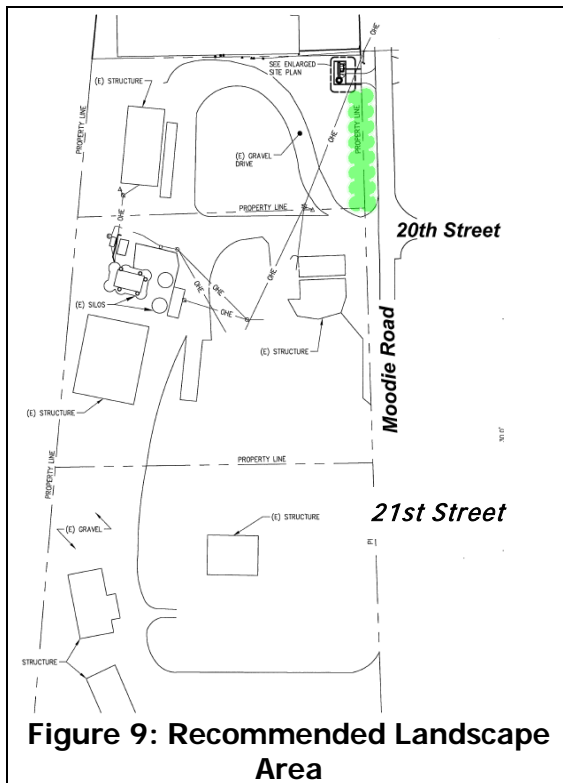
The "stealth" pole type structure was constructed as a new tower along the 23rd Street Corridor in 2006. A similar tower was also constructed along Bob Billings Parkway in the Hidden Valley Girl Scout Property, and adjacent to the medical building along N. 6th

Street. The tower along W. 6th Street was designed as a flagpole, located in the northwest corner of the site.

There are many examples of stealth tower applications that result in the structure having an appearance of water tanks, smoke stacks, trees, and other types of features found in urban areas. To date, the City of Lawrence has not adopted or amended the existing tower regulations to include policies about stealth applications.

Previous applications, typically those related to co-location of communication equipment added to City water tanks or located in City Parks, have included a requirement to screen ground equipment with landscape. This has posed some difficulty with both maintenance and the need for clear visibility required to meet national security standards. The applicant revised the plans to add landscape around the base of the tower site.

Staff recommends landscape be added in the area north of the existing access drive to include shrubs and under-story shade trees along the public right-of-way.



(vii) Availability of suitable existing Telecommunications towers or other structures for placement of proposed Telecommunications Antenna.

The grain elevator is located to the southwest of the proposed structure and is the only "tall structure" in the immediate area. Its height is estimated at 145'. The Fire training tower located to the northeast is approximate 45' tall. Most buildings in the immediate area are single story structures. Typical industrial buildings in the area are 20-35' tall. The Coop recently received approval for the construction of a 75' tall grain bin immediately south of the existing grain silos. The proposed tower is 120' with a 10' lightning rod.

Based on the third party review there are no suitable towers or other “tall structures” within the area for co-location of antenna to meet the applicant’s requirements.

(viii) Whether the character of the proposed site and the proposed Telecommunications Tower will facilitate maximum utilization of space for placement of Telecommunication antennas serving multiple users.

The proposed tower is capable of supporting additional communication carriers as required by the Development Code. The proposed application represents the microcell site needs of the applicant, Verizon Wireless. The area footprint for the tower and ground equipment is smaller than typically included in applications for new communication towers. Lease spaces are commonly 100’ by 100’ intended to capture the initial equipment/carrier, tower and any additional pad sites that will be associated with future carriers to be co-located on a tower.

This application lease area is 15’ by 30’ and captures the proposed tower and initial ground equipment only. Future carriers will need to negotiate with the land owner as well as the tower owner for future co-location requests. The enclosure area will need to be expanded as additional carriers are added to this site to accommodate additional ground mounted equipment to support future carriers.

10. STAFF REVIEW

This portion of the staff report addresses the site plan details and physical development of the site.

A. Site Summary/History

The following site summary is provided from the recently approved site plan for the addition of a grain storage building along the west side of the property. The proposed tower application does not include a summary of the pervious and impervious area typically included in a site plan. The proposed tower improvements are noted in the beginning of this report.

Table 3: Site Summary Table

| SITE SUMMARY – SP-15-00095 addition of grain storage building | | | |
|---|--|--|--------|
| | Existing | Proposed | Change |
| Primary Land Use: | <i>Construction Sales and Service, and Wholesale, Storage and Distribution Light and Heavy</i> | <i>Construction Sales and Service, and Wholesale, Storage and Distribution Light and Heavy</i> | |
| Land Area (sq. ft.): | 402,732 sq. ft. | 402,732 sq. ft. | 0 |
| Total Impervious Area (sq. ft.): | 51,610 sq. ft. | 48,453 sq. ft. | -3,157 |
| % Impervious: | 13 % | 12% | -1% |
| Total Pervious Area (sq. ft.): | 351,122 sq. ft. | 354,279 sq. ft. | +3,157 |

ASSOCIATED CASES

- SP-5-30-90: Farmer’s Co-op; Construction of office building
- SP-8-49-90: Farmer’s Co-op; Fence addition
- SP-6-33-93: Farmer’s Co-op; Addition of a storage facility and retaining wall
- SP-2-15-12: Farmer’s Co-op; Demolition of grain storage building
- SP-14-00168: Contractor Shop; addressed as 2111 Moodie Road

- SP-15-00095: Ottawa Cooperative Association, building addition for 75' tall grain bin.

B. Access and Parking

Access and On-site Parking:

Parking is not required for communication towers. Access to the site is from a proposed access easement (driveway) intersecting with Moodie Road. Driveways must be designed and constructed per City standards. Approval of this use does not alter the parking for the existing uses associated with the Coop operation.

C. Design Standards

Site Design: This tower represents a monopole construction capable of supporting multiple carriers. Ground equipment includes radio cabinets and a generator located within a fenced enclosure. The applicant has added landscape around the base of the facility to provide some screening of the ground equipment from the public right-of-way and residential use to the southeast without fully obscuring visibility of the site.

Historic District Review: This property is not located within the environs of a designated historic property or district.

Pedestrian accessibility: This application is for a utility type use. Accessibility needs for the site are limited to periodic maintenance of the structure and equipment as needed. Moodie Road is an existing local street constructed without curbs, gutters or sidewalks. Sidewalks are not proposed to be added with this project.

Neighborhood: This property is located east of the Barker Neighborhood and south of the Brook Creek Neighborhood. The area between 19th Street and E. 23rd Street east of the Burroughs Creek Trail and Linear Park is not within a designated neighborhood. The subject property is located within the boundary of the Burroughs Creek Corridor Plan that extends north to south between 11th Street and 31st Street.

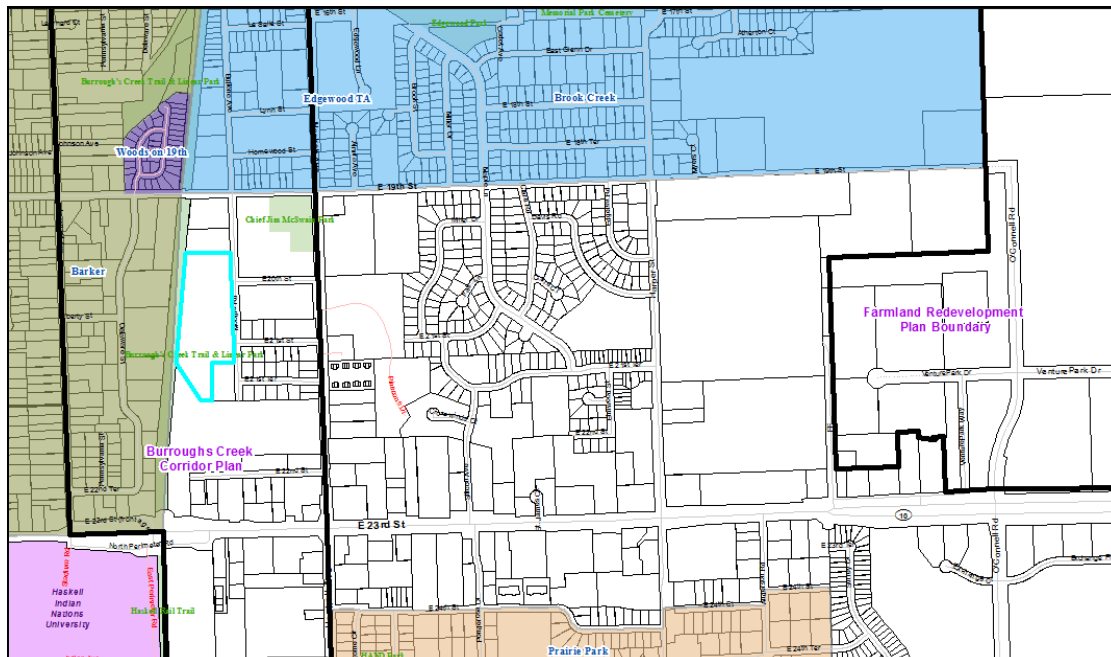


Figure 11: Neighborhood Area

D. Landscaping and Screening

The following section provides a brief detail of the existing and proposed landscaping for this property. The applicant does not propose to alter the existing landscape condition of the existing site as it relates to the Coop use. Generally, the site does not comply with the current design standards for landscaping, street trees, interior landscaping and similar elements.

Street Trees: The property was platted as Farmers Coop Subdivision No. 2 in 1970. A master street tree plan was not required for the property at that time. This site does not include any street trees along Moodie Road.

Parking Lot Landscaping: Interior and perimeter landscaping standards were adopted after the development of the site. Recent approval of the grain bin did not alter the existing parking or access to the site; therefore perimeter and interior parking lot landscaping were not required. Likewise, the proposed tower structure will not alter the off-street parking standards and related parking lot landscaping.

Buffer yard: The proposed location of the tower site within the subject property is surrounded by industrial zoning and uses to the north, west and south. The area to the east includes City property that includes parks and recreation facilities and the Fire Training Facility. The property to the southeast includes a partially developed lot, Independence Inc.

If developed today, buffering would be required along Moodie Road where the industrially zoned property abuts the GPI, CO and RS7 zoning districts along the east side of the property.

With regard to the proposed communication tower, ground equipment should be appropriately screened from the public right-of-way. Ground equipment will be located within a structure. Ground improvements will also be located within a fenced enclosure similar to that found within the immediate area.

Mechanical Equipment Screening: As discussed in the buffer yard section, mechanical equipment is required to be screened per City Code. Screening must be balanced with the need for security and visibility with this type of facility. The provision of landscape material along the east property line provides reasonable screening of the ground equipment along the public right-of-way.

E. Lighting

Lighting is not proposed for this tower other than minimum required lighting at the base of the tower for the equipment building. Additional detail regarding the lighting fixture is required to demonstrate compliance with the City's photometric standards.

F. Floodplain

This property is not located within the regulatory floodplain and is not subject to a local floodplain development permit.

CONCLUSION

The proposed tower meets the design standards of the Development Code. The proposed tower provides space for future co-location of equipment. Conditions recommended for approval relate to mitigating visual impacts of the proposed tower on the surrounding property owners.