



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: May 12, 2015

Reference: Consider approval of Case No. PD-280-R, Verizon, a zoning change request from R (Retail) to PD-280-R (Planned Development-280-Retail), to allow an 80-foot telecommunication tower, antenna and facilities to be located at 1005 E. Sandy Lake Road.

2030: **Business Prosperity**

Introduction:

This request is for construction of a cell tower on city owned land behind the Universal Academy charter school. The tower will be located behind an existing six-foot tall masonry screening fence and will be at least 300 feet south of Sandy Lake Road. The city has an existing sanitary sewer pump station on the site (it has been there in excess of 50 years), the cell tower will be so located as to not interfere with any pump station activities. In addition, the applicant has agreed to place a concrete access drive to the site, and construct a six-foot tall masonry fence with gate at the site entrance that will totally screen the tower equipment from public view. This cell tower will be of stealth design, basically an 80-foot tall cylinder with antennas interior to the tower. The lease with the city is structured in five year increments, for a total of 25 years with a final expiration date of 2040.

Analysis:

On April 16, 2015, the Planning Commission unanimously recommended approval of this PD request for an 80-foot telecommunication tower, antenna and facilities, the following condition remains outstanding:

1. The property will need to be platted.

Legal Review:

This item did not require City Attorney review

Fiscal Impact:

Monthly income to the City

Recommendation:

The Planning Department recommends approval

Attachments:

1. Staff Report
2. Tower Elevation (Sheet A-1)
3. Site Plan (Sheet C-1)
4. Enlarged Site Plan (Sheet C-2)
5. Brick Wall Detail (Sheet SE-4)
6. Wall Detail (Sheet C-8)