



City of Grand Island

Tuesday, June 26, 2018

Council Session

Item E-2

**Public Hearing on Request from the City of Grand Island for a
Conditional Use Permit for a Radio Tower for 911 Dispatch
located at 1210 N. North Road**

Council action will take place under Request and Referrals item H-1.

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: June 26, 2018

Subject: Request of John Rosenlund, representing City of Grand Island Emergency Operations Center for Approval of a Condition Use Permit to Allow Construction of a Telecommunication Tower at 1210 N. North Road

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request to allow for the construction of a 90 foot lattice telecommunication tower with a 7 foot antenna for a total height of 97 feet at 1210 N. North Road.

The property is currently zoned R-1 Suburban Residential. The Grand Island Zoning Code requires that all telecommunication towers receive the approval of City Council in the form of a conditional use permit prior to construction.

The intent of the tower and telecommunication facilities and antenna regulations are to protect residential areas and land uses from the potential adverse impact of the installation of towers and antennas through careful design, siting, and camouflaging, to promote and encourage shared use/collocation of towers, and to ensure that towers and antennas are compatible with the surrounding land uses.

Discussion

The City Code specifies eight items to be submitted with the application for a tower development permit; all of those items have been submitted with the exception of:

1). the engineering of the tower and foundation design. It appears reasonable to delay the submittal of this item until after the City Council has approved the location. At the time of a request for a building permit then the engineering for the construction needs to be submitted before a building permit would be issued.

Information attesting to a diligent effort to collocate with any tower within a one mile radius has been submitted by the applicant.

There are four tower locations within the one mile radius; 3690 W. State St.
3644 W. 13th Street
3539 W. 13th Street

The existing towers do not appear to provide adequate colocation possibilities for the EM911 control systems equipment.

The location of this proposal does not appear to create any negative impact on neighboring properties.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request for a conditional use permit finding that the proposed use is a listed conditional use in the zoning code and that it will not be detrimental to public health, safety, and the general welfare of the community.
2. Disapprove or /Deny the conditional use permit, finding that the proposal does not conform to the purpose of the zoning regulations.
3. Modify the conditional use to meet the wishes of the Council
4. Refer the matter to a special committee for a determination of a finding of fact.
5. Table the issue.

Recommendation

City Staff recommends that the Council approve the request for a conditional use permit to construct this 97 foot telecommunication tower, finding that the request does promote the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Sample Motion

Move to approve the requested conditional use permit as specified in the staff recommendation published in the Council packet and presented at the City Council meeting and finding that the application will conform with the purpose of the zoning regulations.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Radio Tower for 911 Dispatch
2. The owner(s) of the described property is/are: City of Grand Island
3. The legal description of the property is: Lot 1 of Stander Subdivision -
(to be plat'd as...)
4. The address of the property is: 1210 N. Road Grand Island
5. The zoning classification of the property is: R1 - Suburban Density
6. Existing improvements on the property is: None - Building in progress
7. The duration of the proposed use is: Permanent
8. Plans for construction of permanent facility is: 911 + Emergency Center
9. The character of the immediate neighborhood is: Ag and Residential
10. There is hereby **attached** a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.
11. Explanation of request: This is a 90 foot radio tower to
serve the 911 Center. Total height with antenna
is 97'.

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

6/11/18
Date

308-385-5362
Phone Number

City of Grand Island
Owners(s)

1210 N North Rd
Address

GI NE 68803
City State Zip

Please Note: Delays May Occur if Application is Incomplete or Inaccurate.

Proposed Tower Location Map

1210 N. North Road

