



City of Grand Island

Tuesday, February 24, 2015

Council Session

Item E-2

Public Hearing on Request from The Diamond Engineering Company on behalf of Verizon Wireless for a Conditional Use Permit for Construction of an 88' Wireless Telecom Monopole and Radio Shelter located at 3000 Garland Street

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: February 24, 2015

Subject: Request of Jeffrey Skinner, representing Verizon Wireless for Approval of a Condition Use Permit to Construct a Telecommunication Tower at 3000 Garland Street

Item #'s: E-2 & H-2

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request to allow for the construction of an 88 foot monopole telecommunication tower at 3000 Garland Street to facilitate their cellular service area. The property is currently zoned LLR Large Lot 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

City Code specifies eight items 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, and, 2). the names, addresses and telephone numbers of all owners of other towers or usable antenna support structures within one mile radius of the location of the proposed tower.

It appears reasonable to delay the submittal of the engineered design 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 an effort to collocate with any tower within a one mile radius has been submitted by the applicant; however it does not identify two additional towers within the area owned by the City of Grand Island. There are three tower locations within the one mile radius; one is at 3133 W. Highway. #34, Stuhr Museum, this tower does not appear to be capable of additional capacity and the two City owned towers at Fire Station #3 at 2310 S. Webb Road and the Cemetery at 3168 W. Stolley Park Road, both of which are only 60' in height and would not be feasible for the proposed coverage area.

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

Section 36-177 addresses landscaping for tower sites and states that all tracts on which towers are located shall be subject to landscape requirements of the City Code but as this property is in a residential zone landscaping does not appear necessary.

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 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.



Non-Refundable Fee: \$1,000.00
Return by: _____
Council Action on: 2-24-15

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Construction of a proposed 88' Wireless Telecom Monopole and radio shelter
2. The owner(s) of the described property is/are: The Diamond Engineering Company, a Nebraska corporation
3. The legal description of the property is: SEE ATTACHED SURVEY
4. The address of the property is: Vacant parcel 3000 Garland Street
5. The zoning classification of the property is: LLR
6. Existing improvements on the property is: Undeveloped Lot
7. The duration of the proposed use is: Length of lease
8. Plans for construction of permanent facility is: Attached with application
9. The character of the immediate neighborhood is: Vacant lot with residential homes to the north, multi family residential to the west
Mix of business to the west and south.
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: Any new tower development requires an approval of CUP application. Verizon has submitted letter from RF Engineer indicating why the proposed site is required for Verizon's customer base to continue to receive the service they depend on and to keep Verizon's network operating at an optimal level.

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

The Diamond Engineering Company

January 16, 2015

Date

(308) 382-8362

Phone Number

Jeffrey Skinner President
Owners(s)
Jeffrey Skinner Authorized Verizon Agent

1521 West Anna

Address

Grand Island

City

NE

State

68801

Zip

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

