



City of Grand Island

Tuesday, February 09, 2010

Council Session

Item E2

**Public Hearing on Request from ITT Corporation for a
Conditional Use Permit for a FAA Communication Tower Located
at 3565 Sky Park Road**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: February 9, 2010

Subject: Request of ITT Advanced Engineering & Sciences for Approval of a Condition Use Permit to Construct a Communication Tower at 3571 Sky Park Road

Item #'s: E-2 & H-1

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request to allow for the construction of a 65 foot monopole communication tower at 3571 Sky Park Rd. to facilitate a Federal Aviation Administration communication project at the Central Nebraska Regional Airport.

The Grand Island Zoning Code requires that all communication 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, and,
- 2). a building permit application for the proposed tower.

It appears reasonable to delay the submittal of these two items 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.

Documentation attesting to a diligent effort to collocate has been submitted from the applicant and there appears no other towers or structures within the one mile area that would accommodate this antenna system.

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

Alternatives

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

1. Approve the conditional use permit.
2. Disapprove or /Deny the conditional use permit.
3. Modify the conditional use to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council approve the request for a conditional use permit to construct this communication tower.

Sample Motion

Move to approve the request for a conditional use permit to construct a communication tower at 3571 Sky Park Road. Possible findings to support this position might include; that the application was submitted as prescribed in the City code and that the proposal would not adversely impact neighboring properties and land uses.



Non-Refundable Fee: \$200.00
Return by: _____
Council Action on: _____

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: FAA Communication Tower
2. The owner(s) of the described property is/are: Central Nebraska Regional Airport
3. The legal description of the property is: See attached map
4. The address of the property is: 3565 Sky Park Road
5. The zoning classification of the property is: Airport (M2)
6. Existing improvements on the property is: none
7. The duration of the proposed use is: 20 years
8. Plans for construction of permanent facility is: Spring 2010
9. The character of the immediate neighborhood is: Commerical
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: The FAA is leasing land from the Central Nebraska Regional Airport.
The FAA is building a 65' tall communications tower, the tower will sit inside a 25'x25' chain link fence. Along with the tower there will be an equipment building and a propane tank.

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

1/11/2010

Date

R.D.

as a dually authorized representative of ITT

Owners(s)

571-926-6947

Phone Number

12930 Worldgate Drive suite 400

Address

Herndon

City

VA

State

20170

Zip

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

