

# **City of Scottsbluff, Nebraska**

**Monday, November 10, 2014**

**Regular Meeting**

## **Item NewBiz1**

### **Special Use Permit**

*Special Use Permit: Radio Tower*

*Applicant(s): Lady of Guadalupe Church*

*Owner(s): Lady of Guadalupe Church*

*Location: 1131 East 8th Street*

**Staff Contact: Annie Urdiales**



*SCOTTSBLUFF*  
*PLANNING COMMISSION*  
*Staff Report*

<b>To:</b>	Planning Commission	<b>Zoning:</b>	R-1A
<b>From:</b>	Development Services Department	<b>Property Size:</b>	n/a
<b>Date:</b>	November 10, 2014	<b># Lots/Units:</b>	n/a
<b>Subject:</b>	Special Permit Request – Our Lady of Guadalupe Church		
<b>Location:</b>	1131 East 8 <sup>th</sup> Street		

**Background:** The applicant(s), Our Lady of Guadalupe Church represented by Lee Trautman, authorized agent, have requested a (conditional) special use permit to allow for a 65' radio tower and supporting equipment. Towers are a permitted use in Residential zoning districts with approval of a special use permit through the Planning Commission. Our Lady of Guadalupe Catholic Church along with St. Agnes Catholic Church helped to organize Valley Catholic Radio to support its educational mission. The radio tower and antenna will be placed at 1131 East 8<sup>th</sup> Street which is part of the Guadalupe Center; there is a vacant building on the lot that was previously used for boxing, the communication facility will generally fit in with the community oriented facilities that the church offers in this neighborhood.

The tower design is in accordance with the approved national standard with a fixed base. The Engineer has checked and the property is in compliance with FAA requirements. We have asked that the tower be fenced with 6' chain link fence with two strand barbed wire. The barbed wire can be added as part of their special use permit, as this type of fence is not typically allowed in residential zones. The vacant building on the lot will be used for additional radio equipment and station offices.

**Analysis:** The property is zoned Residential and the applicant has submitted all proper paper work for the permit. The surrounding properties are also zoned Residential and surrounding property owners have been notified. If special permit is approved a complete set of plans will be submitted to Development Services and reviewed when the building permit is applied for.

Please note that per 25-13-9 that a building permit must be issued within one year of approval of the Special Use Permit or the Permit expires and per 25-13-11 that the Permit may not be transferred with change of ownership of the land.

**Lot Sizes:** This residential lot 20 is 50' x 136'; the church owns three lots to the west and nine lots to the north of 1131 East 8<sup>th</sup> Street. A site plan showing layout of the tower is attached.

**Staff Recommendation:** Approve a Special Use Permit to allow for a cell tower supporting equipment in an Residential zoning district with the condition that a fence is built around the tower/antenna.

**RECOMMENDATION**

***Approve***

Make a motion to approve the special use permit to allow for a Radio Tower and supporting equipment at 1131 East 8<sup>th</sup> Street located in a Residential zoning district subject to the following condition(s): fence be erected around tower

***Deny***

Make a motion to disapprove the special use permit to allow for a Radio Tower and supporting equipment at 1131 East 8<sup>th</sup> Street located in a Residential zoning district, for the following reason(s):

***Table***

Make a motion to TABLE the special use per for a Radio Tower and supporting equipment at 1131 East 8<sup>th</sup> Street located in a Residential zoning district for the following reason(s):



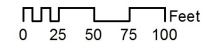
# PLOT PLAN

Lot 20, Block 3  
 Second Orchard  
 Place Addition  
 Section 25 T.22N, R.55W.

Zoning: R-1A

- Proposed Radio Antenna
- Dimension
- 300' Property Radius
- Proposed Lot
- Parcel
- Parcels within 300' Radius

1 inch = 100 feet



Imagery Source: US Army Corps of Engineers, 2012  
 Parcel Source: Scotts Bluff County, 2010



M.C. Schaff & Associates, Inc.  
 818 S Beltline Hwy E  
 Scottsbluff, NE 69361

Path: G:\Jobs\15B10002 City Planning & Zoning\GIS\Our Lady of Guadalupe Church Radio Tower\Our Lady of Guadalupe Church Radio Tower - Plot Map for Permit Special Application.mxd

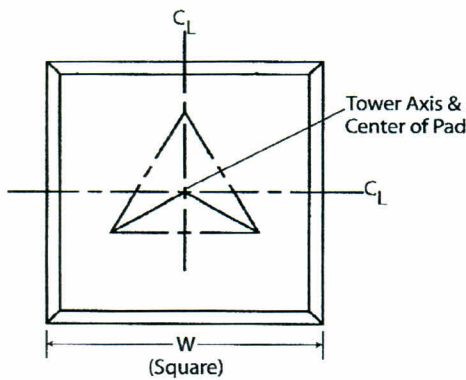
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### DESIGN NOTES

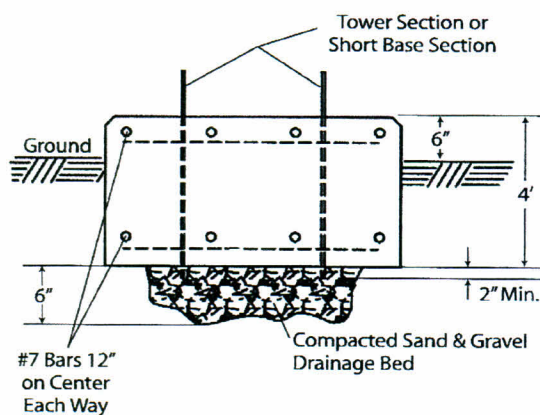
1. Tower designs are in accordance with approved national standard ANSI/EIA-222-F.
2. All towers must have "fixed" bases. Pinned bases may not be used.
3. Designs assume transmission lines symmetrically placed as follows:
  - 25G Tower - One 5/8" Line on each face (Total =3)
  - 45G Tower - One 7/8" Line on each face (Total = 3 @ 7/8" & 3 @ 1/2")
  - 55G & 65G Towers - Two 7/8" Lines on each face (Total =6)
4. Antennas and mounts assumed symmetrically placed at tower apex.
5. Allowable antenna areas assume all round antenna members.
6. Allowable flat-plate antenna areas, based on EIA RS-222-C, may be obtained by multiplying areas shown by 0.6.
7. For wind speeds with ice, the areas shown include 1/2" radial ice. Antenna areas without ice must not exceed the areas shown for the no ice condition.

### FOUNDATION INFORMATION



**PLAN VIEW**

Tower	Overturing Moment (FT. LBS.)	Max. Allow Shear (LBS.)	Width	Concrete Required (Cu. Yds.)
25G	6,800	700	4' - 0"	2.4
45G	12,800	1,600	5' - 3"	4.1
55G	22,900	1,600	6' - 0"	5.3
65G	49,600	3,800	7' - 9"	8.9



**ELEVATION VIEW**

