Cellular Tower Staff Report

DATE OF PUBLIC MEETING: DECEMBER 14, 2017

ADDRESS: 11650 COLEMAN RD

Type of Tower:	Lattice	**Height of Tower:**	255' plus a 5' Lightning Rod			
Property Zoned:	**A-R Rural Agriculture**	**Adjoining Property:**	**N: A-R**	**S: A-R**	**E: A-R**	**W: A-R**
Applicant:	New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility					

The applicant is seeking to construct a lattice tower at the address indicated above in accordance with Article 20 of the Owensboro Metropolitan Zoning Ordinance. The proposed tower is to be located on a 0.23 acre parcel owned by Martha J. & David Lashbrook in unincorporated Daviess County near the intersection of Greenbriar Road and Coleman Road. The subject property is currently vacant. The applicant states in the uniform application materials that there are no other suitable locations in the vicinity that allow for co-location and that the new tower is needed to provide service to the community.

The tower is a 255' lattice structure with a 5' lightning rod. The applicant proposes to install an 8' tall chain link fence around the lease area with a 10' landscape buffer and a double row of 6' pines. The application meets all requirements related to staffing and signs. The height of the tower will require illumination; a beacon light at the top of the tower is shown on the site plan submitted. The site is designed to allow three or more carriers to be located on the tower.

APPLICATION

All materials for a complete application have been submitted in accordance with Owensboro Metropolitan Zoning Ordinance Section 20-4(b).

DESIGN STANDARDS

RESIDENTIAL STRUCTURES - The cellular tower meets all minimum distance requirements from residential structures. The nearest residential structure, located at 11860 Coleman Road, is approximately 405' from the proposed tower according to materials submitted by the applicant. Section 20-5(b) of the zoning ordinance requires lattice towers in agricultural zones to be at least 250' from residential structures.
SETBACKS – Section 20-5(c) of the zoning ordinance requires a setback from the property lines equal to ½ the height of the tower. In this case the tower is proposed to be 260' tall therefore the required setback from the property lines is 130'. The entire lease area is only 100' wide so it would be impossible to comply with this requirement; however, the tower will be 220' from the nearest property line of the parent parcel and 236' from Coleman Road. Additionally, the tower will be approximately 405' from any adjoining structure.
HEIGHT - At 255' with a 5' lightning rod, the proposed tower is over the 200' maximum allowed by ordinance, however the applicant has provided approval of the tower height and location from the FAA and the KAZC.
SCREENING – Section 20-5(i) of the zoning ordinance requires staggered rows of 6' tall evergreen trees spaced every 15' within 10' of the property line and an 8' tall chain link fence, as shown on the applicants site plan.
SIGNS - No signs are proposed on the site except those displaying emergency, safety and warning information.
CO-LOCATION - The site can accommodate three or more service providers.
WAIVERS – 1). Section 20-5(c) Setbacks – The required setback for the tower is 130' from the property lines. The proposed tower will be less than 130' from all property lines.
2). Section 20-5(d) Height – The zoning ordinance allows a maximum height of 200' for a tower, however, the applicant has provided approval of the tower height and location from the FAA and KAZC.

FINDINGS

1. The application is complete with all materials in accordance with the Owensboro Metropolitan Zoning Ordinance;
2. The site is in compliance with all design criteria of the Owensboro Metropolitan Zoning Ordinance;
3. The permanent tower will improve service for users within the community; and,
4. By providing the opportunity for multiple service providers on this tower, we are promoting the goal of the Comprehensive Plan to encourage collocation in order to minimize the number of telecommunication towers.