



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** January 16, 2020
SUBJECT: SUP 2019-12 Public hearing and consideration of a request from Crafton Communications for a special use permit for a communications tower at 4921 Davis Boulevard, being 2.852 acres described as Lot 2R, Block 1, Hudiburg Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Public Storage, Crafton Communications is requesting a special use permit (SUP) for a 75-foot tall communications tower. The tower site is located at the southwest corner of the Public Storage self-storage facility lot located at 4921 Davis Boulevard. The overall property is located on the west side of Davis Boulevard north of the Boulevard 26 and Bedford-Eules Road intersection.

GENERAL DESCRIPTION:

The zoning ordinance requires approval of an SUP for any communications tower over 45 feet in height. Communication towers are permitted by SUP in all nonresidential zoning districts. The zoning ordinance also provides for regulations and standards for communication towers. These standards are intended to minimize the adverse visual effect of the towers, provide careful siting of tower structures, and maximize the opportunities for co-location of multiple service providers.

The wireless provider associated with this application is AT&T. A site plan for the proposed tower is attached. In addition, a letter from the applicant is attached, which provides more detail about the request and compares existing and future cellular coverage.

The total property is 2.85 acres in size, but the lease area for the communication tower is a 1,112-square-foot area located at the southwest of the property. Planned improvements to the site include a 75-foot monopole tower and associated ground equipment. The antenna arrays are located on the exterior of the tower. The tower is designed to accommodate four wireless carriers. The lease area is accessed from the fire lane on the property. There are not any buildings proposed for the site. All equipment would be located in outdoor cabinets.

Section 118-768(b) of the zoning ordinance requires that tower locations conform to the adopted Communication Tower Buffer Zone Map. These standards require a 300-foot buffer from residentially zoned property, a 150-foot buffer from arterial streets and commuter rail lines, and a 1,500-foot buffer from another communication tower. The location of the proposed tower satisfies these setbacks, as shown in the map to the right. The green areas represent locations that conform to the setback standards.



Applications for special use permits provide an opportunity to address modifications to specific development standards for the site and consider reasonable conditions on the operation, location, arrangement, and manner of construction. A requested modification to the standards and a recommended landscape enhancement is described in more detail below. All other development standards for communication towers have been satisfied.

Tower setback

The applicant is requesting a modification of the required tower setback for the property. The standards require that the tower be located in such a manner that if the structure should fall along its longest dimension it will remain within the property boundaries and avoid habitable structures and streets.

Based on the proposed tower height, the required setback from all property lines is 75 feet. The tower location meets this standard on the north and east sides. The applicant is requesting a setback of 4 feet-11 inches on the south side and 20 feet-2 inches on the west side. There are not any habitable structures located within 75 feet of the tower.

Masonry screening wall

The lease areas for communications towers are required to be screened by a masonry screening wall at least six feet in height. The applicant is requesting a waiver from this standard due to the commercial nature of the site and surrounding development. The boundary of the self-storage facility lot is fenced with a chain link fence.

Landscape enhancement

Communication tower sites are required to be landscaped. While the proposed tower site is on a developed lot, previous SUP approvals have included landscaping designed to screen and soften the view of ground equipment and screening walls. However, the location of the equipment is not a suitable area for these improvements. In order to fairly apply this standard at this location, the DRC recommends that an equivalent area of landscaping improvements be made to the area adjacent to Davis Boulevard near the entrance to the property.

A conceptual landscape plan is included in the special use permit exhibits. The landscaping materials complement the drought-resistant landscape theme used on Davis Boulevard north of the site. The landscape plan will be adjusted to ensure that the location of landscape materials complies with visibility sight triangles at the driveway.



LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. This designation provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is currently zoned C-2 Commercial. This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 Commercial	Retail Commercial	Offices
WEST	C-2 Commercial	Retail Commercial	Automobile dealership
SOUTH	C-2 Commercial	Retail Commercial	Automobile dealership
EAST	PD Planned Development	Retail Commercial	Office and commercial uses

PLAT STATUS: The property is platted as Lot 2R, Block 1, Hudiburg Addition.

CITY COUNCIL: The City Council will consider this request at the February 10, 2020, meeting following action by the Planning and Zoning Commission.

RECOMMENDATION:

Approve SUP 2019-12.