

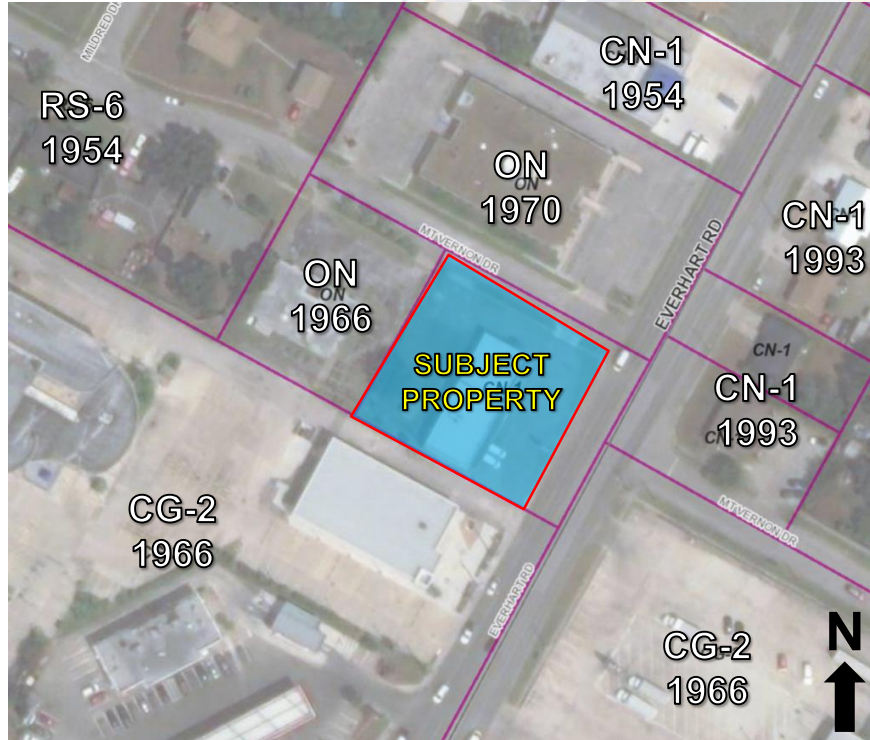
# Zoning Case #0222-02

**SCI Wireless and Tillman Infrastructure  
Rezoning for a Property at 5007 Everhart Road  
From “CN-1” To “CN-1/SP”**



City Council  
March 29, 2022

# Zoning Pattern and Adjacent Development



## Currently Zoned:

“CN-1” Neighborhood Commercial District

## Proposed Use:

130-foot Telecommunication Tower

## Surrounding Uses:

- North: Office Buildings
- South: Shopping Center
- East: Office Buildings
- West: Office Buildings

# Public Notification

13 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

## Notification Area

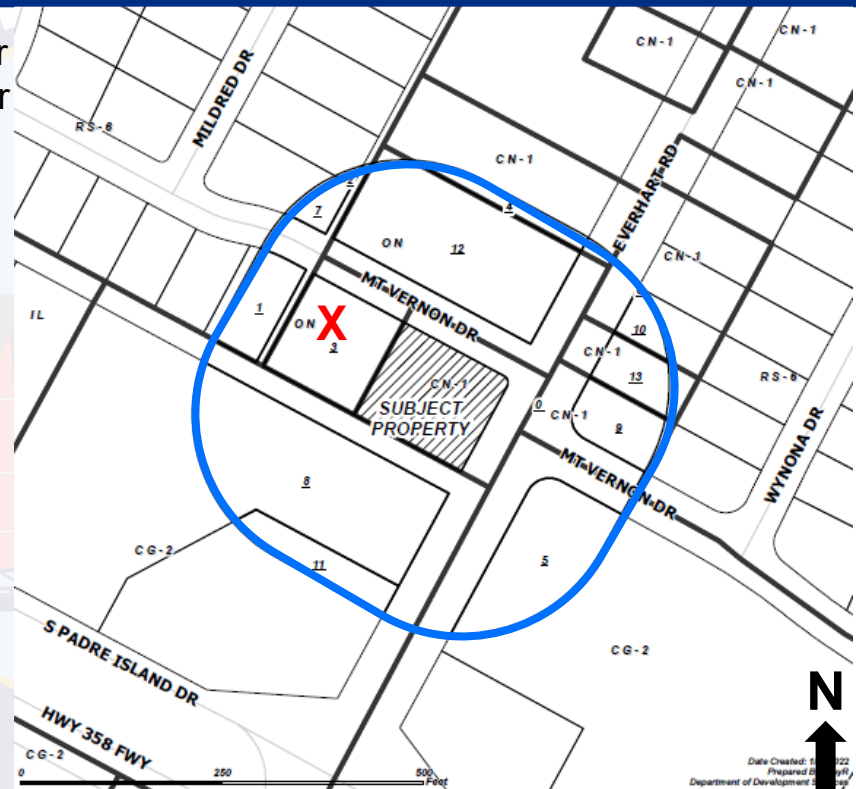
Opposed: 1 (7.01%)  
Separate Opposed Owners: 1



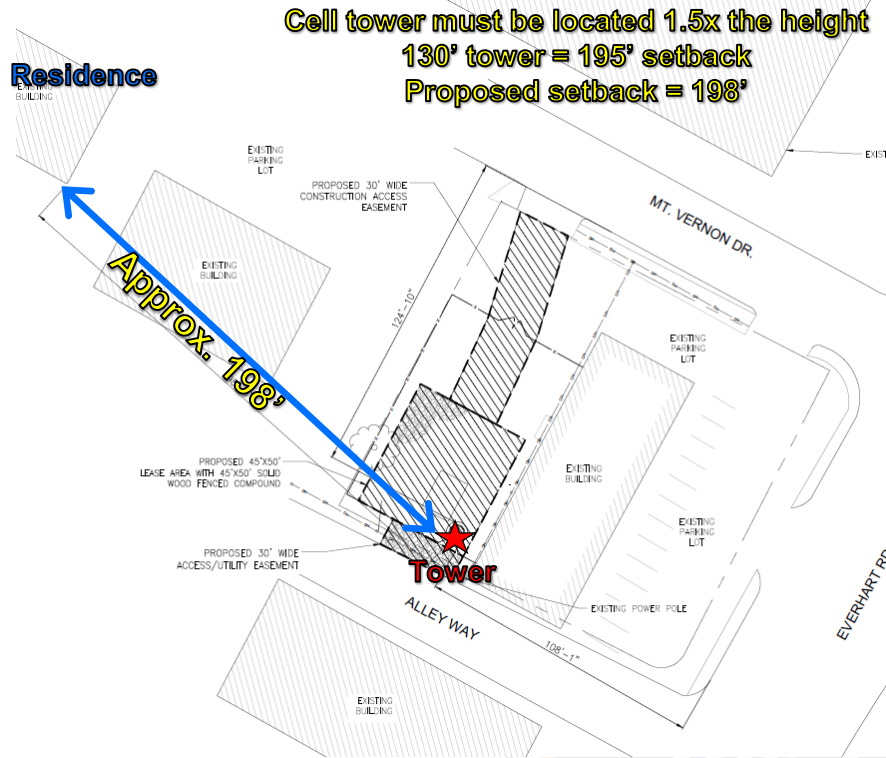
In Favor: 0 (0.00%)



*Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition*



# Staff Analysis and Recommendation



- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC) and the Southeast (Midtown) Area Development Plan (ADP).
- The proposed wireless telecommunication facility will increase data availability in an area where it is needed to prevent a degradation of services.
- Construction of the wireless telecommunication facility will increase coverage in areas that are currently underserved.
- The proposed tower will be required to meet the requirements of Section 5.5 of the Unified Development Code (UDC). Specifically, the setbacks to residential dwellings and will be designed to withstand a windstorm of 130 mph.
- Planning Commission and Staff Recommendation: Approval

# Special Permit Conditions

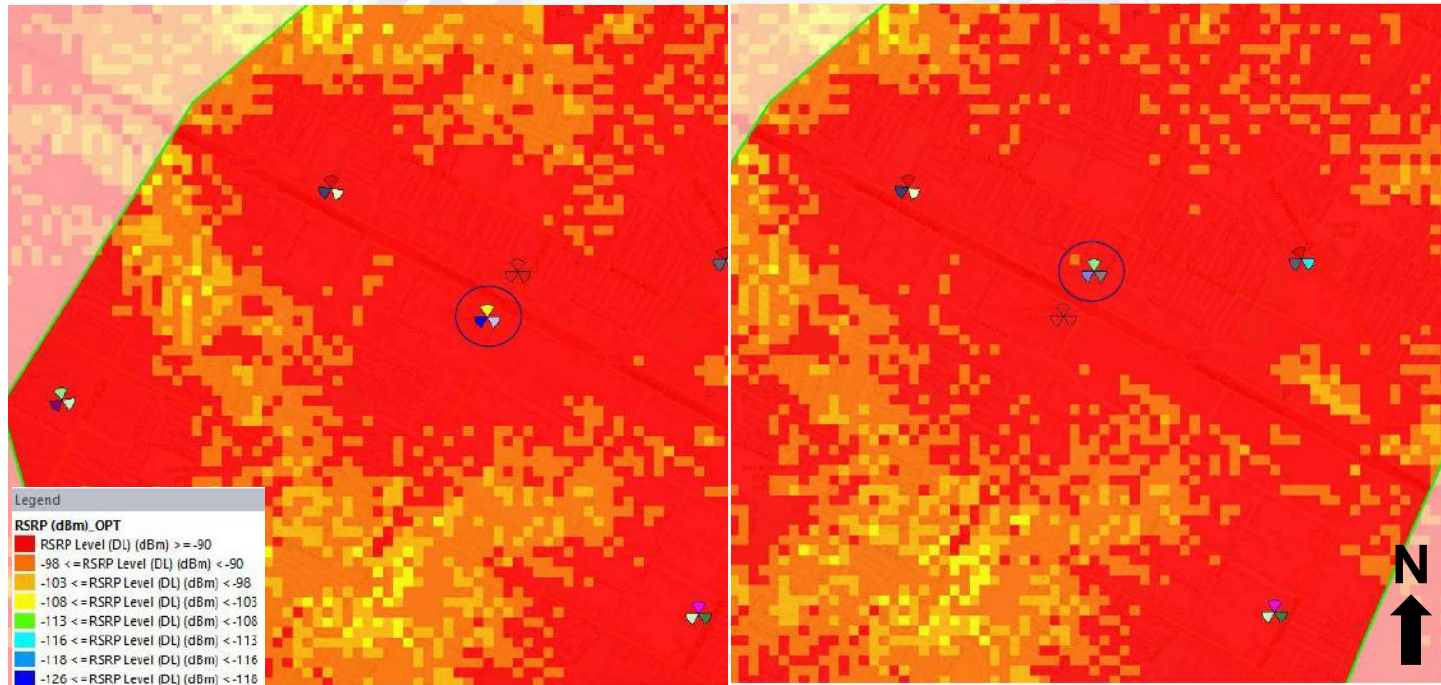
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1. **Use:** The only use permitted under this Special Permit, other than those permitted by right in the “IL” Light Industrial District, is a wireless telecommunication facility of 130-feet in height and shall be designed to withstand a sustained wind speed of 130 mph.
2. **Access:** Access and placement shall be as per the site plan setback.
3. **Telecommunications Tower Standards:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, and lighting.
4. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
5. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

# Coverage Map

Current Coverage

Projected Coverage



# Without Tower

