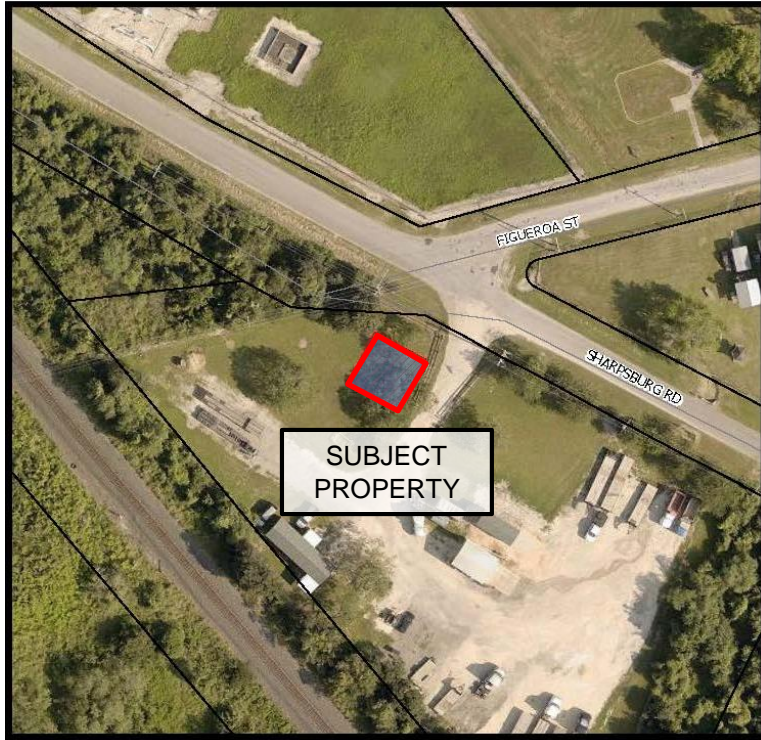
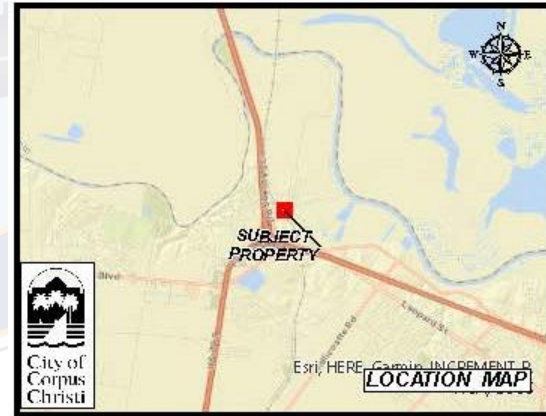


Zoning Case 0823-01

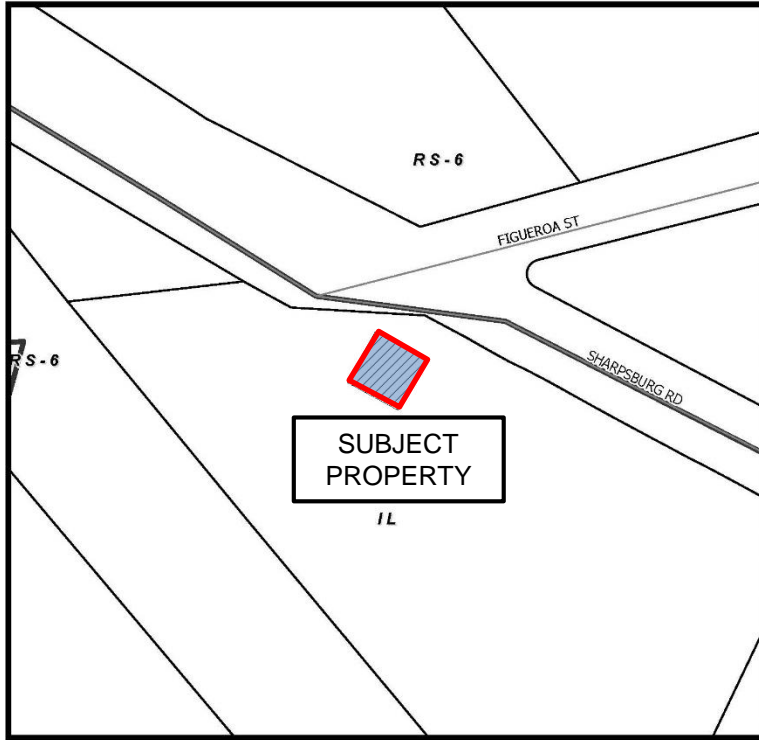


Sharky Transportation Inc
District 1

**Rezoning for a property at or near
4757 Sharpsburg Road
From the "IL" Light Industrial District to
the "IL/SP" Light Industrial District with
a Special Permit**



Zoning and Land Use



Proposed Use:

To allow for the construction of a 105-foot telecommunications monopole tower.

Area Development Plan:

Northwest ADP (January 9, 2001)

Future Land Use Map:

Medium-Density Residential

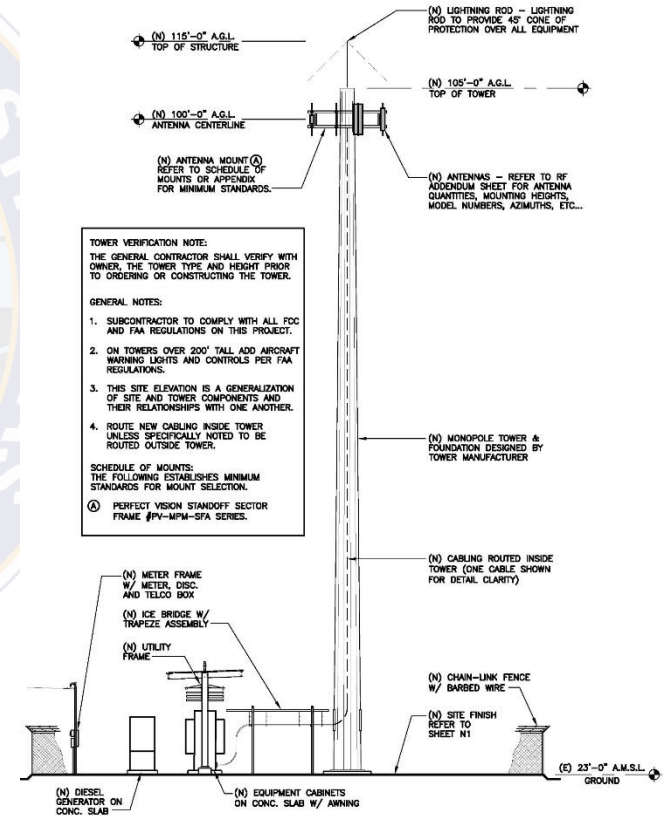
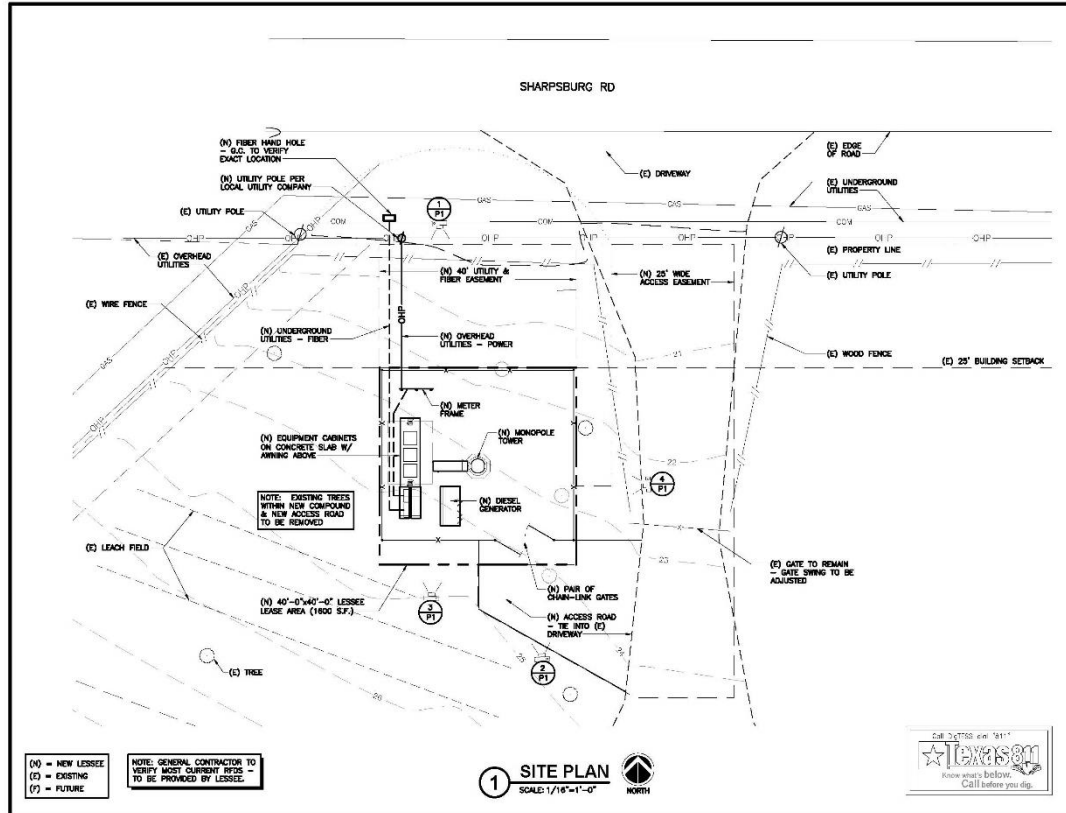
Existing Zoning:

"IL" Light Industrial District

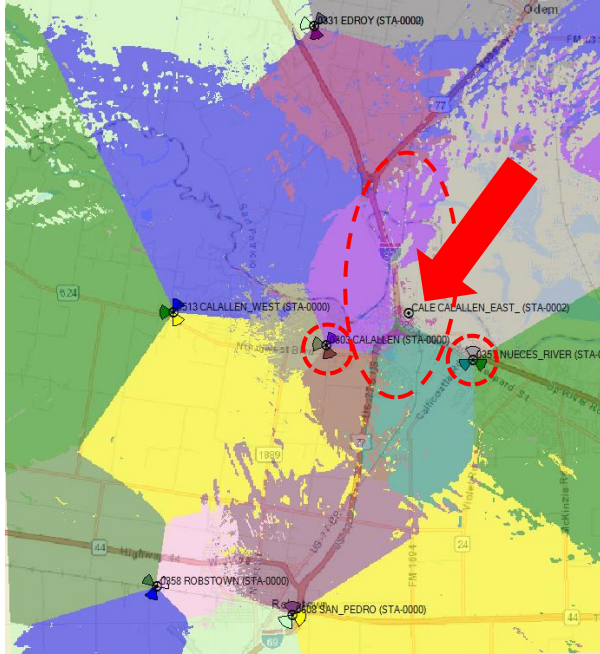
Adjacent Land Uses:

- North: Vacant (Zoned: IL, RS-6)
- South: Vacant (Zoned: IL)
- East: Industrial, Public/Semi-Public (Zoned: IL, RS-6)
- West: Right-of-Way (Zoned: IL)

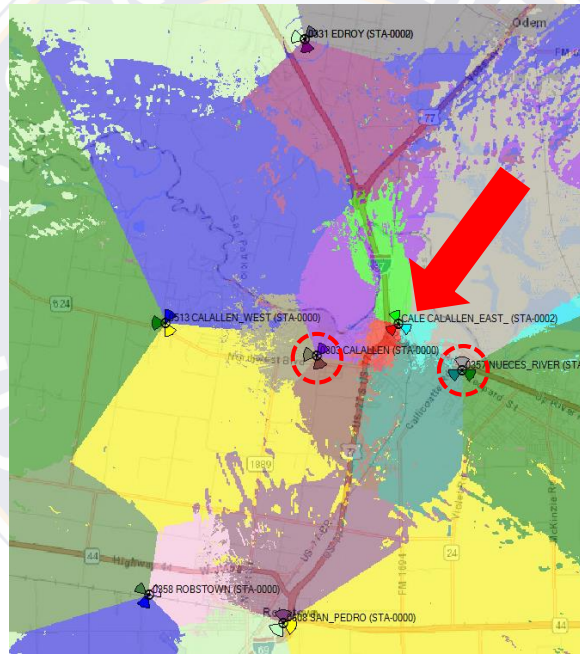
Site Layout and Tower Elevation



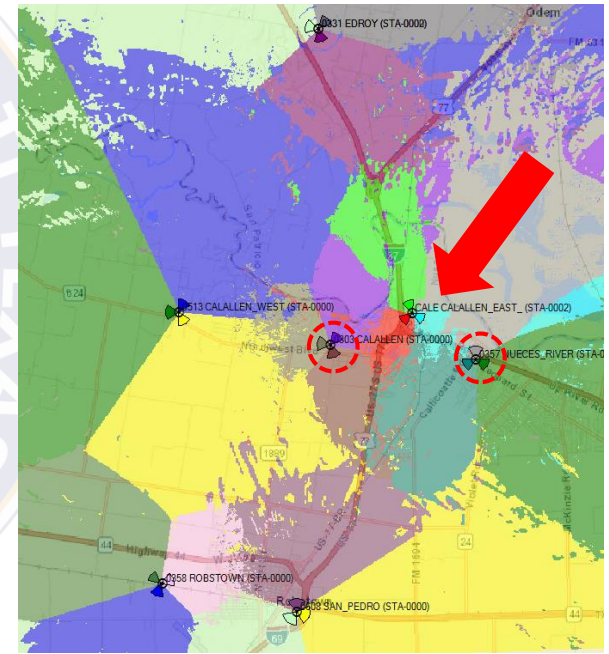
Best Server Site Selection Assessment



Best server w/o tower

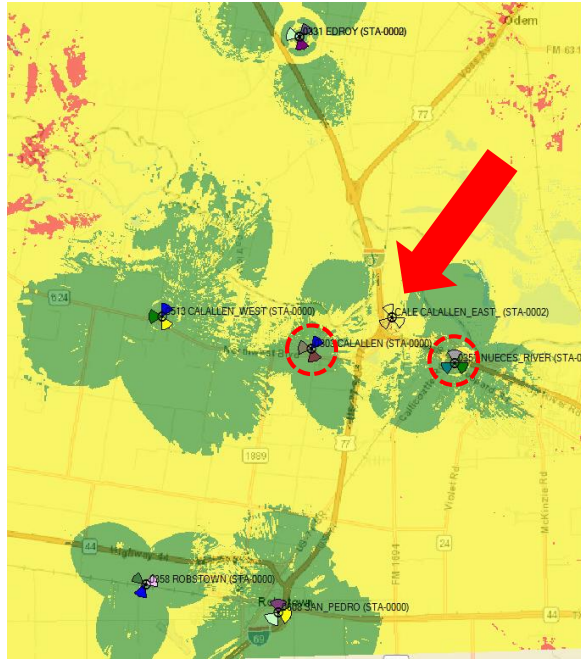


Best server with Tower,
100-Foot Centerline

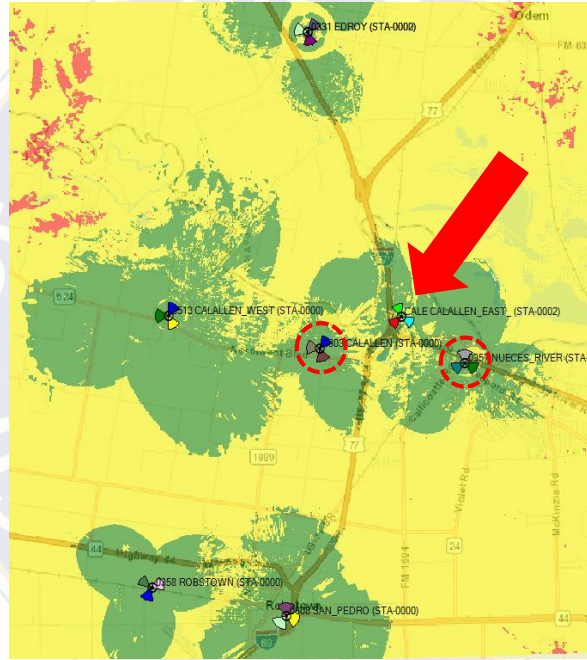


Best server with Tower,
150-Foot Centerline

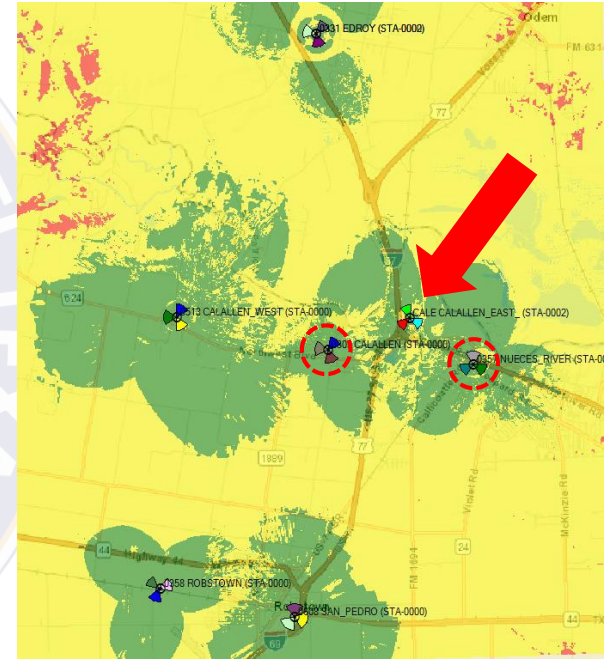
Proposed Coverage Assessment



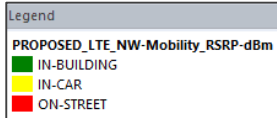
Current Coverage



Coverage with Proposed Tower,
100-Foot Centerline



Coverage with Proposed Tower,
150-Foot Centerline



Public Notification

- 6 Notices mailed inside the 200' buffer
- 2 Notice(s) mailed outside the 200' buffer

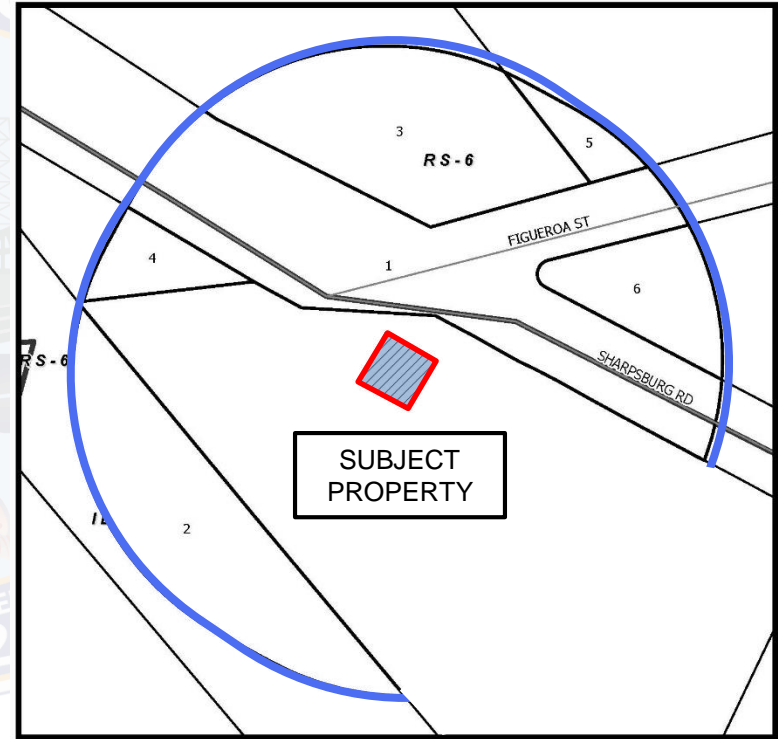
Notification Area



Opposed: 0 (0%)
Separate Opposed Owners



In Favor: 0 (0.00%)



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

Staff Analysis and Recommendation

- The proposed rezoning is inconsistent with the Future Land Use Map; however, is consistent with many broader elements of the comprehensive plan and the Northwest ADP.
- To accommodate the growing demand for telecommunication services, the Unified Development Code regulates the development of telecommunication towers/facilities through a special permit process in a manner that addresses location needs while also balancing compatibility factors such as aesthetics, distractions, and public safety. Telecommunication towers are able to pollute the landscape if not properly regulated; which, can result into adverse impacts on the overall aesthetic and character of a neighborhood.
- An increasing population, a greater need for reliability on mobile devices in current times, an increased number of travelers in the area, and the rapid expansion of wireless innovations will soon overload the data capacity of the two existing towers located approximately 1.7 miles east and west of the proposed tower.

Staff Analysis and Recommendation

- Plan CC desires state-of-the-art telecommunication services for its constituents; and the tower will be addressing a locational need. There were no towers, at a site appropriate to reduce the data capacity load of the two towers, available.
- The applicant's request will not have a negative impact on the surrounding neighborhood. With the most popular of the public being due to aesthetics and safety, the following were also considered.
 - The Unified Development Code imposes certain constraints when a telecommunication tower is sited near a residential district or roadways with arterial classification or higher.
 - The proposed development is compatible with the surrounding uses and districts and is a use with very limited on-site activities.
 - The design documents includes the required screening, and the tower will be painted in a neutral color for visual compatibility with a slim profile; which has less impact visually.
 - There is a thick matured planting zone along Sharpsburg Road and the western boundary of the host-tract. .
 - The Manufactured Home District south of the property is at least 500 feet away.

Planning Commission and Staff Recommendation: Approval.

SPECIAL CONDITIONS

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 105-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.
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.