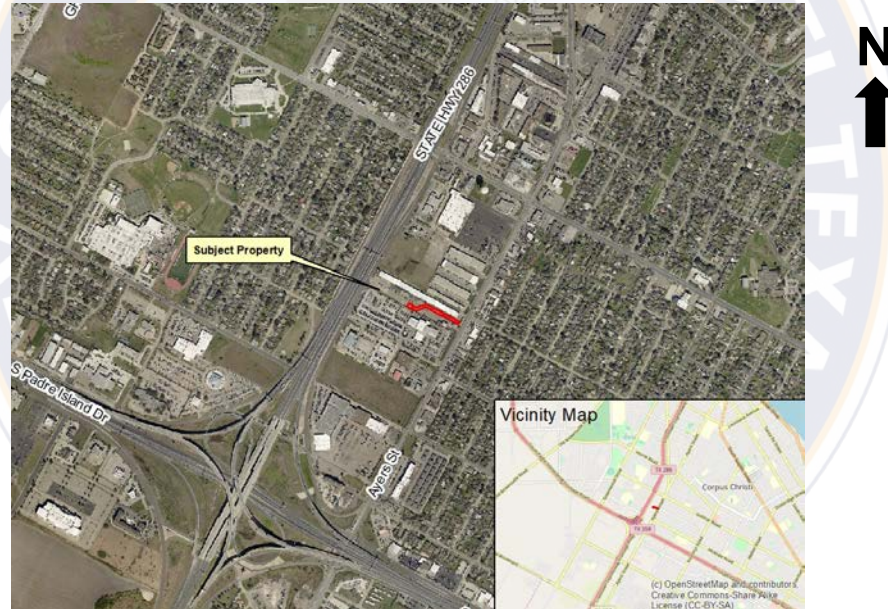


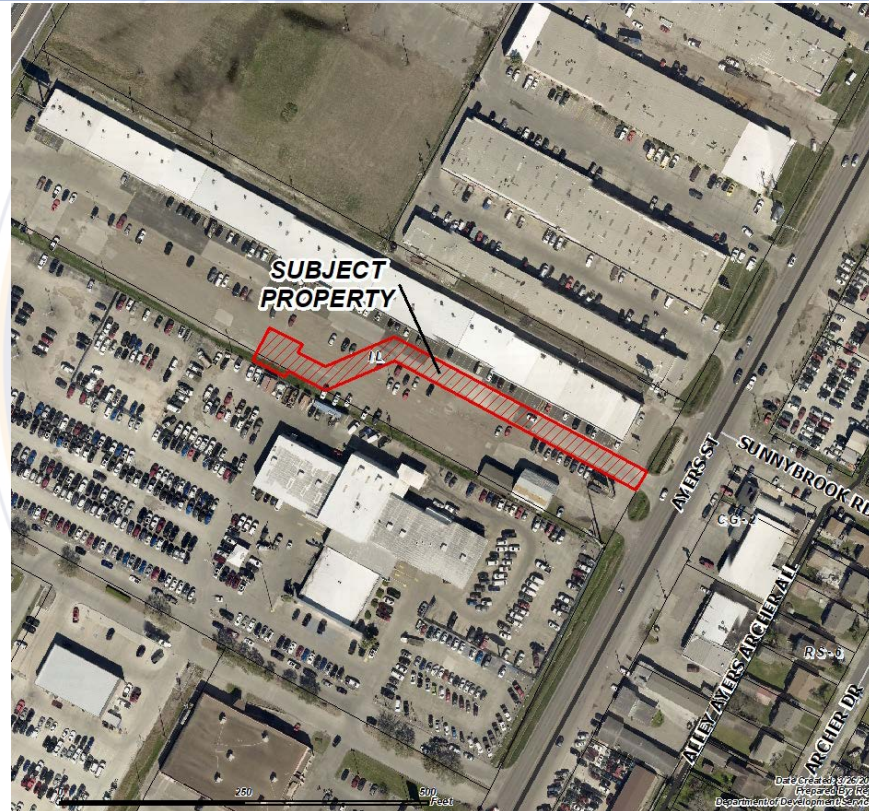
Zoning Case #0420-02

Branch Towers III, LLC.
Rezoning for a Property at 4701 Ayers Street
From “IL” To “IL/SP”

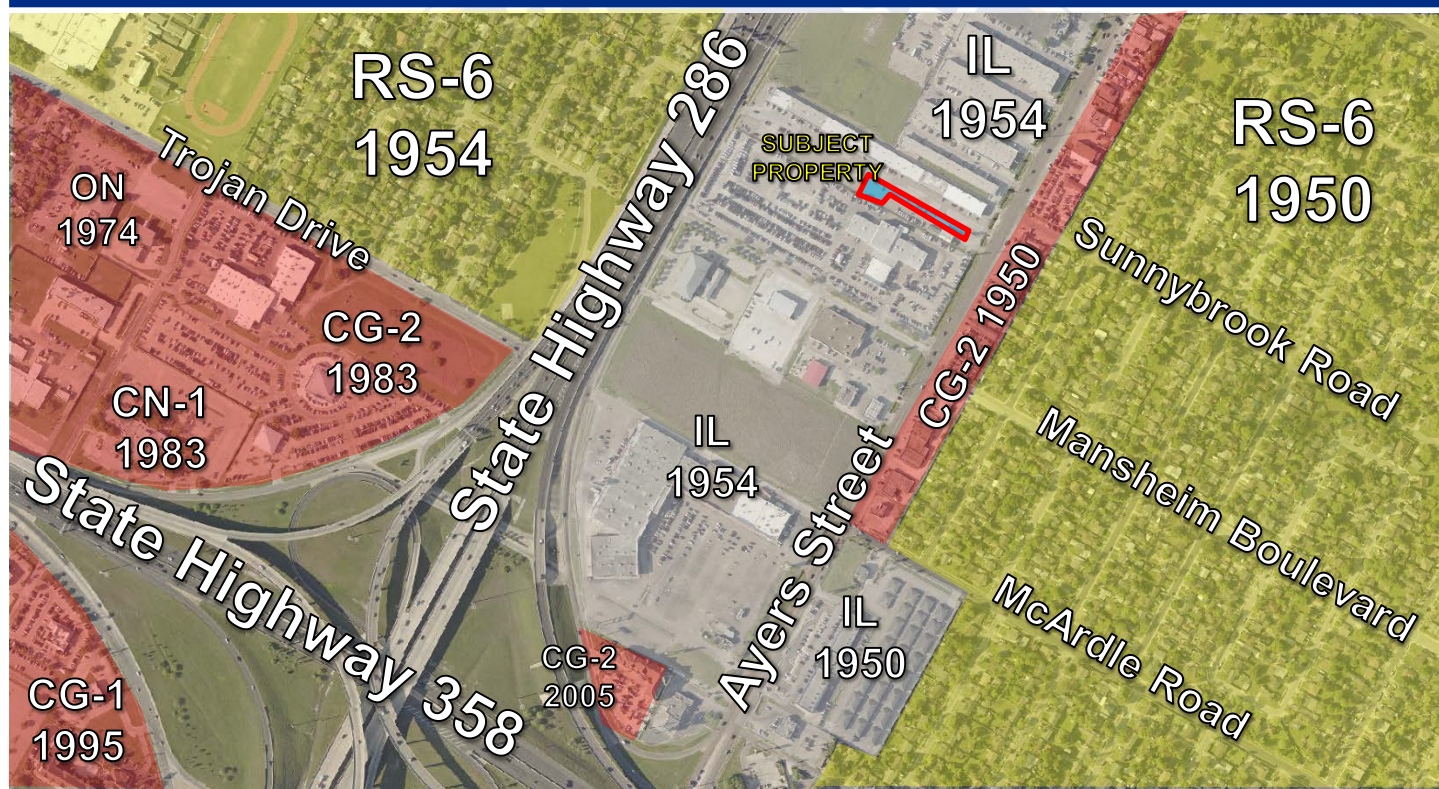


City Council
June 9, 2020

Aerial Overview



Zoning Pattern



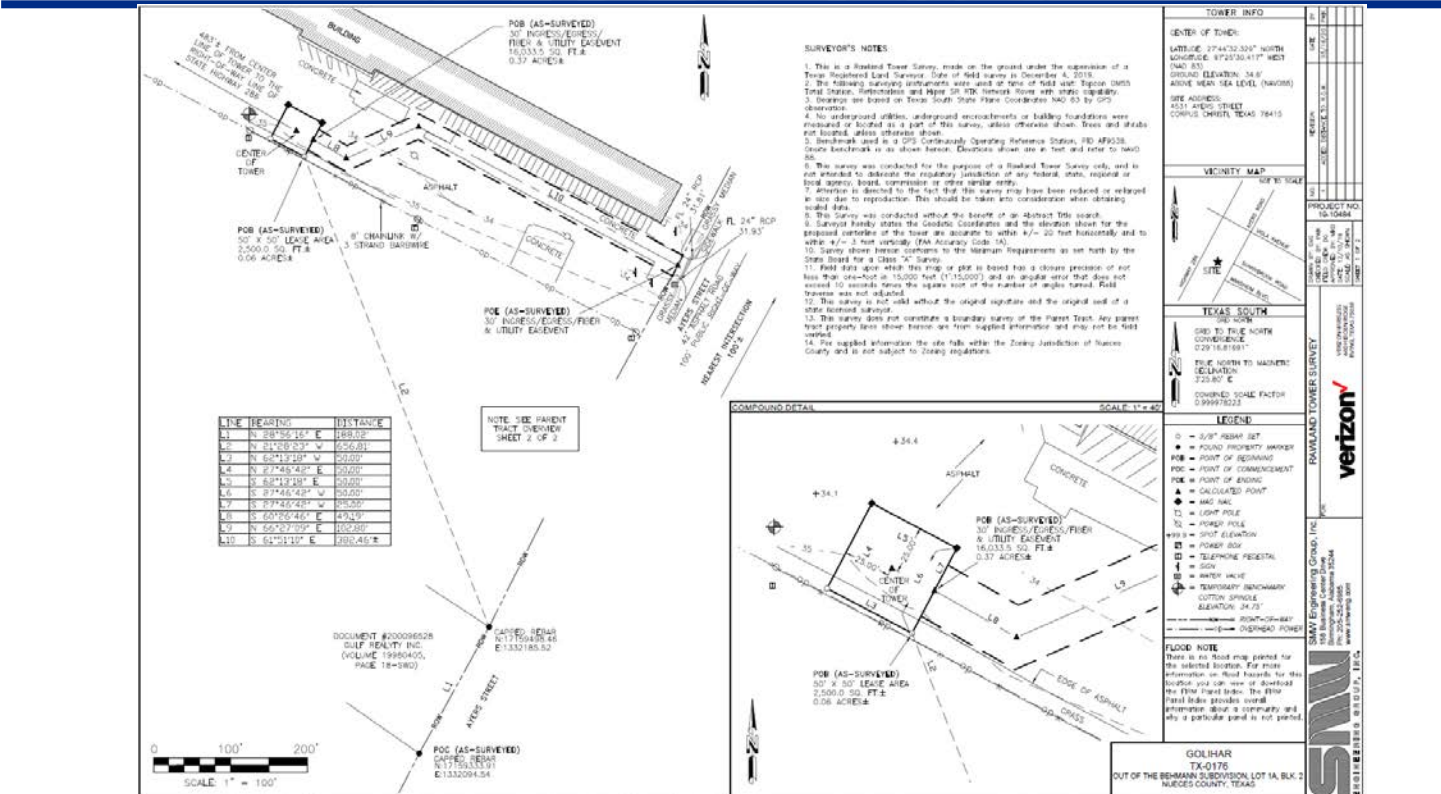
Planning Commission and Staff Recommendation

Approval of the
“IL/SP” Light Industrial District with a
Special Permit

Special Permit Conditions

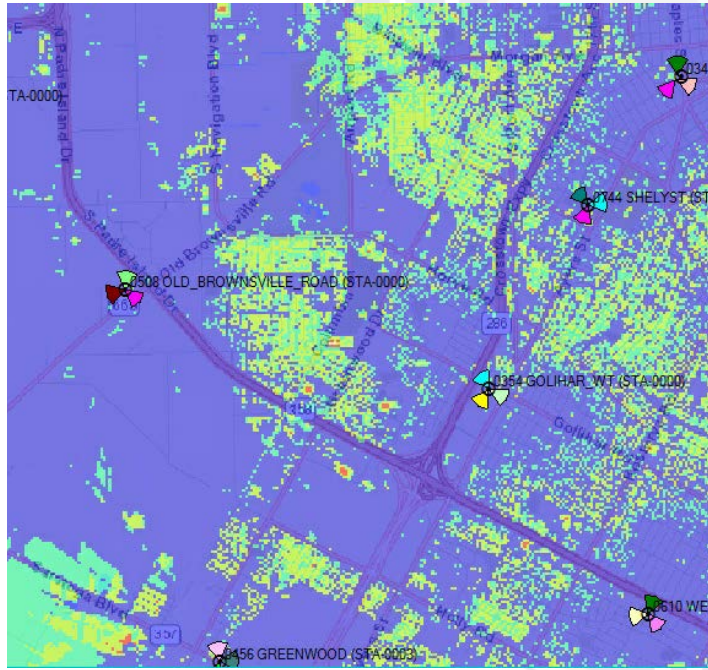
1. **Use:** The only use permitted under this Special Permit, other than those permitted by right in the “IL” Light Industrial District, is a wireless telecommunication facility of 120-feet in height and shall be designed to withstand a sustained wind speed of 130 mph.
 2. **Access:** Access and placement 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.
-

Site F

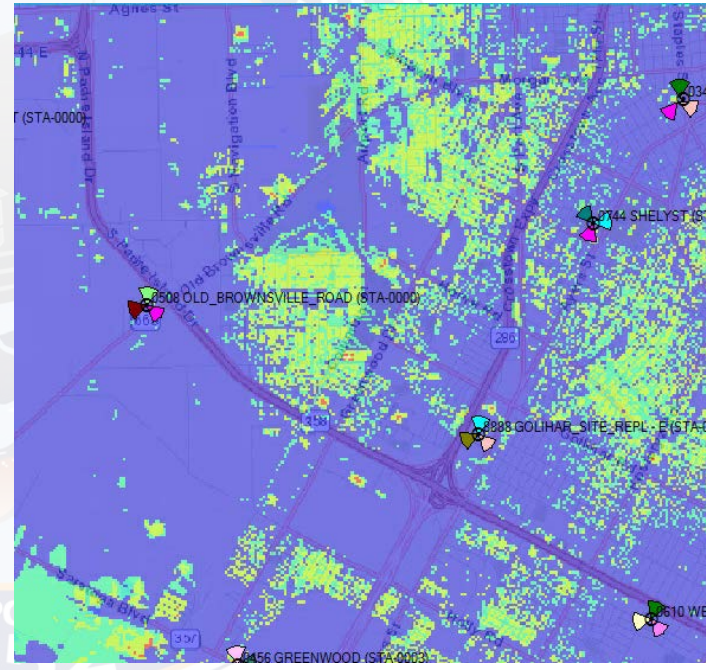


Coverage Map

Existing Coverage



Projected Coverage



Public Notification

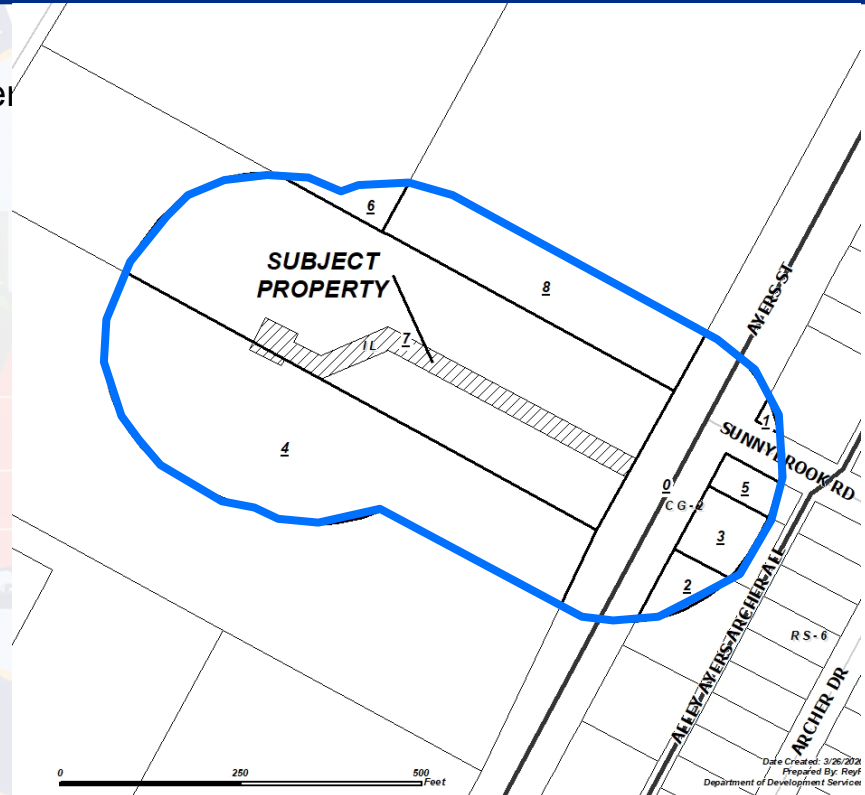
8 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



UDC Requirements



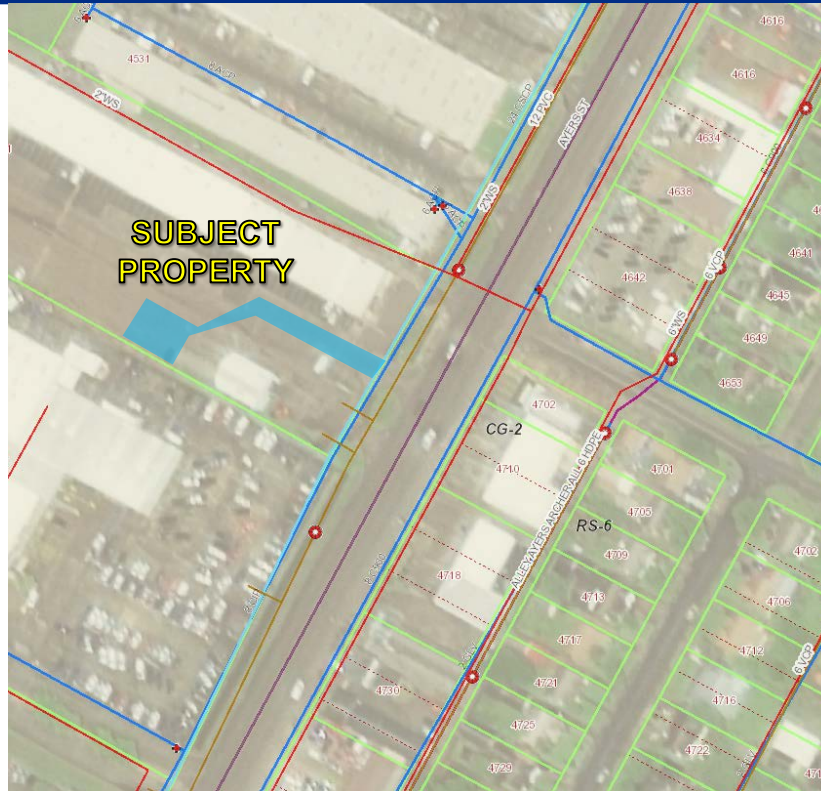
Buffer Yards:
N/A

Setbacks:
N/A

Parking:
N/A

Uses Allowed: Light Industrial,
Retail, Offices, Vehicle Sales,
Bars, and Storage.

Utilities



Water:
8-inch CIP



Wastewater:
12-inch PVC



Gas:
2-inch Line



Storm Water:
Roadside – Ayers St.