



Legislation Text

File #: 21-4099, **Version:** 1

ZBA#21-005: Request for a Special Exception under Sec 155.101(I) of the Code of Ordinances, Antenna Facility Siting Matrix, of the Code of Ordinances to allow an increase in height of an existing monopole telecommunications tower to approximately 89 feet 1 inch on property within the "FC" Full Commercial land use threshold at 1871 Country Club Road; Janice Manley on behalf of SBA Network Services, applicant

The applicant operates an existing monopole in the Cubesmart self-storage facility at 1871 Country Club Road. The existing tower is approximately 75 feet in height. The existing tower can accommodate three antenna arrays and two arrays are already installed. The applicant is seeking a Special Exception to increase the height of the tower to approximately 89 feet, 1 inch in height to accommodate another antenna array for DISH Wireless.

Under Section 7950.G.3 of the Zoning Ordinance, the proposed facility is located within the "FC" Full Commercial threshold. The lease property is zoned C-2, Community Business District, and the existing cell tower facility is located more than 600 feet of other property with single- or multi-family residential zoning.

According to Section 155.101(I), the Antenna Facility Siting Matrix, an applicant may apply for a Special Exception to allow a monopole tower up to 130 feet in height in the "EC" threshold (see table on page 7950-7 of the attached ordinance). To grant the Special Exception, the Board must consider the following:

- a. The effect on the value of the surrounding property;
- b. The potential for interference with the enjoyment or the use of surrounding properties;
- c. Aesthetics;
- d. The proposed height of the antenna facility;
- e. The zoning district and the adjoining zoning districts of the property for which the Special Exception is sought; and
- f. The unique conditions that govern reasonable reception on any given lot.

In addition, the Board must find that the co-location of this facility with a nearby existing antenna facility is technically not feasible and the following conditions are met:

- a. Applicant will permit co-location of other providers at the site;
- b. Applicant will construct and configure its antenna facility and other equipment to accommodate other providers;
- c. Applicant will identify its backhaul provider connecting antenna sites; and
- d. Applicant will give notice to the City identifying any provider who co-locates to the site and identify its backhaul provider.

Attachments

Maps and supporting information
Site Plan and Exhibits
Provisions of Section 155.101