

City of Jonesboro Planning Commission
Staff Report – CU 11-04 SiteExcell LLC- Cellular Tower
Municipal Center- 300 S. Church St.
For Consideration by Planning Commission on April 8, 2014

REQUEST: Applicant proposes to build a 100' communication tower within the R-1 Single Family District through the allowed Conditional Use Process before the MAPC.

APPLICANT/ OWNER: MoBeMe, LLC- Elizabeth Moore, Agent, 3206 Rook Rd., Jonesboro, AR
 Westower, LLC- SiteExcell, LLC, Agent, 4300 Stockton Dr., North Little Rock, AR 72217

LOCATION: 3212 E. Parker Road (Directly East of 3309 E. Parker Rd. (Indoor Storage)
SITE Tract Size: 35.58 acres
Proposed tower location is along E. Parker Rd. frontage.

DESCRIPTION: Frontage: None: leasable area is setback 42 ft. from Parker Rd.
 Topography: Flat
 Existing Developmt.: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Hwy. 63/ Commercial to the North
South:	I-1	Industrial/Commercial
East:	R-1, I-1	Vacant Res. & Industrial/Commercial
West:	C-3	Commercial Climate Controlled Warehousing

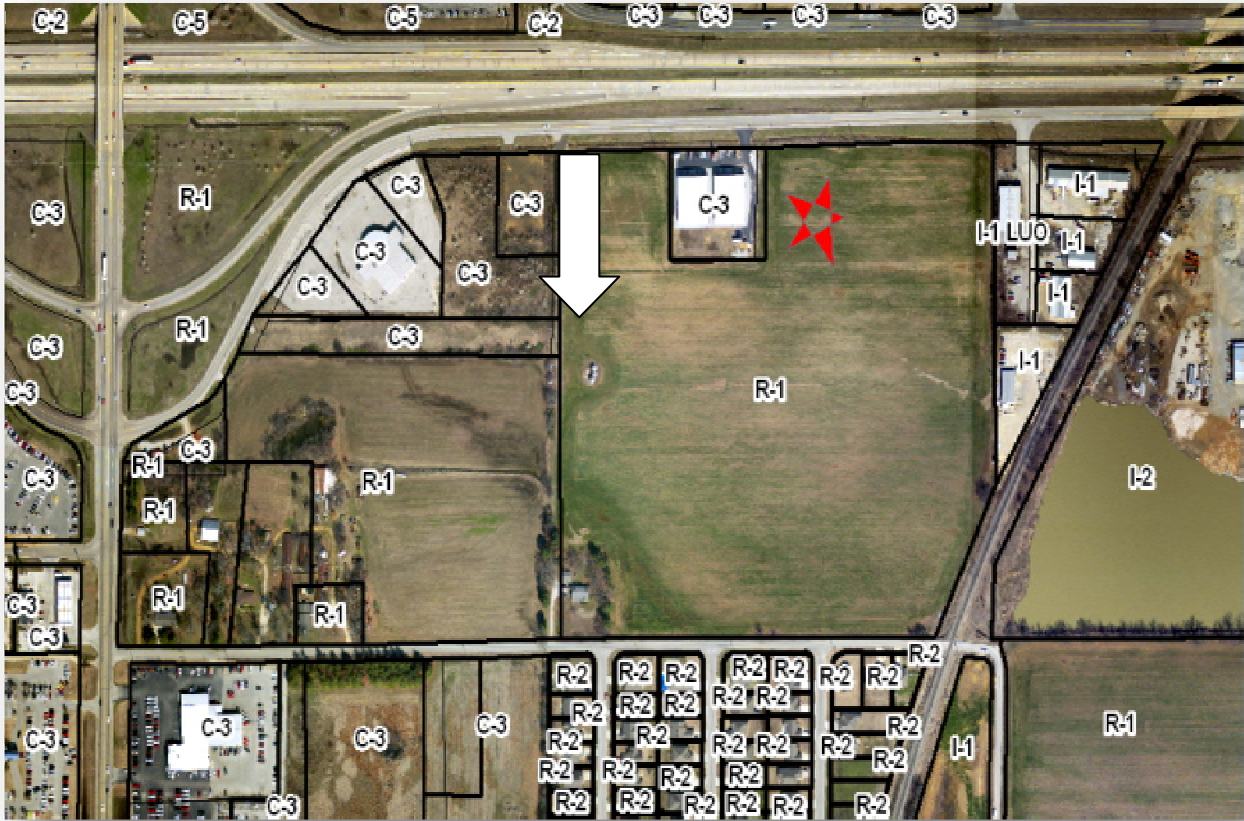
HISTORY: None

Zoning Code Analysis:

In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location:

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.

(8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed. (Zoning Ord., § 14.24.02)



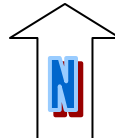
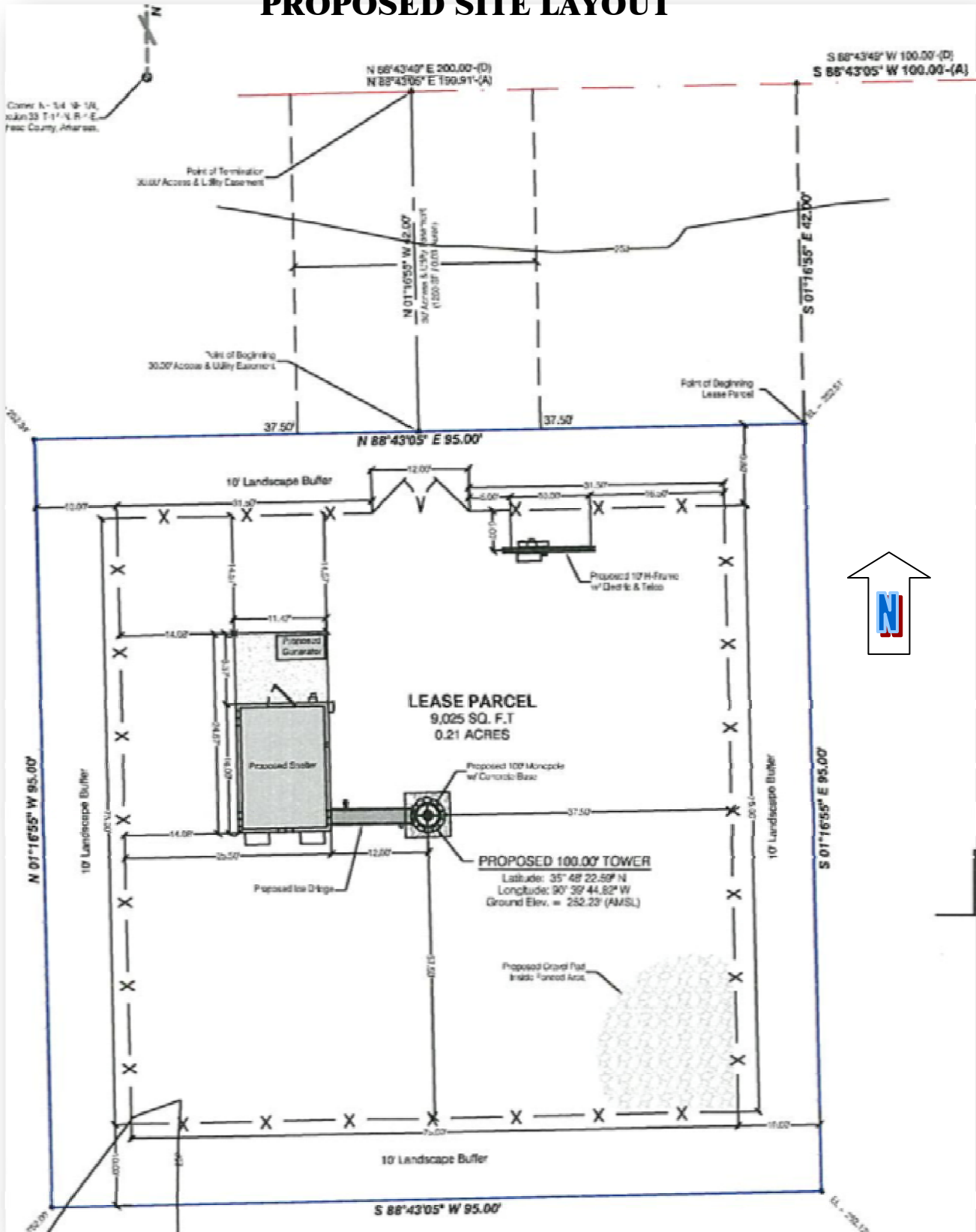
Vicinity/Zoning Map

Applicant's Proposal:

Diamond Communications, LLC, along with its subsidiary, Diamond Towers IV, LLC (collectively, "Diamond"), is proposing the subject site location for installation. This site is structurally designed as a co-locatable tower and made available to all wireless carriers. The rental rates are said to be charged to potential carriers seeking to co-locate equipment on this tower and will be based on our existing contractual agreements and / or market rates that are typically charged for similar installations located in similar markets as determined by Diamond.

Diamond also agrees that in the event that the tower ceases to be used a communications facility Diamond will remove said tower, at its cost and expense, within 90 days of such cessation of use. This structure is said to enhance the wireless telephony and data coverage for local area residents, first responders and individuals traveling throughout this area.

PROPOSED SITE LAYOUT



Findings (Code of Ordinances: Section 117-260):

Jonesboro Code of Ordinances (*Chapter 117, Section 260*) limits the maximum height of towers in residential areas to be 100 ft. Any height deviations exceeding this threshold must obtain a variance through the Board of Zoning Adjustments.

The proposed structure must meet the required 50 ft. setback from all property lines. The applicant has proposed a 10 ft. solid landscaping perimeter buffer, with the required 8 ft. privacy fencing around the facility as shown above. All required certifications of design, seismic, and collocation statement have been included in the application submittal.

Typically, stealth construction type towers are permitted within the residential area; however, the applicant requests MAPC approval of a monopole type construction, due to current technology. The closest residence is about 1,100 ft from the proposed site.

Conclusion:

MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

Sample Motion:

I move that we place Case: CU14-04 on the floor for consideration by the MAPC with the following conditions, and we find that granting this conditional use on this property zoned R-1 Single Family District. The proposed use is compatible with and will not adversely affect other property in the area where it is proposed to be located; and, it will suitable with the zoning, uses, and character of the surrounding, subject to the following stipulations:

1. That upon issuance of the Conditional Use Approval, all other building permits and fire safety approval required locally and other approvals required statewide must be applied for and obtained by the applicant.
2. Communications tower on the property shall be secured, screened and maintained as demonstrated on proposed site plan.
3. The owners shall restrict foot-candle levels to ensure no light pollution to surrounding properties. All driveways and parking spaces shall be striped to help traffic management. Lighting shall satisfy Section 117-260 (5).

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking southeast toward subject property.



View looking southwest toward 3309 E. Parker Rd which is located west of subject property.