

STAFF REPORT

Case Number: 14-SU-06
Request: Amendment to Specific Use Permit for Telecommunications Tower
Address: 13850 Diplomat
Lot Size: 1,400 Square feet
Petitioner: Crafton Communications (for American Tower Corporation)

Existing Conditions:

The subject property is located at the eastern side of Diplomat Drive approximately 460 feet south of intersection of Diplomat Drive and Diplomat Court. This small site (20'x 70') is located on a larger lot owned and operated by TD Industries, Inc. The tower owner, American Tower Corporation, leases this site from TD Industries.

This site is surrounded by light industrial land uses. This site is located within Planned Development No. 22 (PD-22) which allows a wide range of commercial and light industrial land uses. To the east of the site is BNSF rail line.

Site Design:

There is an existing telecommunications tower on the site. Currently only one cell provider is located on the tower (ClearWire). American Tower Corporation (ATC) is requesting permission to expand the height of the tower from 70' to 84'. This expansion will allow ATC to add a new cell provider (AT&T) at this location. This existing tower is a monopole design and designed to be extended as needed.

In addition to the added height to the tower, two new equipment sheds are proposed at the base. The existing equipment shed on the site will be removed and replaced. These new equipment sheds are made of prefabricated concrete panels. New fencing and landscaping have been proposed around the base of the compound area.

This new tower extension will be located at an elevation of 80 feet and will include a new triangular mounting bracket and 12 new cell panels. The existing bracket on the tower, located at an elevation of 70 feet, will continue to serve the ClearWire equipment needs.

The applicant has agreed to repaint the entire tower, including all bracket hardware and cell panels, a new blue/gray color. The new equipment sheds will also be painted to match the tower.

All cables for the new AT&T cell equipment and panels will be housed inside the monopole.

Parking:

This site will not require any onsite employee or customer parking. Occasionally repair and maintenance workers and technicians may be on site, but no daily visitors. The site includes ample space for at least two service trucks to be parked next to the security compound area. City staff is supportive of this parking condition for this site.

Landscaping and Screening:

ATC is proposing to construct a new security fence around the perimeter of the equipment sheds and tower. They have agreed to add some landscaping (evergreen shrubs) to the western edge of the compound area.

Comprehensive Plan:

The 2003 Westside Plan designates this area as large Employment district. Therefore, this SUP request is consistent with comprehensive Plan for this portion of the City.

Public Response:

Eleven notification letters were mailed to the surrounding property owners on August 13th, 2014. Two zoning notification signs were also placed on the site (along Diplomat) on that same day. As of August 21st, no written opposition to this SUP amendment request has been received by the City.