



Memo

To: Mayor and City Council

From: Bradford D. Townsend, AICP
Planning and Zoning Director *Bradford D. Townsend*

Date: May 1, 2009, 2009

Subject: Proposed 140' Alternative tower structure
Village Festival Shopping Center
Crabapple Road and Crossville Road
C-1/PV (Central Commercial District/Parkway Village District)

Enclosed please find material for a proposed alternative tower structure to be located in the rear of the Village Festival Shopping Center. The shopping center is located on the south side of Crossville Road and west of Crabapple Road. The proposed alternative tower structure is to be 140' in height and resemble a flag pole with no flag at the top of the structure. The applicant has indicated that the proposed tower may hold between five (5) to six (6) carriers.

The property is zoned C-1/PV (Central Commercial District/Parkway Village District). Only alternative tower structures are allowed in this zoning district with Mayor and Council approval according to Article 21.2 of the City Code.

The applicant may remove up to six (6) parking spaces located in the rear of the shopping center for the 3600 square foot lease area. The tower and ground equipment are located 140' feet from the residential property line. Any future providers within the lease area would be located underground. Under the Parkway Village parking regulations, the minimum required parking is 191 spaces for this site with a maximum of 307 spaces.

The revised plans dated May 1, 2009 have removed the generator from the lease area due to T-mobile indicating that one is not needed for their service. However, another service provider may need a generator subsequently in the future.

The proposed cell tower is 140' feet from the rear property line with the residential development to the south.

To the south of this property is the Roswell Cottages residential development. West of the shopping center property is the Crossville Station residential development. East of the

shopping center across Crabapple Road is a strip retail development and north of the property across Crossville Road are commercial and office uses.

The applicant has indicated that they already have T-mobile and Clearwire as carriers for the proposed tower and may hold up to an additional four carriers.

The City Attorney has a memo included in the backup material that explains the Laws and Ordinances related to wireless communications facilities.

Attachments:

1. Memo from David Davidson dated March 26, 2009
2. Location map
3. Location aerial map
4. Site aerial map
5. Zoning map
6. Lease area map
7. Section 21.2 of the City Code, Standards for Wireless Communication Facilities
8. Wireless application, summary, photos, and radio frequency analysis
9. Plans