



Memo

To: Mayor and City Council

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

Date: April 7, 2010

Subject: Proposed Wireless Alternative Tower Structure  
Adjacent to 1060 Lake Charles Drive  
Request made by T-mobile; Land Lot 261

Enclosed please find backup material regarding the proposed alternative tower structure to be located adjacent to 1060 Lake Charles Drive. An alternative tower structure means man-made trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures, that in the opinion of Council, are compatible with the natural setting and surrounding structures, and effectively camouflage or conceal the presence of antennas or towers. The tower is proposed to be a total of 108' in height and will allow for the capacity for three different carriers.

**Site Analysis**

The proposed cell tower is to be located on a 2.8 acre parcel adjacent to 1060 Lake Charles Drive. The access to the tower is the existing driveway for the home at 1060 Lake Charles Drive. The property is vacant, zoned E-2 (Single Family Residential) and owned by Wood Duck Lodge Properties, LLC. The proposed lease area is to be a 2,500 square foot area located towards the eastern end of the 2.8 acre parcel.

The tower is proposed to be a mono-pine structure which is an alternative tower structure as required by the City Code. According to Article 21 of the City Code, Section 21.2.5, Development Requirements for Towers, any tower not located in C-3, I-1 or on city owned property must be an alternative tower structure. The mono-pine structure resembles a large pine tree (see photo). The alternative tower structure is proposed to be 108 feet in height. As indicated on the landscape plans, there are several pine trees on the property and adjacent property that exist currently at a height between 83 and 86 feet. The proposed alternative tower structure will be an additional 22 to 25 feet higher than the existing trees.



The landscape plan shows ten Leyland Cypress trees around the lease area mainly on the west and northern sides of the lease area. The City Arborist has indicated that the lease area should be widened to include trees on the eastern side and there should be a double staggered row of a mixture of evergreen trees around the entire lease area. There should be multiple evergreen trees around the site. The following types of trees are good for screening: Hollies, Leyland Cypress, Magnolia, Western Red Cedar and Japanese Cryptomeria. These trees shall be placed in groupings around the lease area for screening the equipment facility.

The alternative tower structure is proposed to contain three carriers which will include T-Mobile. The proposed structure will allow for two other cell carriers to co-locate onto this site. The structure and transmission facility are located 108 feet from the northern property line, 112 feet from the southern property line, 119 feet from the eastern property line and 393 feet from the western property line. Surrounding the property are single family residential homes. The closest residential house to the alternative tower structure is 217 feet. The current elevation of the site is 997 feet.

### **Code Analysis**

The proposed application for the alternative tower structure meets all Code Requirements set forth in City Code Article 21.2, Standards for Wireless Communication Facilities.

Article 21 of the City Code, Section 21.2.4, General Requirements, indicates that an application is required for the construction or placement of all new wireless transmission facilities and new co-location facilities, antennas, or towers within the City limits. Approval of an application for the construction of a tower or placement of an antenna shall be based on the consideration of the following factors:

- a) Proximity to residential structures and residential district boundaries;
- b) The proposed height of the tower
- c) Nature of uses on adjacent properties;
- d) Surrounding topography, tree coverage and foliage;
- e) Design of the facility, with particular reference to design characteristics which have the effect of reducing or eliminating visual obtrusiveness;
- f) Availability of suitable existing towers, other structures, or alternative technologies (microcells) not requiring the use of towers or structures;
- g) Demonstrated need for the telecommunications facility at the specified site;
- h) Utilization of the City of Roswell Master Siting Plan, as amended

Article 21 of the City Code, Section 21.2.6, Approval Process, indicates that if the proposed tower or antenna is not included under the expedited approval uses, or the application does not satisfy the development standards and other criteria specified, then a public hearing before the Mayor and Council shall be required for the approval of the construction of a wireless transmission facility in all zoning districts. The definition of alternative tower structure from the Roswell City Code means man-made trees, clock



towers, bell steeples, light poles and similar alternative-design mounting structures, that in the opinion of council, are compatible with the natural setting and surrounding structures, and effectively camouflage or conceal the presence of antennas or towers.

Before approving an application for an "Other Use," the governing authority may impose zoning conditions to the extent necessary to buffer or otherwise minimize any adverse effect of the proposed tower on adjoining properties. The factors considered in granting such a permit include those enumerated in Sections 21.2.4 and 21.2.5. The Mayor and Council may waive one or more of these criteria, if, in their discretion doing so will advance the goals of this article as stated in Section 21.2.1. Approved applications shall be valid for one (1) year from the date of the approval by the Mayor and Council.

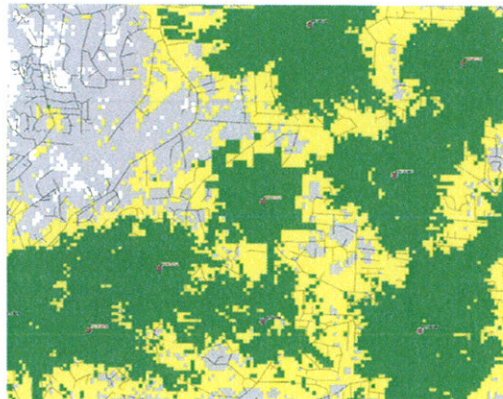
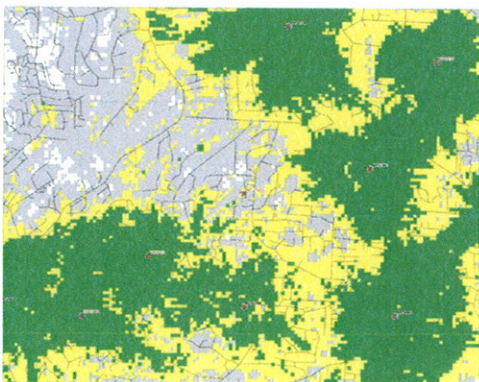
A memo written by David Davidson, City Attorney, in March 2009 regarding the Laws and Ordinances related to Wireless Communication Facilities is attached for your review and states the following:

*The Council does have the authority under the definition of alternative tower structure to determine whether the structure is **compatible with the natural setting**, surrounding structures and effectively camouflages or conceals the presence of antennas or tower.*

#### **RF proposal**

T-Mobile hired a radio frequency engineer to do a site analysis of the project area. When a wireless company wants to add a new facility it is due to coverage, capacity or improving quality of the current system.

The RF report indicates that T-Mobile's objective is to provide in-building coverage in the residential areas of Shallowford Road, Woodstock Road and Jones Road. The RF report indicates that this proposed site meets all of T-Mobile's requirements for coverage. There are two coverage plots that were submitted with the RF analysis. The first map (9AT1292D – without) indicates the existing level of service without the proposed mono-pine structure. The second map (9AT1292D –with) shows the service that would be provided due to the location of the new mono-pine structure. The colors on the maps indicate different levels of coverage.



### **Neighborhood comments**

The neighborhood meeting was held on Thursday, March 18, 2010 for the community. The following are the major concerns and issues of the community.

1. Safety and health
2. Property values
3. Blight to the neighborhood
4. Impact on the environment
5. Quality of life

### **Recommendation**

According to Article 21 of the City Code, Standards for Wireless Communication Facilities, staff is required to process a request for a tower to the City Council when it meets all of the development requirements.

The Community Development Department would recommend a motion that includes the determination of the City Council that the proposed alternative tower structure is compatible with the natural setting and surrounding structures as required by Article 21 of the Roswell City Code. Staff recommends the alternative tower structure and wireless transmission facility be moved to a location 120 feet east of the west property line. This location places the largest visual impact on the homeowner receiving the financial gain.

Should the Mayor and City Council approve the application for a mono-pine alternative tower structure, the staff would recommend the application be approved with the following conditions:

1. The applicant/developer shall construct the mono-pine structure not to exceed 108 feet, located 120 feet east of the west property line and in conformance with the plans submitted to the City of Roswell Community Development Department stamped received "March 24, 2010."
2. The applicant/developer, T-Mobile shall construct a black vinyl fence with black screening so the facility equipment cannot be seen through the fence. The type of fencing shall be approved by the Roswell Design Review Board.
3. The applicant/developer, T-Mobile shall install thirty-three (33) evergreen trees around the lease area to screen the view of the structure and equipment facilities from the residential homes located to the east of the property. A variety of evergreen trees and the placement of the trees shall be approved by the City Arborist and the Roswell Design Review Board.