

DENSITY AND DIMENSIONAL IMPACTS:

A sampling of development requirements applicable to this site are highlighted below:

ORDINANCE PROVISION (UDC, Art. 6, 8, 9 & 10)	UDC, Articles 6, 8, 9 & 10 REQUIREMENTS	SITE PLAN CONFORMANCE
Area (Square Feet)	5,000 sq. ft.	In Conformance.
Width (Feet)	50 ft.	In Conformance.
Depth (Feet)	100 ft.	In Conformance.
Front Yard Setback (Feet)	25 ft.	In Conformance.
Interior Side Yard Setback	0 ft.	In Conformance.
Rear Yard Setback (Feet)	0 ft.	In Conformance.
Signage	No signage > 200 square inches other than FCC regulation.	In Conformance.
Lighting	No signal, lighting or illumination other than what is allowed by FCC or FAA.	In Conformance.

REQUESTED APPEALS BY APPLICANT:

According to UDC, Article 24, “Wireless Telecommunications Facilities,” telecommunication towers are not permitted in any residential zoning district and must be a minimum of a 3 to 1 distance to height ratio from a single-family residential district and 1 to 1 distance to height ratio from a multifamily district [UDC, Article 24, Section 24.5.2]. An appeal is required for the distance to height ratio due to adjacent property that is zoned Single Family-Five (SF-5) District, which is located to the northeast of the site.

RECOMMENDATION:

Since the applicant is requesting the above noted appeal, the Development Review Committee is not able to recommend full approval of this case. However, the property to the northeast is located within floodplain, and the nearest single family residence is located 585 feet to the east. This appeal would not be needed if the floodplain had an Agriculture (A) District or commercial zoning designation. Staff can support this request for specific use permit approval for a 98-foot telecommunications tower in a commercial zoning district.