

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 3, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>A resolution rescinding the Planning Commission's action in denying a Tower Use Permit to allow the existing Wireless Communication Facility tower located at 20001 Kanis Road to be increased in height from 150 feet to 170 feet. (Z-8570-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">Ordinance √Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>

<p style="text-align: center;">SYNOPSIS</p>	<p>Verizon Wireless, represented by Attorney Randal Frazier, is appealing the Planning Commission's action in denying a Tower Use Permit to allow the existing Wireless Communication Facility tower located at 20001 Kanis Road to be increased in height from 150 feet to 170 feet.</p>
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>
<p style="text-align: center;">RECOMMENDATION</p>	<p>Approval of the resolution rescinding the Planning Commission's action. Staff recommends approval of the Tower Use Permit.</p>
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed this issue at its December 4, 2014, meeting, and there was one (1) objector present and a letter of objection had been submitted by the Chenal Downs POA. Notice of the public hearing was sent to all owners of properties located within 200 feet of the 200± acre parent tract. There is no neighborhood association in the area that is registered with the City. The Commission voted 4 ayes, 4 nays and 3 absent to deny the application.</p>

BACKGROUND

A Wireless Communication Facility (WCF) is located within a fifty (50)-foot X fifty (50)-foot lease area on the 200± acre tract at 20001 Kanis Road. The property is outside of the City Limits but within the City's zoning jurisdiction. The property is zoned AF, Agriculture and Forestry Division. The WCF was approved at staff level on June 24, 2010. The proposed WCF complied with all ordinance standards, allowing the staff level approval. The WCF is comprised of the fifty (50)-foot X fifty (50)-foot lease area containing a 150 foot tall, stealth-style, monopole tower and an equipment shelter for the one wireless carrier currently occupying the site. The compound is enclosed by a screening fence and landscaping.

A second carrier, Verizon Wireless, is proposed to locate on the WCF site. In addition to placing an equipment shelter and generator in the compound, Verizon is proposing to extend the tower height by twenty (20) feet; from 150 feet to 170 feet. The proposed tower height extension above 150 feet requires approval from the Planning Commission through the Tower Use Permit process. Verizon has submitted the following justification in support of the request to increase the tower height:

Verizon is currently attempting to improve its coverage in and around the Chenal Down subdivision. The current coverage in the area is relatively weak, which results in drop calls, slow data speeds, and in extreme cases not being able to make or receive calls. This site will greatly improve outdoor coverage and provide good in-building coverage for the Chenal Downs area. Verizon Wireless desires to deploy LTE and XLTE service in the Sellette area off of Kanis Road in West Little Rock. The existing tower, while in an adequate location, currently is not tall enough to provide sufficient in-building coverage to the home in the area. Therefore, Verizon Wireless is requesting to extend the tower to meet this need. In addition, we must have ten (10)-foot of separation, tip to tip, between the antennas of the different carriers. With the top tip of the AT&T antenna being at 150 feet, the bottom tip of the Verizon antenna would have to be at 160 feet.

**BACKGROUND
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The antennas are ten (10) feet in length so the top tip of the Verizon antenna would be at 170 feet; thus the twenty (20)-foot extension to the existing 150-foot tower.

The tower will have setbacks from the boundaries of the parent tract of 185'5" East, 1,421'8" West, 527'11" North and 783'1" South. The lease area and WCF compound will not be enlarged. Access to the site off of Kanis Road will remain where it is. A concrete driveway apron will be installed and right-of-way for Kanis Road will be dedicated as noted in Public Works Comments.

Staff recommends approval of the requested Tower Use Permit subject to compliance with the following conditions:

1. Compliance with the comments and conditions outlined in Sections 4, 5 and 6 of the agenda staff report.
2. The site is to be landscaped to comply with Section 36-593 (c) of the Zoning Ordinance and any missing required plant materials are to be replaced or installed.