

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 7, 2006 PLANNING COMMISSION MEETING

- PROJECT #:** Special Permit #06033 - Verizon Wireless
- PROPOSAL:** To allow a wireless facility (temporary cell-on-wheels) up to 70' in height in the H-2 zoning district.
- WAIVERS:** Waivers to the required fall zone and landscape screening are requested.
- LOCATION:** 525 North 48th Street
- LAND AREA:** The lease area is approximately 2,500 square feet in area.
- CONCLUSION:** The waiver to the fall zone is not required, and the waiver to landscaping can be approved administratively by the Planning Director. Subject to the conditions of approval, this request complies with the requirements of the Zoning Ordinance and the Comprehensive Plan.

RECOMMENDATION:	Conditional Approval
Waivers: Fall zone	Not Required

GENERAL INFORMATION:

- LEGAL DESCRIPTION:** The south 104.62' of the north 304.62' of the west 284.4' of the east 344.4' of Lot 12, J. G. Miller's Subdivision, located in the south 1/2 of Section 20-10-7, Lancaster County, Nebraska.
- EXISTING ZONING:** H-2 Highway Business
- EXISTING LAND USE:** Office, Retail.

SURROUNDING LAND USE AND ZONING:

- | | | |
|--------|------------------------------|-----|
| North: | Restaurant | H-2 |
| South: | Former auto sales dealership | H-2 |
| East: | Retail, commercial | B-2 |
| West: | Mini-warehousing | H-2 |

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The 2025 Comprehensive Plan's Land Use Plan (as amended July, 2003) designates commercial land uses in this area.

Page F126 - Wireless Telecommunications - The placement and construction of such facilities need to occur in a way that is compatible with the natural and built environment. Taller, more intensive facilities should be located in commercial and industrial areas. Facilities in residential areas should be unobtrusive, of a scale consistent with the neighborhood setting, and sited in a way that does not detract from the enjoyment of the neighborhood by its residents.

ASSOCIATED APPLICATIONS:

May 10, 2006 - SP#06031 was approved allowing a 108' tall wireless facility for Verizon wireless on property located at 540 North 46th Street.

ANALYSIS:

1. This request is for a temporary wireless facility known as a cell-on-wheels, or COW. It is designed to provide interim coverage until the monopole authorized by SP#06031 is installed. That facility was approved May 10, 2006 and is to be located southwest of this site approximately 100' away. Verizon estimates the monopole will not be ready for use for six months, and the COW will be removed once the monopole is operational.
2. Waivers to both the fall zone and the required landscape screening were requested with the application. A waiver to the fall zone is not required, as the truck and the COW's mast are east of the point where the side lot line jogs south.
3. Landscape screening is a requirement of the Design Standards and can be approved administratively by the Planning Director. The COW is located at the rear of the lot in an area used for parking. Because the COW is temporary, after it has been removed the area will again be used for parking. The permanent monopole however, will be screened along the east edge of the site.
4. The evaluation of the requirements for SP#06031 per LMC Chapter 27.68 found that a wireless facility was justified in this area, and that it was compatible with surrounding uses. The same findings apply in this case for a temporary facility.
5. The applicant states that the monopole authorized by SP#06031 will not be operational for approximately six months, and that the COW will provide the needed coverage to serve this area until it is. The COW must be removed when the monopole is operational. The conditions of approval allow the time the COW is authorized to be in

use to be extended up to three months by administrative amendment to this special permit.

CONDITIONS:

Site Specific:

1. This approval permits a 70' tall temporary COW wireless facility for six months from the date of approval of this permit, with authorization to extend approval of the permit in three-month intervals by administrative amendment. A waiver to landscape screening is approved by the Planning Director.

General:

2. Before receiving building permits:
 - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department for review and approval.
 - 2.1.1 A revised site plan including 5 copies showing the following revisions:
 - 2.1.1.1 Show all property lines, and delete latitude and longitude lines.
 - 2.1.1.2 A signed surveyor's certificate with the legal description.
 - 2.1.1.3 Add the following note:
 - A. The COW will not be lighted.
 - B. Emergency power generators will comply with LMC Chapter 8.24.
 - 2.1.1.4 Show the correct scale on the site plan.
 - 2.1.1.5 Show all existing parking spaces on site and provide a parking table demonstrating that an adequate number of parking spaces remain on site to serve existing uses.
 - 2.2 The construction plans comply with the approved plans.

Standard:

3. The following conditions are applicable to all requests:

- 3.1 Before use of the facility all development and construction shall have been completed in compliance with the approved plans.
- 3.2 All privately-owned improvements shall be permanently maintained by the owner.
- 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

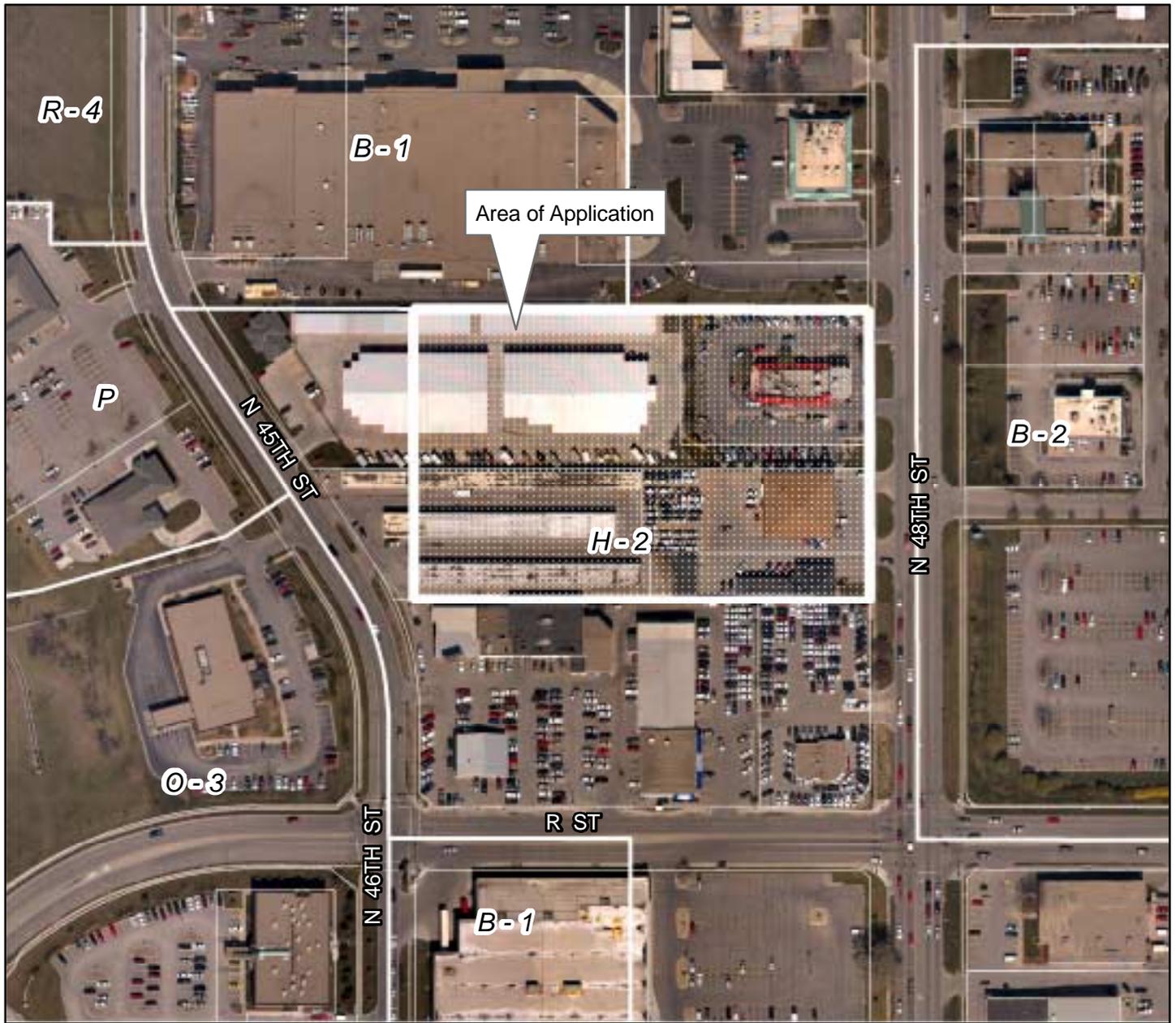
Prepared by:

Brian Will, 441-6362, bwill@lincoln.ne.gov
Planner
May 25, 2006

CONTACT: Trena Vunesky
Dolan Realty Advisors
7718 Forsyth Blvd
Clayton, MO 63105
(314) 344-2892

APPLICANT: Verizon Wireless
10740 Nall Avenue Ste 400
Overland Park, KS 66211
(913) 344-2892

OWNER: Bobbie Gayed
2570 North 83rd Street
Lincoln, NE 68507
(402) 499-5689



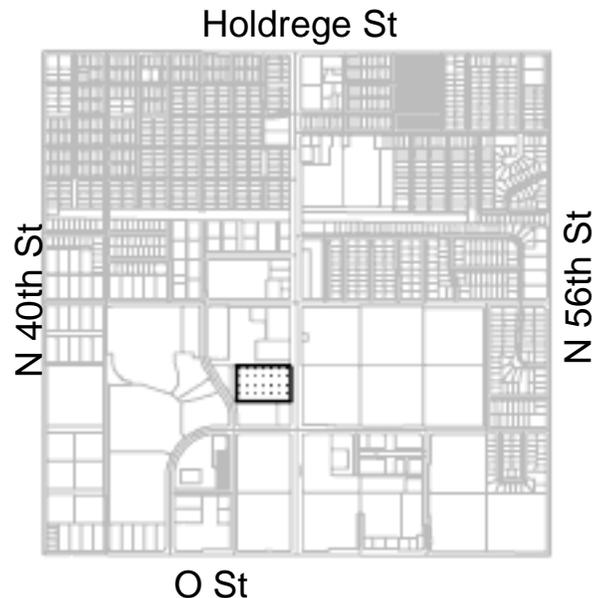
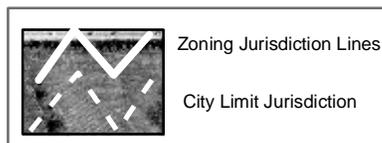
**Special Permit #06033
N 48th & R St**

2005 aerial

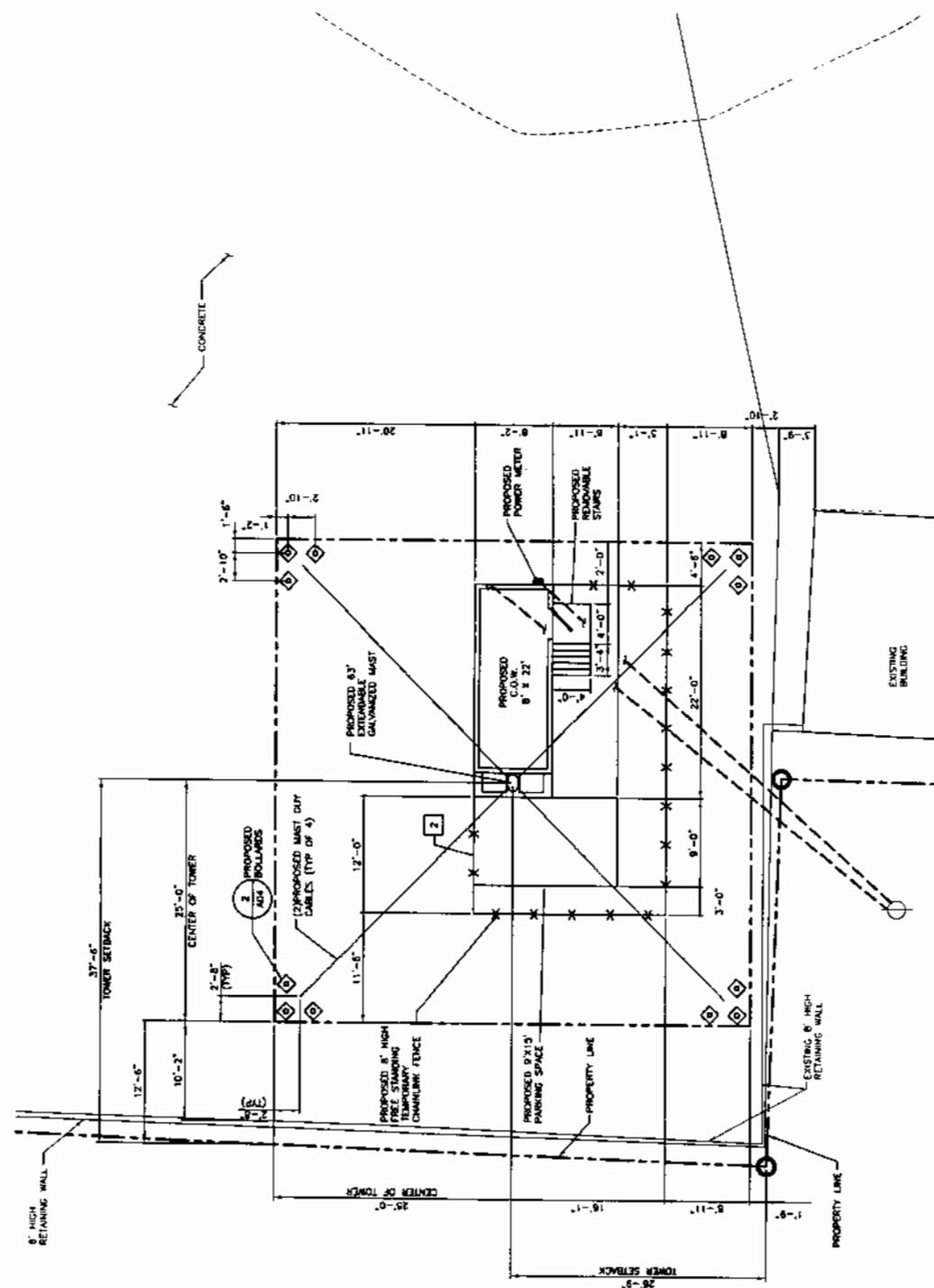
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 20 T10N R07E



- 1 NO CLIMBING DEVICES WILL BE PLACED ON TOWER BELOW 30'-0" FINISH. SHALL HAVE A GALVANIZED FINISH.
- 2 FORCE IS INTENDED TO ALLOW ACCESS TO PARKING SPACE.



ENLARGED SITE PLAN

SELECTIVE SITE CONSULTANTS, INC.
 8500 W. 100th Street, Suite 200
 Overland Park, Kansas 66210
 Phone: 913-438-7700
 Fax: 913-438-7777



10720 MAINE AVE. SUITE 400
 OVERLAND PARK, KS 66211
 PHONE: 913 244-8880

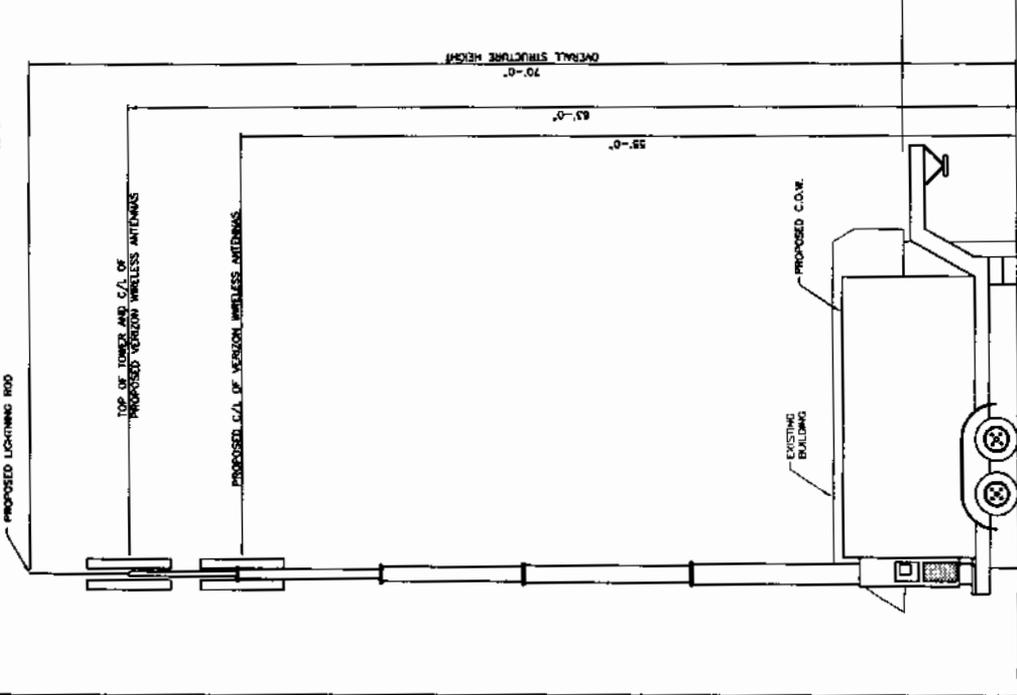
REV	DATE	BY	REASON	DESCRIPTION
A	04/24/06		ISSUED FOR ZONING	

LINP - WYUKA
 VERIZON WIRELESS
 ENLARGED SITE PLAN

525 N 48TH STREET
 LINCOLN, NEBRASKA 68504

DATE: 04/24/06
 DRAWN: [blank]
 CHECKED: [blank]
 APPR: [blank]

ANTENNA AND SUPPORT STRUCTURE WITH BE DESIGNED TO WITH STAND WIND FORCE OF 100MPH.



DATE	REVISION	REASON FOR CHANGE
04/24/06	ISSUED FOR BIDDING	

TOWER ELEVATION	
REVISION	REASON FOR CHANGE
SPH	
DT/ADP	
PACKAGE	
USE DATE	
DATE PLOT	

EQUIPMENT

DESCRIPTION	FURNISHED	INSTALLED
SHELTER	VERIZON WIRELESS	CONTRACTOR
TOWER	EXISTING	N/A
ANTENNA MOUNTS	VERIZON WIRELESS	CONTRACTOR
CABLE LADDER	N/A	N/A
ANCHOR BOLTS	VERIZON WIRELESS	CONTRACTOR
TOWER BUS BARS	N/A	N/A
ANTENNAS	VERIZON WIRELESS	CONTRACTOR
JAMPERS	VERIZON WIRELESS	CONTRACTOR
COAX	VERIZON WIRELESS	CONTRACTOR
GROUND KITS	VERIZON WIRELESS	CONTRACTOR
CONNECTORS	VERIZON WIRELESS	CONTRACTOR
ENTRY PORT BOOTS	VERIZON WIRELESS	CONTRACTOR
ICE BROUSE MATERIAL	N/A	N/A
HANGER KITS	VERIZON WIRELESS	CONTRACTOR
GPS ANTENNA	VERIZON WIRELESS	CONTRACTOR

LOCATIONS OF ANTENNAS AS SHOWN HAVE BEEN APPROVED BY CLIENT AND/OR CLIENT'S RADIO FREQUENCY ENGINEERS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE LOCATION AND ANY INVESTIGATIONS OR STUDIES CONCERNING THE COMPLIANCE OR NON-COMPLIANCE OF SAID ANTENNA LOCATIONS WITH ANY FCC RADIO FREQUENCY EXPOSURE REGULATIONS.

EXISTING TOWER INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SSC HAS NOT BEEN PROVIDED WITH TOWER ANALYSIS INFORMATION, NOR HAS SSC PERFORMED ANY TOWER ANALYSIS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE EXISTING OR TOWER FOUNDATION.

ANTENNA KEY

ANTENNA NUMBER	COAX LANS CODE (NOTE 5)	BEAM WIDTH	ANTENNA MODEL #	ANTENNA VENDOR	AZIMUTH	ELEC DOWNLINK	HEIGHT TO C/A OF ANTENNA (AGL)	SIZE	LENGTH	AMPERS
P-8/7-0-A	LINE 1 P-8/7-0-A	63	LPA-180063/12CF	ARTEL	0	0	63'-0"	7/8"	73 FT	1/2"
-	LINE 2 -	-	-	-	0	0	-	-	-	1/2"
-	LINE 3 -	-	-	-	0	0	-	-	-	1/2"
P-8/7-1-A	LINE 4 P-8/7-1-A	63	LPA-180063/12CF	ARTEL	0	0	55'-0"	7/8"	65 FT	1/2"
P-8/7-0-B	LINE 5 P-8/7-0-B	63	LPA-180063/12CF	ARTEL	120	0	63'-0"	7/8"	73 FT	1/2"
-	LINE 6 -	-	-	-	120	0	-	-	-	1/2"
-	LINE 7 -	-	-	-	120	0	-	-	-	1/2"
P-8/7-1-B	LINE 8 P-8/7-1-B	63	LPA-180063/12CF	ARTEL	120	0	55'-0"	7/8"	65 FT	1/2"
P-8/7-0-0	LINE 9 P-8/7-0-0	63	LPA-180063/12CF	ARTEL	240	0	63'-0"	7/8"	73 FT	1/2"
-	LINE 10 -	-	-	-	240	0	-	-	-	1/2"
-	LINE 11 -	-	-	-	240	0	-	-	-	1/2"
P-8/7-0-0	LINE 12 P-8/7-1-0	63	LPA-180063/12CF	ARTEL	240	0	55'-0"	7/8"	65 FT	1/2"

INSTALL ONE TMA PER ANTENNA

GENERAL NOTES

- ANTENNAS SHALL BE DESIGNATED FROM LEFT TO RIGHT, FACING THE ASSEMBLY FROM THE GROUND, RIGHT TO LEFT FACING THE BACK OF THE ANTENNA.
- ANTENNA LAYOUT PCS OR CELLULAR: THE OUTER MOST ANTENNAS SHALL BE DESIGNATED AS SPARE ANTENNA. SEE E02 DETAIL 1 FEEDLINE TAG IDENTIFICATION.
- EACH TRANSMISSION LINE SHALL BE LABELED WITH BRASS TAGS. BRASS TAGS SHALL BE LABELED WITH THE LINE NUMBER, SWR, THE LABELS SHALL BE ATTACHED WITH A SEAM PROOF METHOD (I.E. BLACK UV RESISTANT CABLE TIES). THE TAGS SHALL BE PLACED SO AS NOT TO COME IN CONTACT WITH THE CONNECTOR ON THE LINE AND THE METAL OF THE TOWER. LINES SHALL BE LABELED AT THE TOP, BOTTOM AND AT ENTRY POINT.
- EACH LINE SHALL ALSO BE LABELED AT THE LIGHTNING/SURGE PROTECTOR MOUNTING PLATE WITH A PRINTABLE LABEL W/INDICATE LINE NUMBER AND FUNCTION. THE SAME AS THE TAG TAG.
- THE TAG LABELING SHALL BE AS DESIGNATED IN THE ANTENNA KEY. FOR LUCENT USE A-ALPHA, B-BETA, G-GAMMA, FOR MOTOROLA REPLACE A WITH X, B WITH Y AND G WITH Z. SEE DETAIL 1 ON SHEET E02.
- IN TWO ANTENNA EQUIPMENT CONFIGURATION WHERE THE ANTENNAS WILL BE DUPLICED, THE DUPLICED ANTENNA SHALL BE LABELED AS RECEIVING/TRANSMIT.
- CONTRACTOR SHALL SUPPLY AND INSTALL COAX GROUND KITS AND TMA PLATED GROUND BARS AT 75 FEET INTERVALS STARTING FROM THE ANTENNA CENTERLINE DOWN ON SELF SUPPORT AND GATED TOWERS.
- CONTRACTOR SHALL FIELD VERIFY THE EXACT TMA'S AND IF THEY ARE TO BE INSTALLED PER THE CONSTRUCTION MANAGER.
- COAXIAL FEEDER LEADERS INDICATED ABOVE ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LENGTH BEFORE INSTALLING.
- CONTRACTOR SHALL INSTALL PLATFORM OF MOUNTING BRACKETS AND HARDWARE PER THE ANTENNA MANUFACTURER'S INSTRUCTIONS AND SHALL BE PER THE TOWER MANUFACTURERS STANDARD DETAILS OR APPROVED EQUAL.

COAX JAMPERS SHALL BE LPA-1800

ANTENNA CONFIGURATION DETAILS

REVISION	REASON FOR CHANGE
SPH	
DT/ADP	
PACKAGE	
USE DATE	
DATE PLOT	

LINEP - WYUKA

VERIZON WIRELESS

TOWER ELEVATION

525 N 48TH STREET
LINCOLN, NEBRASKA 68504

ISSUE NUMBER: NF-06-35 - ANT
REV: 4

verizon wireless

1515 KALLIE LANE, SUITE 450
OMAHA, NEBRASKA 68107
PHONE: (413) 344-3000

SELECTIVE SITE CONSULTANTS, INC.
1900 W. 110th Street, Suite 500
Omaha, NE, Nebraska 68110
Phone: 913-486-7700
Fax: 913-438-7777

7718 Forsyth Blvd
St. Louis, MO 63105

314.726.2610 (t)

314.726.1821 (f)



May 2, 2006

City of Lincoln
Dept. of Planning and Zoning
Brian Will
555 S. 10th St.
Lincoln, NE 68508

RE: Verizon Wireless-Special Use Permit (525 N. 48th St., Lincoln, NE 68503)

Dear Mr. Will:

Attached are the following revised items for SUP submittal:

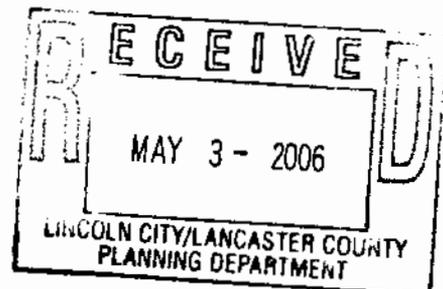
1. Zoning fee
2. Twenty-four (24) revised set of drawings
3. CD with revised site plan and legal description
4. Purpose Statement

If you should have any questions or concerns, please feel free to contact me at (314) 726-2610.

Sincerely,

Dolan Realty Advisors, LLC


Trena Vunesky



Purpose Statement:

Verizon Wireless (VZW) is proposing to temporarily install a portable truck-mounted tower called a Cellular on Wheels (COW) at the rear of Gayed Plaza located at 525 North 48th Street. This temporary structure has a mast that extends to a height of 70 feet.

Bobbie Gayed's property is the preferred location for the proposed Verizon Wireless temporary structure.

A landscaping variance will be requested due to the temporary nature of the COW.

A variance on the Fall Zone will be requested from the City due to the property's owner interest that the COW not interfere with parking and access.

VZW would like to place the temporary COW on this property until the permanent tower can be built on the adjoining property (SP 06031). The permanent site will take longer to get the Due Diligent items complete before the tower can actually be constructed. Some of these Due Diligent items include: approval from the Federal Communications Commission (FCC), Federal Aviation Administration (FAA), completion of the National Environmental Policy Act (NEPA), Nebraska State Historic Preservation Office (SHPO), Phase I Report, etc. These items are not needed for the temporary site. Once these items are complete and the permanent site can be built, the temporary site will no longer be needed.

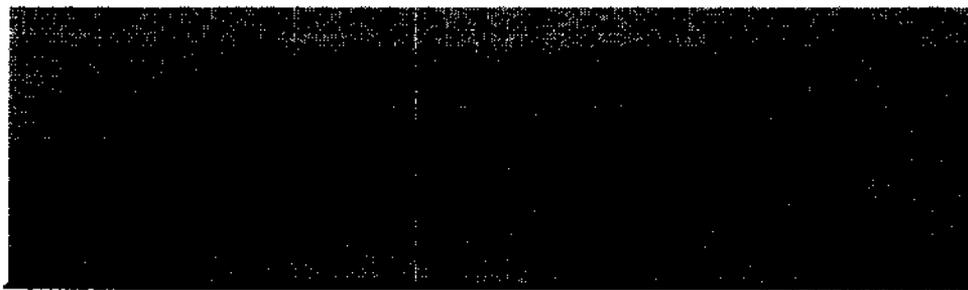
VZW would like to have this temporary site for approximately six months while the permanent site on Big Red Storage is being constructed.

Applicant Information:

Verizon Wireless (VAW), LLC
180 Washington Valley Road
Bedminster, New Jersey 07921
P:(678)339-4271
F:(678)339-8552
E:pamelia.hoof@verizonwireless.com

Call Sign: KNLH675

Market: BTA256 - Lincoln, NE



Status of Review: Complete

Reviewed By Building & Safety

Terry Kathe

Comments:

Status of Review: Approved

05/08/2006 2:37:17 PM

Reviewed By Health Department

ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION

TO: Brian Will DATE: May 8, 2006
DEPARTMENT: Planning FROM: Chris Schroeder
ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File SUBJECT: Verizon Temporary
EH Administration Tower
SP #06033

The Lincoln-Lancaster County Health Department has reviewed the special permit application with the following noted:

Emergency power generators are subject to complying with the requirements of Lincoln Municipal Code 8.24 Noise Control Ordinance.

Status of Review: Active

Reviewed By Planning Department

BRIAN WILL

Comments:

Status of Review: Routed

Reviewed By Planning Department

COUNTER

Comments:

Status of Review: **Complete**

Reviewed By **Planning Department**

RAY HILL

Comments:

Status of Review: **Active**

Reviewed By **Public Works - Development Services**

ANY

Comments:
