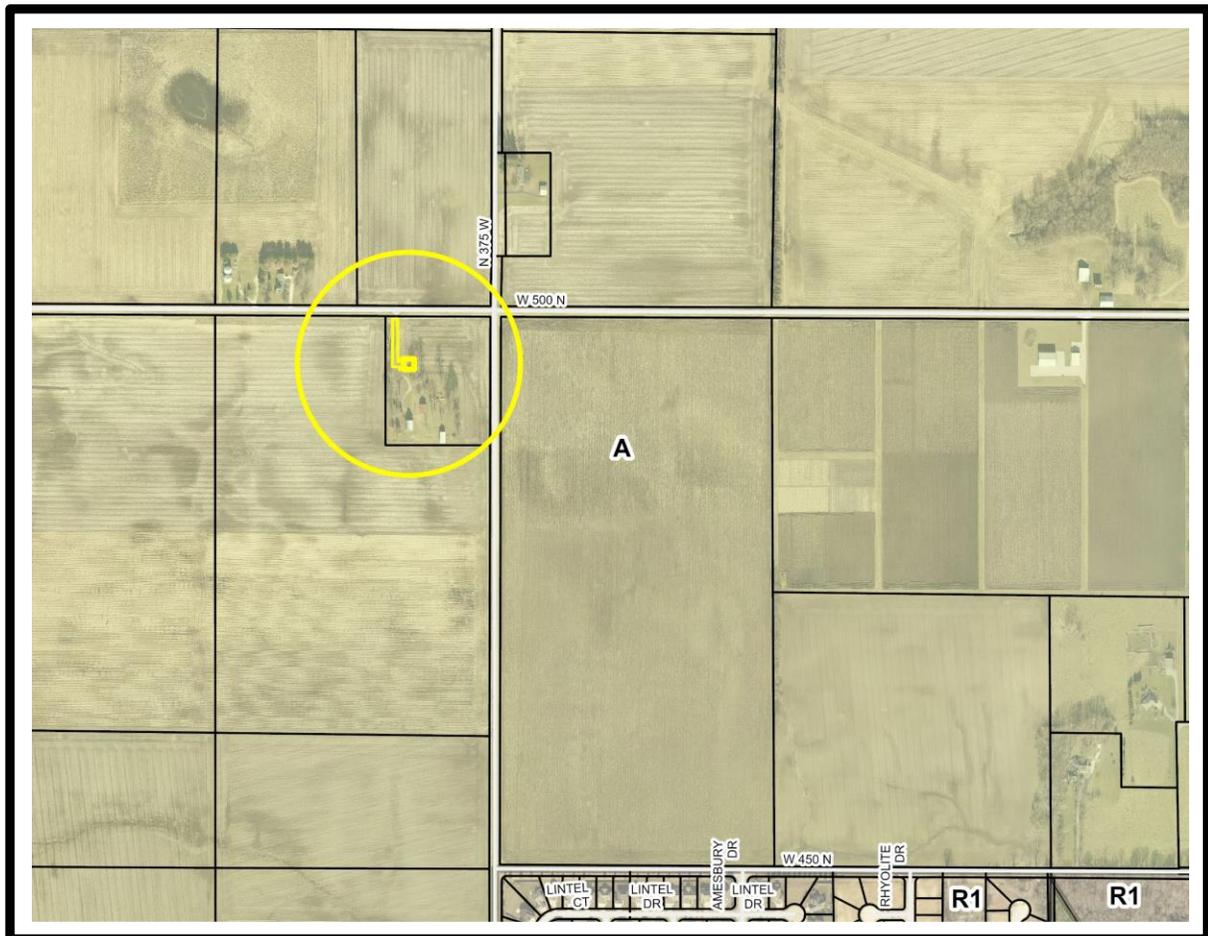

BZA-2034
DAVE HELTON AND ASSOCIATES, INC.
(special exception)

STAFF REPORT
March 19, 2020



BZA-2034
DAVE HELTON AND ASSOCIATES, INC.
Special Exception

Staff Report
March 19, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owners, is requesting a special exception for a primary communications tower (SIC 48) on property located at the southwest corner of CR 500 North and CR 375 West. The tower will be 198' tall (including the lightning rod) and operate 24 hours per day, 7 days a week and be located in a 50' x 50' easement. The Agriculturally zoned tract, 6.631 acres in size, contains a few outbuildings (the home was razed in March 2017) and is commonly known as 3833 West 500 North, Wabash 34 (NW) 24-5.

AREA ZONING PATTERNS:

The site in question and all surrounding land is zoned A, Agricultural. No rezones, variances or special exceptions have been granted in the area.

AREA LAND USE PATTERNS:

The 6.6-acre parcel was created in 1998 (P98-41). In 2017 the home was demolished but a few outbuildings and mature trees still exist on-site.

Land in all directions is farmed and a few single-family homes on large lots can be found in the vicinity.

TRAFFIC AND TRANSPORTATION:

CR 500 N is classified as a rural secondary arterial and CR 375 W is a rural local road, per the adopted *Thoroughfare Plan*. The existing driveway is at the western end of the parcel and will serve as access to the tower.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

No sewer or water are required for this use.

STAFF COMMENTS:

AT&T is proposing to build a new 198' tall (including lightning rod) monopole tower on a 50' x 50' easement within a 6.6-acre tract located at the southwest corner of CR 500 N and CR 375 W. The site will be accessed from CR 500 N with the existing driveway. The tower area will be totally and permanently enclosed by a 6' high security fence with a locked gate. The site plan shows enough room that 3 additional carriers could collocate at the site. Monopole towers are required to have a setback from property lines of 20% of the height of the tower; the site plan complies with this requirement.

At its meeting on March 4, 2020 the Executive Committee of the Area Plan Commission voted that granting this request would not substantially adversely affect the Comprehensive Plan.

Regarding the ballot items:

1. Section 3.1 of the Unified Zoning Ordinance **DOES** authorize the special exception for this use in the Agricultural zoning district.

And it is staff's opinion that:

2. The requirements and development standards for the requested use as prescribed by the Unified Zoning Ordinance **WILL** be met. Setbacks for the tower can be met; the nearest property line to the base of the tower is about 103' to the west. With a 198' tall tower, the required setback is 39.6' (20% of the tower height).
3. Granting the special exception **WILL NOT** subvert the general purposes served by the Ordinance. The addition of a 198' tall mono pole within a 50' x 50' easement will have no adverse effect on public health, safety and general welfare. Additionally, no farm ground will be taken out of production.
4. Granting the special exception **WILL NOT** materially and permanently injure other property or uses in the same district and vicinity because of:
 - a. Traffic generation: Service technicians are expected to visit the site once per month.
 - b. Placement of outdoor lighting: The only additional lighting proposed is a service light on the equipment cabinet, which will be downward-facing.
 - c. Noise production: A low frequency noise or hum from the generator will be the only source of noise.
 - d. Hours of operation: 24 hours per day, 7 days per week is typical for this use.

STAFF RECOMMENDATION:

Approval

Note: A special exception approval ceases to be valid if the use is not established within one year of the date that the special exception was granted.



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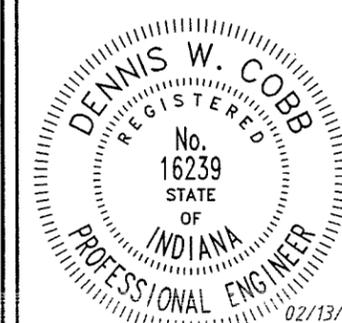
AT&T SITE NUMBER: IN0695
USID #: 274030

3833 WEST 500 NORTH
WEST LAFAYETTE, IN 47906

190'-0"
MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
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0	10/21/19	DSL	FINAL	MAN
1	01/06/20	DSL	FINAL	MAN
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Dennis W. Cobb

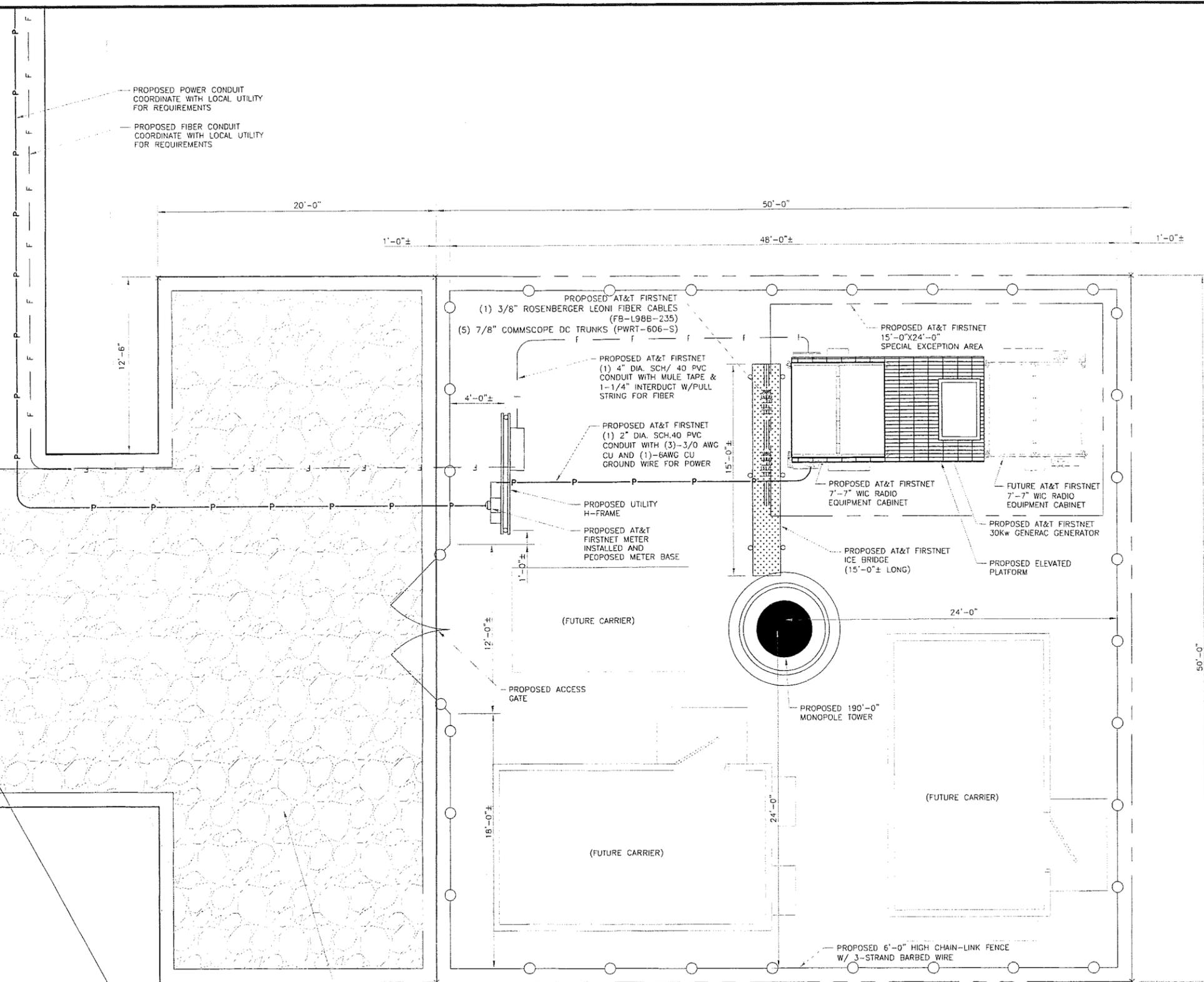
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SHEET NUMBER:

C-1

REVISION:

2

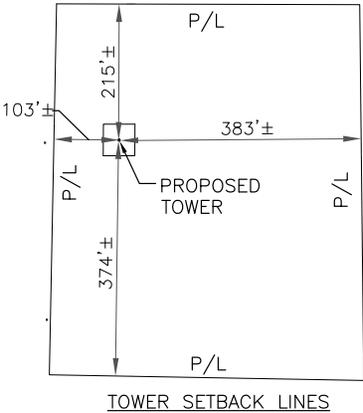
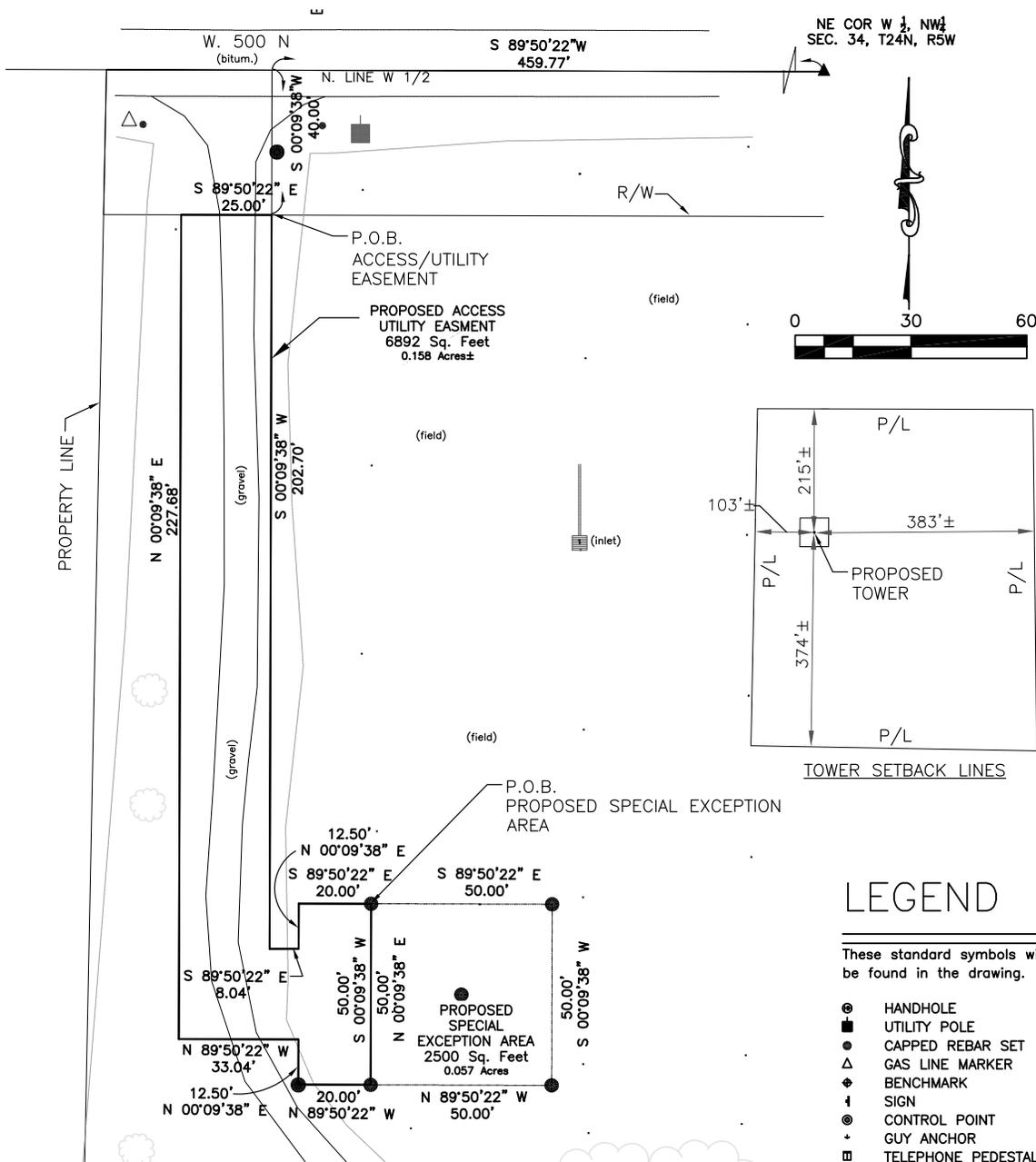


20'-0"±	
13'-4"±	
10'-0"±	
6'-8"±	249'-7"±
5'-0"±	124'-10"±
3'-4"±	74'-11"±
2'-0"±	62'-5"±
1'-5"±	49'-11"±
1'-3"±	37'-5"±
10"±	25'-0"±
5"±	12'-6"±

1 ENLARGED SITE PLAN
SCALE: 1/4"=1'-0" (FULL SIZE)
1/8"=1'-0" (11x17)



NOTE:
ADDITIONS COULD CHANGE IN SIZE BUT WILL BE
LOCATED WITHIN THE FENCED AREA AND
SETBACKS WILL BE CHECKED DURING BUILDING
PERMIT PROCESS.



LEGEND

- These standard symbols will be found in the drawing.
- ⊙ HANDHOLE
 - UTILITY POLE
 - CAPPED REBAR SET
 - ▲ GAS LINE MARKER
 - ◆ BENCHMARK
 - ⊕ SIGN
 - ⊙ CONTROL POINT
 - GUY ANCHOR
 - ⊞ TELEPHONE PEDESTAL

PROPOSED ACCESS UTILITY EASEMENT
 Part of the West Half of the Northwest Quarter of Section 34, Township 24 North in Wabash Township, Tippecanoe County, Indiana being more particularly described as follows:

Commencing at the Northeast corner of said West Half; thence South 89 degrees 50 minutes 22 seconds West 459.77 feet along the north line of said West Half, thence South 00 degrees 09 minutes 38 seconds West 40.00 feet to a point on the Southerly right of way of W. CR 500 N, said point also being the point of beginning of this description; thence continuing South 00 degrees 09 minutes 22 seconds West 202.70 feet; thence South 89 degrees 50 minutes 22 seconds East 8.04 feet; thence North 00 degrees 09 minutes 22 seconds East 12.50 feet; thence North 89 degrees 50 minutes 22 seconds East 20.00 feet; thence South 00 degrees 09 minutes 38 seconds West 50.00 feet; thence South 89 degrees 50 minutes 22 seconds West 20.00 feet; thence North 00 degrees 09 minutes 38 seconds East 12.50 feet; thence North 89 degrees 50 minutes 22 seconds East 227.68 feet to said right of way; thence South 89 degrees 50 minutes 22 seconds East 25.00 feet along said right of way to the point of beginning, containing 0.158 acres 7892 square feet, more or less.

PROPOSED SPECIAL EXCEPTION AREA
 Part of the West Half of the Northwest Quarter of Section 34, Township 24 North in Wabash Township, Tippecanoe County, Indiana being more particularly described as follows:

Commencing at the Northeast corner of said West Half; thence South 89 degrees 50 minutes 22 seconds West 459.77 feet along the north line of said West Half, thence South 00 degrees 09 minutes 38 seconds West 40.00 feet to a point on the Southerly right of way of W. CR 500 N; thence continuing South 00 degrees 09 minutes 22 seconds West 202.70 feet; thence South 89 degrees 50 minutes 22 seconds East 8.04 feet; thence North 00 degrees 09 minutes 22 seconds East 12.50 feet; thence North 89 degrees 50 minutes 22 seconds East 20.00 feet to the point of beginning of this description; thence South 89 degrees 50 minutes 22 seconds East 50.00 feet; thence South 00 degrees 09 minutes 38 seconds West 50.00 feet; thence North 89 degrees 50 minutes 22 seconds West 50.00 feet; thence North 00 degrees 09 minutes 22 seconds East 50.00 feet to the point of beginning, containing 0.057 acres 2500 square feet, more or less.

- NOTES:**
- Except as specifically stated or shown on this plat, this survey does not purport to reflect the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of the making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; any other facts that an accurate and current title search may disclose.
 - Locations of underground or overhead utilities/structures/facilities as shown hereon are based on observable aboveground evidence and record drawings, if any, provided to the surveyor. No excavations to locate buried utilities/structures/facilities were made during the progress of this work and actual locations may vary from the locations shown hereon. Additional buried utilities/structures/facilities may be encountered. Prior to any site excavations, contact the appropriate agency or utility company for verification of utility type and for field location of it's line(s).
 - The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
 - Every document of record reviewed and considered as part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. No abstract of title nor title commitment nor results of title searches were furnished to the surveyor. There may exist other documents of record that would affect this parcel.
 - Ownership shown hereon is per county records indicated above or in title work and/or ownership evidence provided by others. Surveyor assumes no responsibility for the correctness of the public records or information provided by others. Surveyor makes no guarantees nor assumes any responsibility for additional facts that could impact on the location of property lines had accurate and correct title abstract work been provided.
 - This document should not be used as a boundary retracement survey, a route survey or a surveyor location report as defined in IAC 865-1-12.
 - According to the reading taken with a GPS receiver and checked with the United States Department of the Interior Geological Survey Map, the tower center is located at North 40 degrees 29 minutes 22.02 seconds Latitude and West 86 degrees 58 minutes 42.47 seconds Longitude.
 - The elevations are referenced to the USC & GS datum NAVD1988.
 - The bearing system used for all proposed descriptions hereon this sheet, are based on the State Plane Coordinate System (NAD 83).
 - FLOOD STATEMENT: According to the Flood Insurance Rate Map for Tippecanoe County, Indiana; Map number 18157C0126D with an effective date of September 25, 2009, the subject property does not lie within a Special Flood Hazard Area Zone.

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AT&T SITE NUMBER: IN0695
 USID #: 274030
 3833 WEST 500 NORTH
 WEST LAFAYETTE, IN 47906
 190'-0"
 MONOPOLE

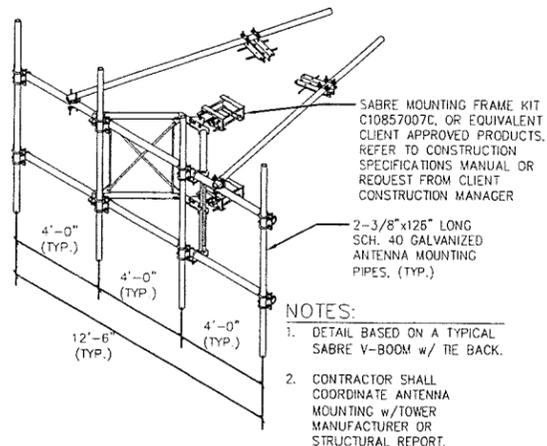
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES. OR
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2	10/21/19	DSL	PINAIL	MAN
1	01/06/20	DSL	PINAIL	MAN
2	02/13/20	DSL	PINAIL	MAN
1	02/27/20	DSL	PINAIL	MAN

Dennis W. Cobb

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SHEET NUMBER: **LS-1** REVISION: **3**



1 TYPICAL ANTENNA MOUNTING FRAME
SCALE: NOT TO SCALE

NOTES:
1. CONTRACTOR SHALL VERIFY FINAL RF CONFIGURATION WITH FINAL RFDS ISSUED BY AT&T FIRST NET RF ENGINEER PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION

NOTES:
1. DETAIL BASED ON A TYPICAL SABRE V-BOOM w/ TIE BACK.
2. CONTRACTOR SHALL COORDINATE ANTENNA MOUNTING w/TOWER MANUFACTURER OR STRUCTURAL REPORT.

NEW AT&T EQUIPMENT:
(3) SABRE MOUNTING FRAME KIT - C10857007C
(6) CCI (TPA-65R-BUBDA-K) PANEL ANTENNAS
(3) ERICSSON RRH RRUS-32 B2
(3) ERICSSON RRH 4415 B25
(3) ERICSSON RRH B5/B12 4449
(3) ERICSSON RRH 4426 B66
(1) RAYCAP SQUID (DC9-48-60-24-8C-EV)
(1) RAYCAP SQUID (DC6-48-60-0-8C-EV)
(1) 3/8" ROSENBERGER LEONI FIBER CABLES (FB-L98B-235)
(5) 7/8" COMMSCOPE DC TRUNKS (PWRT-606-S)
MOUNTING CENTER @ ELEV. = 185'-0" A.G.L.
RAD CENTER @ ELEV. = 185'-0" A.G.L.

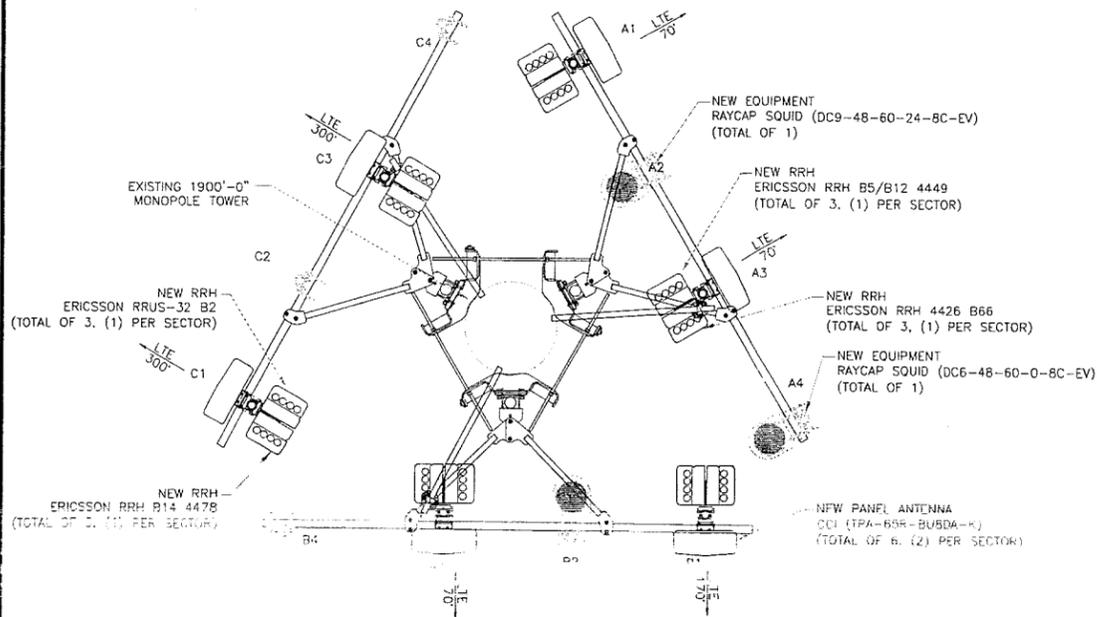
IMPORTANT SITE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FINAL RF CONFIGURATION AND NOTIFY AT&T MOBILITY AND ENGINEERING FIRM WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY ALL FINAL CONNECTION LOCATIONS WITH AT&T MOBILITY ENGINEER, RF ENGINEER, AND NET-OPS PRIOR TO INSTALLATION.
- CONTRACTOR TO USE PROPER TORQUE WRENCH WHEN INSTALLING AND TIGHTENING CONNECTORS TO INSURE PROPER FIT.
- CONTRACTOR TO ARRANGE NEW MODULES/EQUIPMENT TO AVOID INTERFERING WITH SAFETY CLIMB.

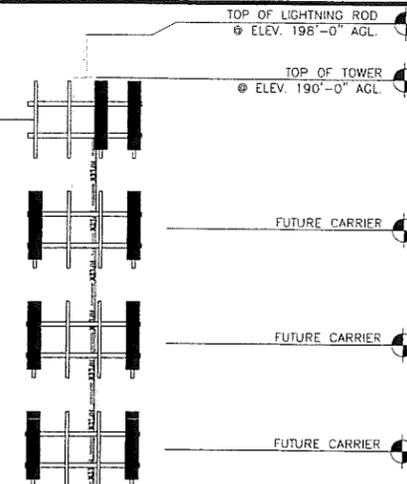
NOTE:
FIRST GROUP ENGINEERING'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS/RRH'S SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS/RRH'S. PRIOR TO ANY ANTENNA/RRH'S INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE SHOULD BE PERFORMED.

FINAL TOWER EQUIPMENT:

- (6) ANTENNAS
- (12) RRUs
- (3) SQUIDS



2 FINAL ANTENNA LAYOUT
SCALE: NOT TO SCALE



3 FINAL TOWER ELEVATION
SCALE: NOT TO SCALE

NOTE: DIRECT TOWER MOUNTED EQUIPMENT MUST NOT TRAP OR INTERFERE W/ EXISTING SAFETY CLIMB.

GENERAL NOTES

- ELEVATION IS FOR REFERENCE PURPOSE ONLY.
- CONTRACTOR SHALL PERFORM WORK DONE TO OR ON STRUCTURE IN ACCORDANCE WITH PROVIDED STRUCTURAL ANALYSIS SEPARATE FROM FIRST GROUP ENGINEERING, INC. DRAWINGS.

PROPOSED AT&T FIRSTNET
(1) 3/8" ROSENBERGER LEONI FIBER CABLES (FB-L98B-235)
(5) 7/8" COMMSCOPE DC TRUNKS (PWRT-606-S)

PROPOSED AT&T FIRSTNET
ICE BRIDGE
(15'-0" ± LONG)

PROPOSED AT&T FIRSTNET
15'-0" X 24'-0" SPECIAL EXCEPTION AREA

PROPOSED AT&T FIRSTNET
7'-7" W/C RADIO EQUIPMENT CABINET



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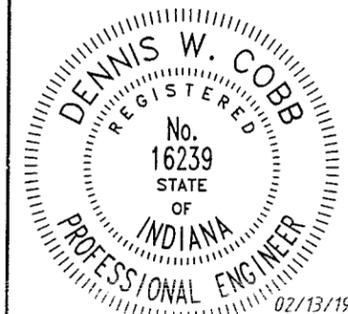
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SHEET NUMBER: REVISION:

C-2

2