



Petition Number: 1510-DDP-17

Subject Site Address: 16414 Towne Road

Petitioner: Crown Castle

Request: Development Plan approval of a new wireless communication service facility.

Current Zoning: AG-SF1

Current Land Use: Residential

Approximate Acreage: 34.2 acres +/- (parent property)
10,000 square feet (lease area)

Zoning History: 1510-SE-03 – Special Exception (approved, July 12, 2016)

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Statement of Need and Coverage Maps

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL:

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, and variances associated with the site, and any commitments associated with the site.

This petition received a public hearing at the August 15, 2016, Advisory Plan Commission (the “APC”) meeting. Notice of the August 15, 2016 APC meeting was provided in accordance with Indiana law and the APC’s Rules of Procedure.

PROJECT DESCRIPTION:

Location: The subject parent property is approximately 34.2 acres +/- in size and located at 16414 Towne Road (**see Exhibit 2**) (the “Property”). The Property is zoned AG-SF1 and currently contains a residential structure. The surrounding adjacent properties to the north, west, and east are zoned AG-SF1 and are large-lot, rural-residential/agricultural in nature and use. Adjacent property to the south is zoned SF-2 and is currently pending plat approval for a residential subdivision called Bent Creek.



Wireless Communication Service Facilities are permitted by Special Exception within the AG-SF1 zoning classification. The request is to allow a Wireless Communication Service Facility on the Property.

Project Description: In order to provide a certain level of wireless communication service within this area of Westfield, new antenna equipment is needed. There are no existing nearby co-location options that could accommodate the volume of equipment needed to affect the service level, so a new tower would be needed in order to install new equipment. The proposal is to install a new monopole tower that is 168 feet tall (including lighting rod) and ancillary equipment building(s) on the Property. Proposed access to the tower and equipment would be within an access and utility easement from Towne Road. The proposal indicates fencing and landscaping would be installed around the perimeter of the lease area for the tower.

As proposed, the tower would be over 200 feet from any property line, which exceeds with the setback requirements of the Wireless Communication Service Facilities ordinance (Article 6.20). The tower would also be approximately 475 feet from the nearest building (which is the residential building on the Property).

Special Exception Approval: On July 12, 2016, the Board of Zoning Appeals approved a Special Exception request (1510-SE-03) to allow the proposed tower on the subject property. There were no conditions associated with the Board's approval.

Comprehensive Plan: The Comprehensive Plan identifies this Property within the "New Suburban" land use classification. Single-family residential land uses are recommended in this area of the community.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE:

Zoning Districts (Chapter 4)

AG-SF1 District (Article 4.2)

1. Permitted Uses

Comment: COMPLANT (per 1510-SE-03 approval on July 12, 2016)

2. Minimum Lot Area = 3 acres

Comment: COMPLIANT

3. Minimum Lot Frontage = 250 feet

Comment: COMPLIANT

4. Minimum Building Setback Lines

a. Front Yard = 100

Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.



- b. Side Yard = 30 feet
Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.
- c. Rear Yard = 30 feet
Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.

- 5. Minimum Lot Width = 100 feet
Comment: COMPLIANT

- 6. Maximum Building Height = 2.5 stories
Comment: Not Applicable

- 7. Minimum Living Area
Comment: Not Applicable

Overlay Districts (Chapter 5) – Not Applicable

Development Standards (Chapter 6)

Landscaping Standards (Article 6.8) – Not Applicable

Lot Standards (Article 6.10)

- 8. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
Comment: COMPLIANT

- 9. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
Comment: Not Applicable

Setback Standards (Article 6.16)

Comment: COMPLIANT



Vision Clearance Standards (Article 6.19)

Comment: COMPLIANT

Wireless Communication Service Facilities (Article 6.20)

10. An Applicant for a Wireless Communication Service Facility must demonstrate that they have exhausted all efforts to locate the proposed facilities upon existing antenna support structures in the geographical area of the proposed Wireless Communication Service Facility, which shall include submitting a master plan for their Wireless Communication Service Facilities throughout the Planning Jurisdiction of the Plan Commission. The master plan should show efforts to minimize the size and number of antenna support structures throughout the geographical area, taking into consideration existing technology.

Comment: COMPLIANT. See Exhibit 4.

11. The height of the antenna support structure shall not exceed two hundred (200) feet.

Comment: COMPLIANT (168 feet).

12. The antenna support structure shall be set back a minimum of forty (40) feet from the Lot Line, unless the adjoining Lot is zoned or used for a residential use. If the antenna support structure adjoins a Lot which is zoned or used for residential use, then the setback shall not be less than the height of the support structure.

Comment:

- North (Residential) = 168' required = **COMPLIANT**
- West (Residential) = 168' required = **COMPLIANT**
- East (Recreational) = 40' required = **COMPLIANT**
- South (Residential) = 168' required = **COMPLIANT**

13. Except as required by the Federal Aviation Administration or Federal Communications Commission, the antenna support structure shall not be illuminated by any artificial means and shall not display strobe lights.

Comment: Acknowledged

14. No Signs or advertising shall be placed upon an antenna support structure and associated equipment buildings or structures.

Comment: COMPLIANT



15. The support structure and any antenna located on the support structure must be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment.

Comment: COMPLIANT.

16. All utility buildings and structures accessory to the antenna support structure must be architecturally designed to blend into the surrounding area.

Comment: Not Applicable. Will be reviewed for compliance during subsequent applications for any associated structure.

17. A Landscape Plan for the Wireless Communication Service Facility shall be submitted with the application and shall be substantially similar to landscaping required for other uses in Business or Industrial Districts.

Comment: See "Landscaping Standards" (Article 6.8) section above.

18. All Wireless Communication Service Facilities shall be designed structurally, electrically, and in all other respects to accommodate the user's equipment and the equipment of at least two (2) additional service providers.

Comment: COMPLIANT

19. A qualified and licensed engineer must approve the design of the antenna support structure and certify that it is constructed to comply with the requirements set out in this Article.

Comment: Will be reviewed at time of permitting.

20. All applications shall include a notarized letter of intent committing the antenna support structure owner or lessee on behalf of themselves and their successors in interest that the antenna support structure shall be shared with additional users if the additional user(s) agrees to meet reasonable terms and conditions of shared use.

Comment: Will be reviewed at time of permitting.

21. No transmissions from a Wireless Communication Service Facility shall interfere with any existing public safety communications.

Comment: Acknowledged.

DESIGN STANDARDS (Chapter 8)

22. Easement Standards (Article 8.3)

Comment: COMPLIANT



23. Pedestrian Network Standards (Article 8.7)

Comment: Not Applicable

24. Street and Right-of-Way Standards (Article 8.9)

Comment: Not Applicable.

25. Surety Standards (Article 8.12)

Comment: Not Applicable.

26. Utility Standards (Article 8.13)

Comment: COMPLIANT

DEPARTMENT COMMENTS:

1. The Detailed Development Plan complies with the applicable zoning ordinances.
2. **Recommendation:** The Department recommends **approving the petition as presented.**
3. If any APC member has questions prior to the public hearing, please contact Kevin Todd at ktodd@westfield.in.gov or 317.379.6467.