

**DATE OF PUBLIC MEETING: MAY 11, 2023****ADDRESS: 7480 SHORT STATION RD**

<b>Type of Tower:</b>	Monopole	<b>Height of Tower:</b>	195' plus a 4' Lightning Rod			
<b>Property Zoned:</b>	A-R Rural Agriculture	<b>Adjoining Property:</b>	N: A-R	S: R-1A	E: A-R	W: A-R
<b>Applicant:</b>	VB 500 II, LLC (Vertical Bridge)					

The applicant is seeking to construct a lattice tower at the address indicated above in accordance with Article 20 of the Owensboro Metropolitan Zoning Ordinance. The proposed tower is to be located on a 0.13+/- acre parcel owned by Fred and Thelma Marksberry Trust; Fred Marksberry, Jr., Trustee in unincorporated Daviess County on Short Station Road between Jack Hinton Road and Windy Hill Road. There are two single family residences and multiple detached accessory structures located on the subject property. The applicant states in the uniform application materials that there are no other suitable locations in the vicinity that allow for co-location and that the new tower is needed to provide service to the community.

The tower is a 195' monopole structure with a 4' lightning rod. The applicant proposes to install a 6' tall chain link fence around the lease area. The applicant acknowledges and agrees to install the 10' landscape buffer and a double row of 6' pines as stated on page 6 of their application however, the buffer and pines are not shown on the submitted site plan. The application meets all requirements related to staffing, signs and illumination. The site is designed to allow three service providers to be located on the tower.

#### APPLICATION

All materials for a complete application have been submitted in accordance with Owensboro Metropolitan Zoning Ordinance Section 20-4(b).

#### DESIGN STANDARDS

**RESIDENTIAL STRUCTURES** - Monopole cellular towers are not required to meet a minimum distance from residential structures. However, the nearest residential accessory structure on the parent parcel is approximately 250' from the proposed tower and the nearest residence across Short Station Road is approximately 300' from the proposed tower according to GIS measurements.

**SETBACKS** – Section 20-5(c) of the zoning ordinance requires that all structures constructed in connection a monopole tower comply with the applicable setback requirements established for other structures within the applicable zoning district. In this case, the tower is proposed to be located within an A-R Rural Agriculture zoning classification, which requires a 25' front building setback, 10' side yard building setbacks, and a 20' rear yard building setback. The monopole cellular tower and related structures appear to meet the required setbacks as shown on the submitted site plan.

**HEIGHT** - At 195' with a 4' lightning rod, the proposed tower is in compliance with the 200' maximum allowed by ordinance. Additionally, the applicant has provided email from the FAA and the KAZC that the tower does not require permits.

**SCREENING** – Section 20-5(i) of the zoning ordinance requires staggered rows of 6' tall evergreen trees spaced every 15' within 10' of the property line and a maximum 8' tall chain link fence. The site plan submitted shows a 6' tall chain link fence with three strands of barbed wire which totals 7' tall. The applicant has acknowledged and agreed to the screening requirement of the evergreen trees but it is not shown on the submitted site plan.

**SIGNS** - No signs are proposed on the site except those displaying emergency, safety and warning information.

**CO-LOCATION** - The site can accommodate three total service providers.

#### FINDINGS

1. The application is complete with all materials in accordance with the Owensboro Metropolitan Zoning Ordinance;
2. The site is in compliance with all design criteria of the Owensboro Metropolitan Zoning Ordinance;
3. The permanent tower will improve service for users within the community; and,
4. By providing the opportunity for multiple service providers on this tower, we are promoting the goal of the Comprehensive Plan to encourage collocation in order to minimize the number of telecommunication towers.