

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 8, 2018

**SUBJECT: Temporary Telecommunications Facility – Cell On Wheels (COW)
Non-colocation Monopole Approval (127 Adams Street)
File No. SEU18-03**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission finds the petition to substantially meet the standards contained in Chapter 55 (Unified Development Code), Section 5.16.5 D. (Wireless Communication Facilities), and therefore approves the Temporary Telecommunications Facility – Cell On Wheels at 127 Adams Street for a monopole designed without the ability to co-locate additional antennae subject to approval by the Building Department.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved** because it would comply with local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare.

LOCATION

This site is located on the east side of Adams, between S. Main and Hill streets (Central Area; Allen Creek watershed).

DESCRIPTION OF PROJECT

Wireless communication towers are permitted in many zoning districts including the M1 (Light Industrial District), subject to the height regulations of the district in which it is proposed. Most proposed wireless communication towers require site plan approval as they are permanent structures. Temporary telecommunication facilities such as a Cellular On Wheels (COW) are not structures and, therefore, do not require site plan approval (but do require a building permit). The Unified Development Code, Section 5.16.5.D, states that, "Unless otherwise specifically approved by the Planning Commission, all wireless communications towers shall be monopoles, designed for co-location." A COW is not designed for co-location and so, despite being exempt from site plan approval, its use requires specific approval by the Planning Commission.

The petitioner seeks approval for installation of a COW, a temporary telecommunications facility) without co-location capability at 127 Adams Street. The 18,730 sq ft site currently contains an office/storage building and a large surface parking lot. The proposed tower will be 60 feet tall when extended to its full height. Unlike previous years, the COW proposed currently

is self contained on a truck, and the generator is on a trailer, both can be driven off of the site if required.

The COW details and specifications must be submitted to the Building Department to ensure proper safety requirements and all applicable codes are applied before activation of the COW. The petitioner will work with the Building Department to apply for any necessary Building Permits. Both the COW and the generator will be secured as determined by the Building Department. The site plan submitted shows the COW and generator enclosed by a temporary chainlink fence for a total enclosed area of 3,000 square feet. The COW will be located in the middle of the parking lot, the security fencing will be setback 10 feet from the public sidewalk and 10 feet from the rear and south side. The subject site borders the railroad to the north. The COW will be powered by a generator, and comply with the City's Noise Ordinance. No natural features are affected by placement of the tower and associated facilities on this site.

The proposed COW is intended to boost wireless communication capacity during University of Michigan football games. Existing permanent wireless communication facilities in the area are unable to handle the extra demand on gamedays. This has resulted in periodic disruptions in service, including the ability to place or receive phone calls and text messages, for everyone with the petitioner's service inside the stadium as well as the surrounding neighborhoods. As a temporary structure, the COW may be placed at 127 Adams Street for up to 180 days per year. New building permits and zoning compliance permits are required for each occurrence.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential & Commercial	D2 (Downtown Interface)
EAST	Commercial	D2 (Downtown Interface)
SOUTH	Residential	R4C (Multiple-Family Residential District) & M1 (Limited Industrial)
WEST	Residential	R4C (Multiple-Family Dwelling)

PLANNING BACKGROUND

The Master Plan Land Use Element recommends Multiple Family uses for the site.

The petition was assigned a project number with the pre-fix SEU (Special Exception Use) because it was the best fit for a petition of this nature. Wireless communication towers, temporary or permanent, are permitted principal uses in the M1 district. Special exception use approval is not required nor requested.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Planning – As indicated by the petitioner, a permanent tower is not needed at this location. The petitioner will remove the tower and all associated facilities at the conclusion of the football season. The zoning permit for a temporary structure will allow use of the COW for 180 days during the year. Every occurrence of COW use at this site will require a separate building and

zoning compliance permits that specifies the installation and removal date. Site plan approval would be required to construct a permanent tower.

Prepared by Matt Kowalski

Reviewed by Brett Lenart

7/30/2018

Attachments: [Zoning Map](#)
[Aerial Photo](#)
[Site Plan](#)

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Systems Planning
File No. SEU18-032