



Council Communication No. 97-262

SYNOPSIS –

An amendment to the zoning ordinance is proposed to correct an earlier amendment which inadvertently included the existing radio and television towers in the regulations concerning the placement and height of cellular telephone monopoles. Additional language is proposed to ensure that the Zoning Board of Adjustment reviews all structures over district height limitations, and that the bases of towers are screened in industrial areas.

FISCAL IMPACT –

N/A.

RECOMMENDATION –

Approval.

BACKGROUND –

On September 16, 1996, by Roll Call No. 96-3201, the City Council approved an ordinance which regulated the placement and height of communication antennas; this was primarily intended to control the location of monopole structures for wireless communication purposes. As approved, the ordinance inadvertently included all communication towers, including existing radio and television towers. At the meeting, objections were raised to the ordinance by representatives of KCCI Television.

Staff indicated at that time that an amendment would be returned to the City Council which would correct the omission. The language proposed for consideration at the May 5, 1997, Council meeting will make it possible for the owner of a proposed radio or television antenna to apply for a conditional use permit with the Zoning Board of Adjustment. Existing radio and television antennas would be allowed to remain as legal, non-conforming structures under the proposed amendment.

Included is language intended to limit the types and locations of structures permitted to be constructed above the district height limitations without the necessity of a review by the Zoning Board of Adjustment, and language which will require the screening of tower bases in industrial districts adjoining public streets and residential areas.

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