



Case number:	6096A-09
Address:	3515 West Old Shakopee Road
Application type:	Final site plans and building plans for a 65-foot bell tower with screened communication antennas
Applicant:	Verizon Wireless / Mount Hope Church

This file will contain the following items as they become available:

1. Agenda information
2. Staff report
3. Location map
4. Elevation views and site plan

Additional information

To receive copies of submitted development applications, supplemental documents, and (in some cases) building and site plans please contact the Planning Division at 952-563-8920 or planning@ci.bloomington.mn.us.

Your comments are important!

If you wish to communicate to the Planning Commission about this agenda item, please include:

- Your name
- E-mail address
- Full mailing address (number, street name, city, state, ZIP)
- Daytime telephone number
- Case file number
- Date of hearing

You may not receive a detailed response to your e-mail, but your comments, if received in time, will be presented to the Planning Commission.

If you wish to send comments via e-mail, write to planning@ci.bloomington.mn.us. Anonymous e-mails will not be forwarded.

Originator Community Development	Item Final Site Plan and Building Plan for a 65-foot bell tower with screened communication antennas	#
Agenda Section HEARINGS/PUBLIC INPUT Development Business	By MMA	Approved Date June 4, 2009

Item 1

Case 6096A-09

GENERAL INFORMATION

Applicant: Mount Hope Lutheran Church / Verizon

Location: 3515 West Old Shakopee Road

Request: Final Site Plan and Building Plans for a 65-foot bell tower with screened communication antennas

Existing Land Use and Zoning: Church; zoned R-1

Surrounding Land Use and Zoning: West – Commercial; zoned B-2(PD)
North, East and South – Single-family Residential; zoned R-1
Northeast – Multi-family residential; zoned R-1(PD)

Comprehensive Plan: The Comprehensive Land Use Plan recommends Quasi-Public land use for the property.

PROPOSAL

Verizon proposes to lease space at 3515 West Old Shakopee Road in order to erect a 65-foot bell tower with screened communication antennas and ground equipment for use in a wireless information system. The proposed structure is a detached building and bell tower located to the west of the existing Mount Hope Lutheran Church building. The 418 square foot equipment building (31 feet-4 inches by 13 feet-4 inches) is designed to house radio equipment and an emergency backup generator, which will be tested once a week during the day for approximately 30 minutes. The bell tower would be located between the equipment building and West Old Shakopee Road. The communications building and tower would be setback 111 feet-8 inches from the north property line along West Old Shakopee Road and 25 feet from the west property line, which abuts a commercial shopping center.

APPLICABLE REGULATIONS

Section 19.47(d)(2)(c)
Section 19.63 (c)(10)

Council Action

Motion by _____ Second by _____ to _____

QUALITY SERVICES - AFFORDABLE PRICE

REQUIRED FINDINGS

Section 19.40.12(d)(1)(2)(3)(4)(5)

CHRONOLOGY

Planning Commission Agenda: 6/04/09 – Public hearing scheduled.

DEADLINE FOR AGENCY ACTION

Application Date:	4/27/09
60 Days:	6/25/09
Extension Letter Mailed:	No
120 Days:	8/24/09

Item 1

GENERAL INFORMATION

Applicant: Verizon Wireless / Mount Hope Lutheran Church
Location: 3515 West Old Shakopee Road
Request: Final site plans and building plans for a 65-foot bell tower with screened communications antennas

PROPOSAL

Verizon proposes to lease space from the church at 3515 West Old Shakopee Road in order to construct a 65-foot high freestanding bell tower with integrated wireless antennas and ground equipment for use in a wireless system. The tower is to improve wireless service coverage in this area of Bloomington and is of the maximum height allowed under the City Code in order to allow co-location in the future. The communications building and tower would be located on the west side of the church building.

ANALYSIS

The applicant is proposing to construct a 65-foot bell tower with screened communication antennas inside the tower structure in conformity with the requirements in Section 19.63(c)(10). The proposed tower and adjoining 418 square foot equipment building (31 feet-4 inches by 13 feet-4 inches) have setbacks of 111 feet-8 inches from the north property line (along West Old Shakopee Road) and 25 feet from the western property line.

The equipment building is designed to house radio equipment and an emergency backup generator, which will be tested once a week during the day for approximately 30 minutes. A noise statement describing the decibel level of the proposed generator has been requested from the applicant. The church property is zoned R-1, Single-Family Residential. The generator and equipment will be subject to the noise source requirements found in Section 10.29.02, which limits L10 noise levels to 60 dBA in the daytime (7:00 A.M. to 10:00 P.M.) and 50 dBA in the nighttime (10:00 P.M. to 7:00 A.M.) as measured on the property line of the noise source.

The proposed tower meets the height, setback, and design requirements found in Section 19.63(c)(10). The applicant has indicated there will be no sound equipment or actual bells provided as part of the bell tower. Proposed tower materials include prefinished sheet metal for the tower and metal screening panels at the top of the tower to screen the communication antennas.

The proposed equipment building forms the base of the tower and will have a brick exterior to match the existing church building. The applicant has proposed to retain several existing trees located between the proposed equipment building and West Old Shakopee Road to increase screening of the equipment building. An infiltration basin is proposed directly north of the tower structure to treat stormwater runoff and provide additional site landscaping.

The applicant has proposed lighting on the tower to accentuate the cross element in the tower's design. The lighting plan submitted with the application does not meet City code and staff continues to work with the applicant on a code-complying lighting solution.

FINDINGS

Section 19.40.12(d)

The City Council shall find the following prior to the approval of final site and building plans.

(1) The proposed development is not in conflict with the Comprehensive Plan.

- * The proposed bell tower is an accessory use of the property and is not in conflict with the primary use of the property or the Comprehensive Plan.

(2) The proposed development is not in conflict with any adopted district plan.

- * The subject property is not part of any adopted district plan.

(3) The proposed development is not in conflict with the zoning district provisions.

- * The proposed bell tower is in conformance with all applicable provisions of the zoning district and the church development standards.

(4) The proposed development is not in conflict with other applicable provisions of the City Code subject to the provisions of Section 19.40.03.

- * The proposed bell tower is not in conflict with any applicable provisions of the City Code. While the proposed lighting of the bell tower is in conflict with applicable provisions of the City Code, conditions of approval requiring compliance are proposed.

(5) The proposed development is not incompatible with existing and anticipated future development.

- * The proposed bell tower is compatible with the existing church structure and related property development in design, character, and placement. It will not hinder or impair continued use of the property as a church nor can it be anticipated to be incompatible with any future expansion of the church use.

RECOMMENDATION

In Case 6096A-09, staff recommends approval of the revised final site plans and building plans for a 65-foot bell tower with screened communication antennas at 3515 West Old Shakopee Road subject to the following conditions being satisfied prior to issuance of a building permit:

- 1) The Grading, Drainage, Utility, and Erosion Control plans must be revised and approved by the City Engineer;
- 2) The applicant must submit a revised, code-complying lighting plan;

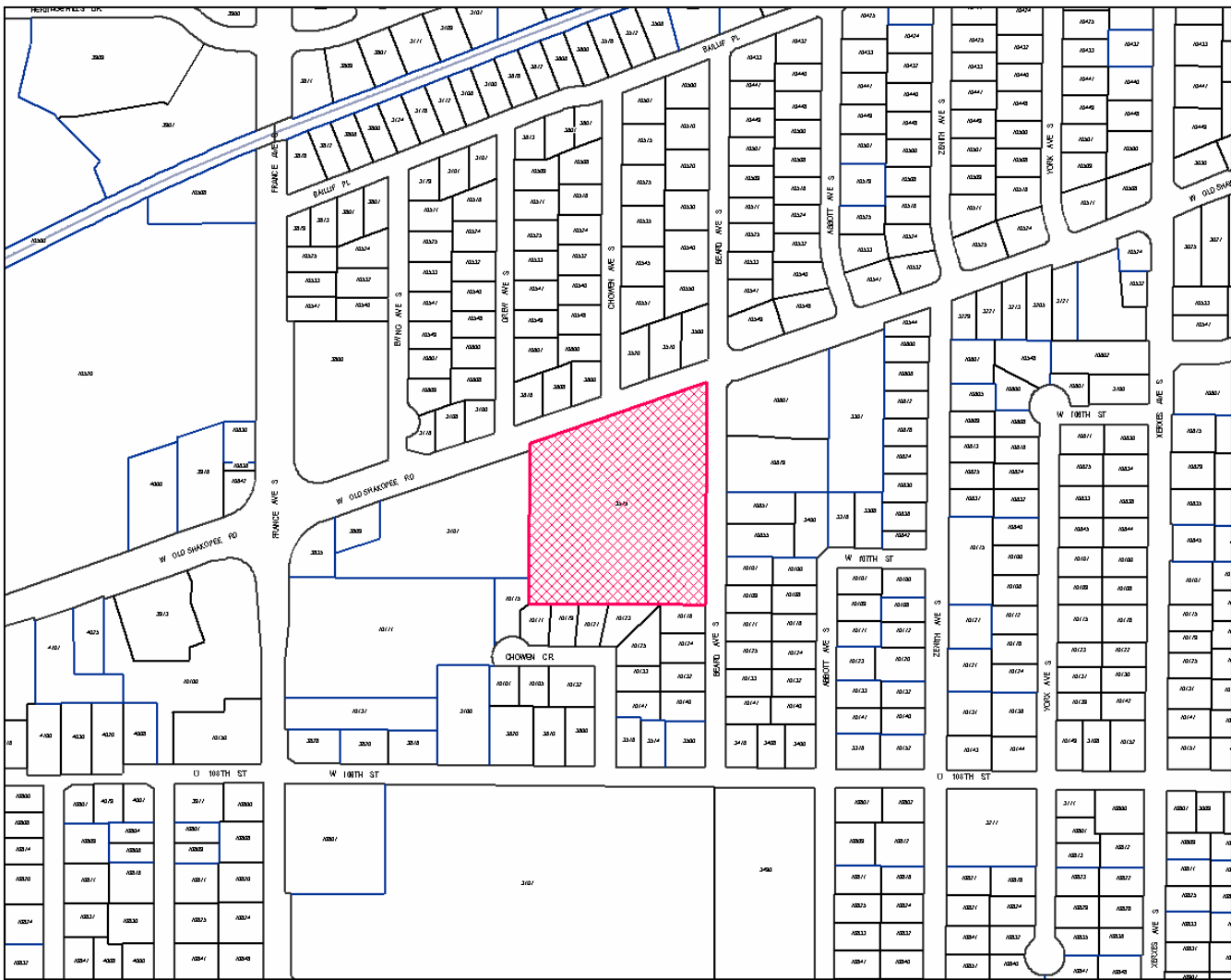
and subject to the following additional conditions:

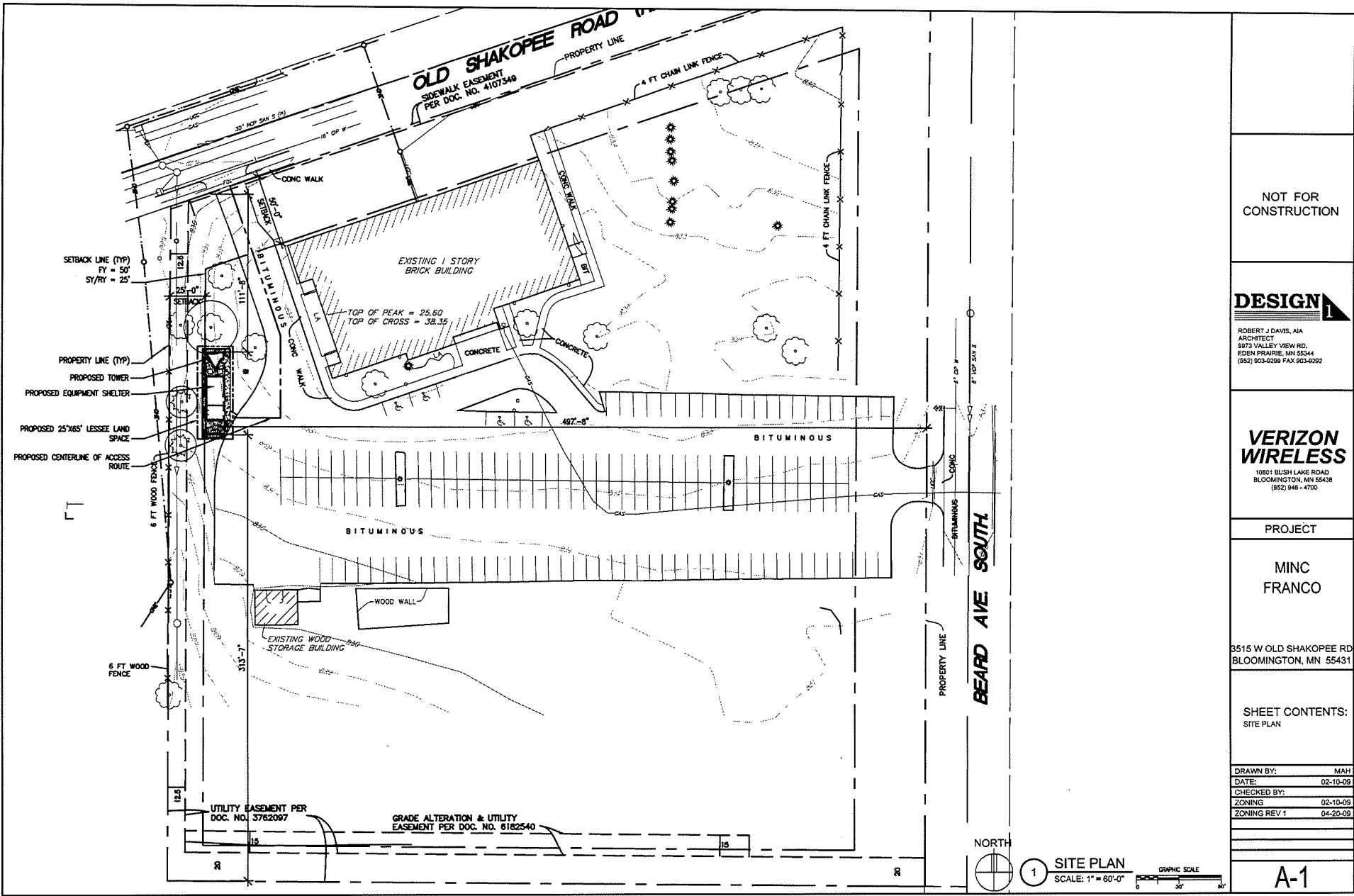
- 3) The bell tower and equipment enclosure design and location shall be as shown on the plans approved in Case 6096A-09;
- 4) Any provision of bells or any type of sound system proposed for the bell tower shall first be approved by the Planning Manager;
- 5) Before an additional provider co-locates on this tower, a minor revision to the Final Site and Building Plans must be submitted and administratively approved;
- 6) The bell tower use shall be limited to cellular, PCS, or ESMR antennas unless other uses are specifically and individually approved by the Issuing Authority;
- 7) In the event that the proposed facility causes interference with a public safety communication system, the applicant shall eliminate that interference; and
- 8) No business signage related to communications systems is allowed on the bell tower, equipment enclosure, or elsewhere on the property;

and subject to the following Code requirements:

- 1) The applicant shall notify the Bloomington Chief of Police that service is about to commence at least ten days before the commencement of service and shall allow the City and County to spot test for interference problems during the testing process (Sec. 19.63.05 (m)); and
- 2) Parking lot, tower, and site security lighting shall satisfy the requirements of Section 21.301.07 of the City Code.

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NOT FOR CONSTRUCTION

DESIGN
 ROBERT J DAVIS, AIA
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 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 (852) 946 - 4700

PROJECT

MINC FRANCO

3515 W OLD SHAKOPEE RD
 BLOOMINGTON, MN 55431

SHEET CONTENTS:
 SITE PLAN

DRAWN BY:	MAH
DATE:	02-10-09
CHECKED BY:	
ZONING:	02-10-09
ZONING REV 1:	04-20-09

1 SITE PLAN
 SCALE: 1" = 60'-0"

A-1

NOT FOR CONSTRUCTION

DESIGN

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PROJECT

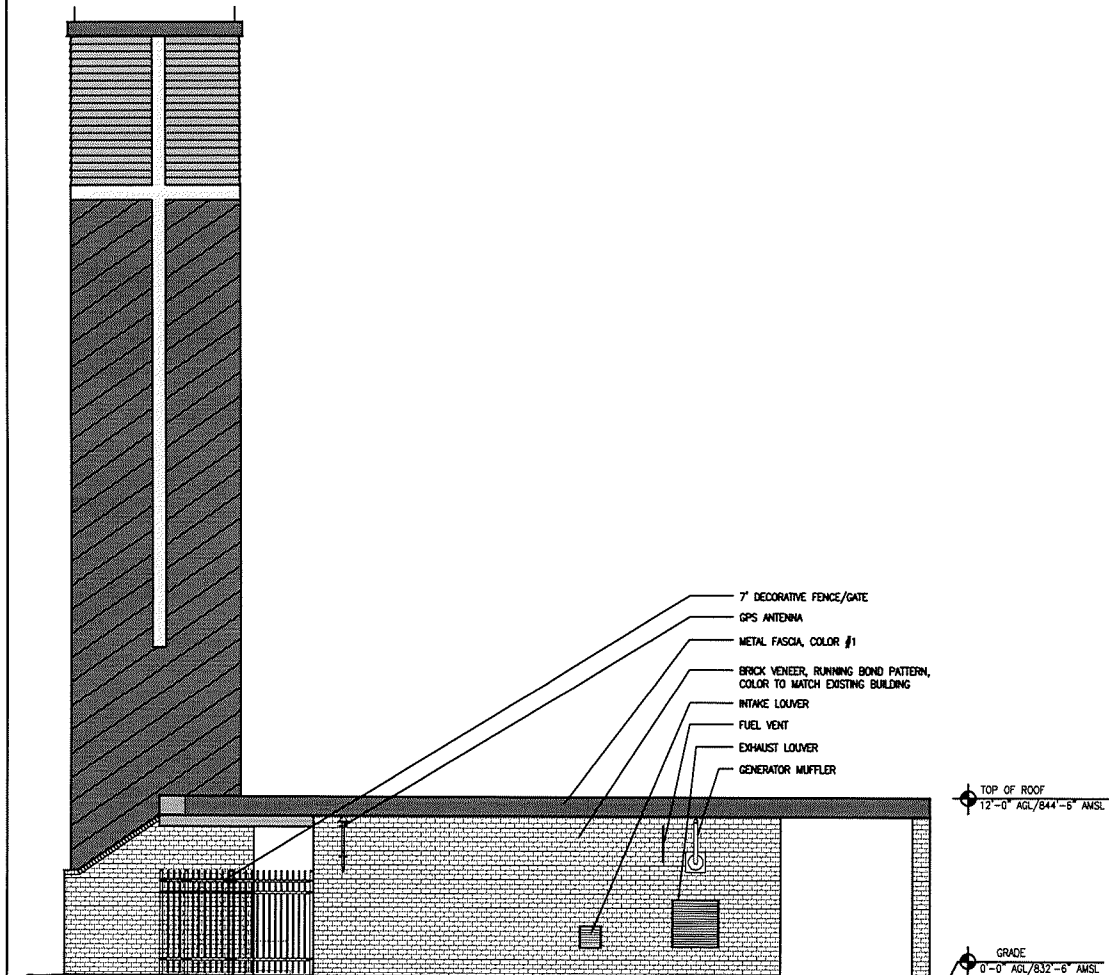
MINC
FRANCO

3515 W OLD SHAKOPEE RD
BLOOMINGTON, MN 55431

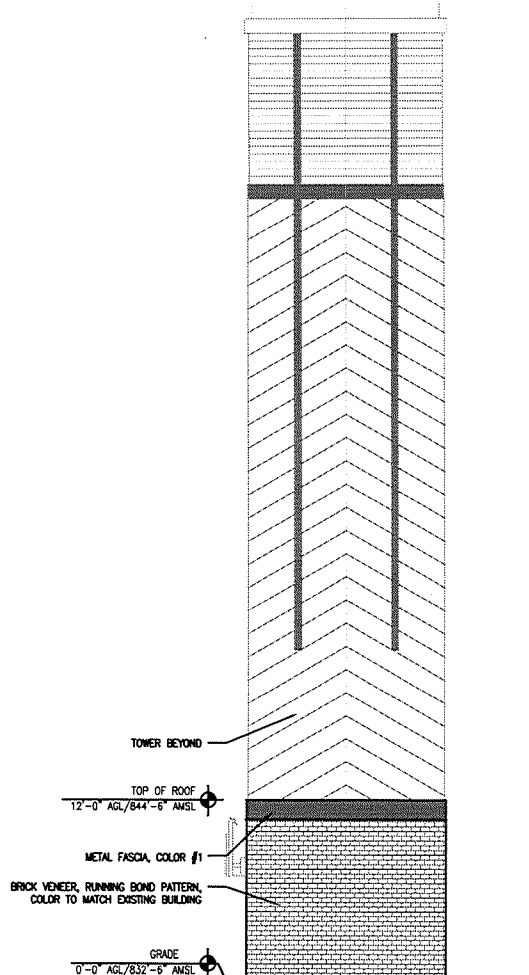
SHEET CONTENTS:
ELEVATIONS

DRAWN BY:	MAH
DATE:	02-10-09
CHECKED BY:	
ZONING:	02-10-08
ZONING REV 1:	04-20-09

A-4

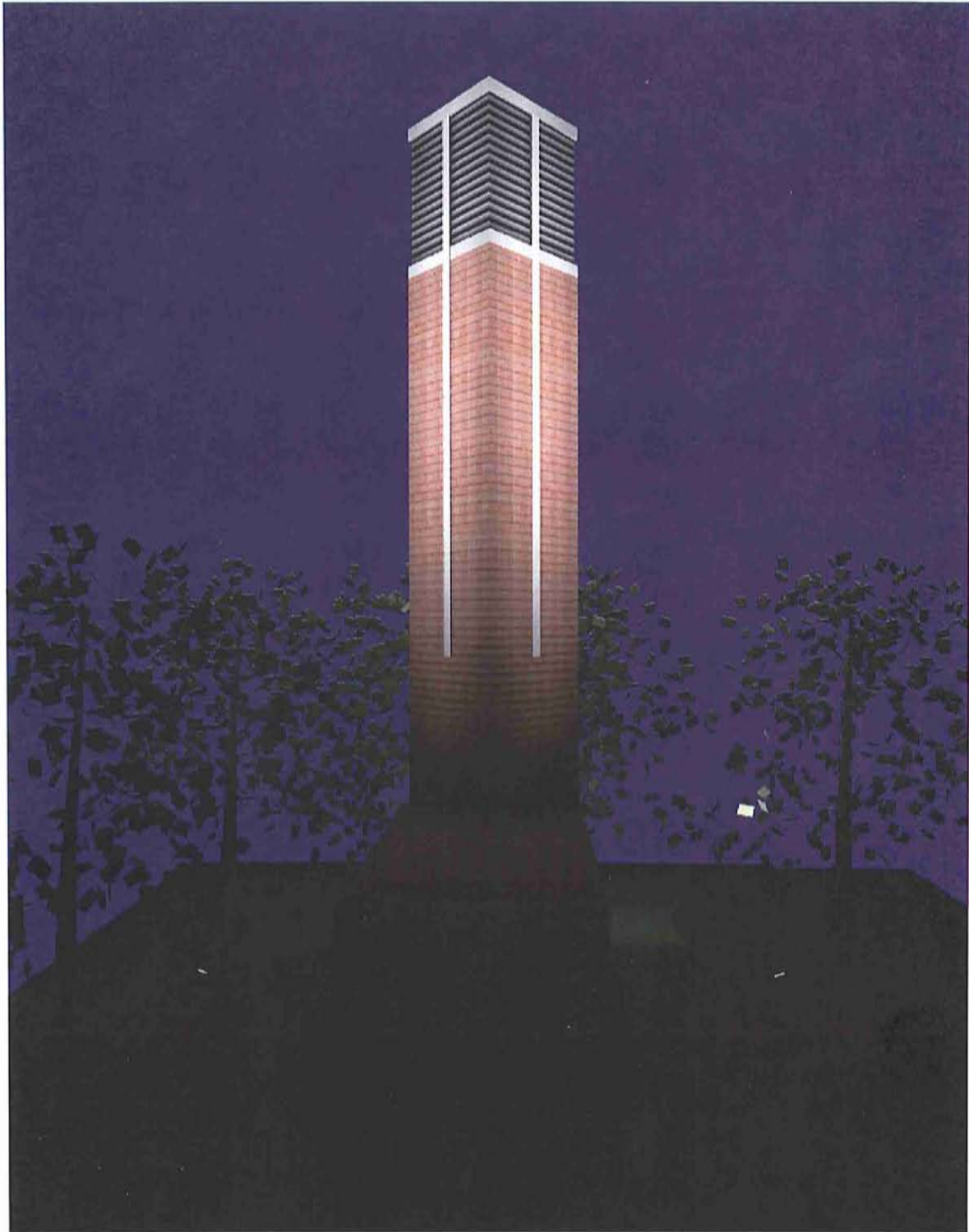


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

6096 A 09



Raytrace

HYDREL

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Minc Franco Bell Tower

Designer: Rev:

H. Heard

Date:

April 14, 2009

Project #

HYD43100309A1

AGI32
 lighting software