



Request for City Council Committee Action from the Department of Community Planning and Economic Development

Date: June 25, 2015

To: Zoning and Planning Committee

Subject: To allow a 60-foot mobile telecommunications mast, antenna, and associated mechanical equipment ("Cell-on-wheels") in the parking lot of the Days Hotel at 2407 University Ave SE from July 23, 2015, to no later than January 24, 2016.

Recommendation: The Department of Community Planning and Economic Development recommends that the Zoning and Planning Committee adopt staff findings for the application by Debi Grant-Smith – Oaks Hotel, Inc. for the property located at 2407 University Avenue Southeast:

A. **Interim Use Permit:**

Recommended motion: **Approve** the Interim Use Permit to allow a 60-foot temporary telecommunications tower, subject to the following condition:

1. The cell-on-wheels will be removed no later than one week following the final home game of the Minnesota Vikings 2015-2016 season;
2. Staff will review the location and type of fence that will encircle the cell-on-wheels.

Previous Directives: Interim use permits are first heard by the Zoning and Planning Committee of City Council.

Department Information

Prepared by: Joseph Giant, City Planner, 612-673-3489 Approved by: Jason Wittenberg, Manager, Land Use, Design and Preservation; Steve Poor, Interim Director, CPED Development Services Division Presenters in Committee: Joseph Giant, City Planner

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: Notice of the Zoning and Planning Committee hearing in regards to the interim use permit was mailed to the Prospect Park / East River Road Neighborhood Association on May 29, 2015.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report

- End of 60/120-day decision period: The application was deemed complete on May 29, 2015. The first 60-day review period will expire on July 28, 2015.

Background/Supporting Information:

This application is for an interim use permit. Interim use permits authorize conditional uses for a limited amount of time. Due to the temporary nature of the permit, the city council may waive conditions that would otherwise apply to the use upon findings that the temporary nature of the use will eliminate the adverse effects the conditions were intended to prevent. Staff recommendations for exceptions to the standards for freestanding towers are noted in the staff report.

The applicant proposes to deploy a temporary telecommunications mast and supporting equipment in the surface parking lot of the Days Hotel during the 2015 Minnesota Vikings football season. The applicant has stated that additional telecommunications capacity is necessary to handle increased data demands generated by Vikings games. A temporary telecommunications installation such as this is commonly referred to as a "cell-on-wheels" because the entire deployment is confined to a custom-designed vehicle such as a truck or trailer. Cells-on-wheels are commonly used to handle temporary surges in cellular traffic when the existing telecommunications infrastructure is insufficient.