City of Omaha Planning Department

APPLICATION
ZONING

☑ Rezoning from ______ to ______ □ Other
☑ Special Use Permit □ Conditional Use Permit

Base Zoning District: GI

Property
Owner: Metropolitan Utilities District 1723 Harney St., Omaha, NE 68102 402-554-7902
Name Address Zip Phone #
Applicant: New Cingular Wireless PCS, LLC (AT&T) 7900 Xerxes Ave. S, Bloomington, MN 55431 218-454-0511
Name Address Zip Phone #
Representative: Ward Development Services, LLC 15 Park Place Centre, Swansea, IL 62226 314-503-4444
Firm Name Address Zip Phone #
Contact: Steve Ward 15 Park Place Centre, Swansea, IL 62226 314-503-4444
Name Address Zip Phone #
steve@ward-development.com E-Mail Address

Postal Address (or General Location if no address has been assigned): 2810 Grebe (Grebe and 28th St) Florence Lot

Legal Description: Florence Lot 7 Block 48

Proposed Use Type: New Cell Tower Existing Use Type: Temporary Cell Tower at Water Treatment Plant

Building and Parking Information:

a. Total Site Area ______ Sq. Ft. 
c. Building Coverage (b+a) ______ % 
d. Maximum Building Height ______ Ft. 
e. Total Floor Area ______ Sq. Ft. 
f. Floor Area Ratio (e+a) ______ 
g. Total Paved Area ______ Sq. Ft. 
h. Impervious Coverage (b+g+a) ______ %
i. Number of Parking Stalls ______
   Number of Compact Stalls ______
   Number of Handicapped Stalls ______

Landscaping Information:

j. Total Area of Street Yard ______ Sq. Ft. 
k. Street Yard Landscaped Area ______ Sq. Ft. 
l. Street Yard Landscaped Area (j-k) ______ % 
m. Parking Lot Area ______ Sq. Ft. 
n. Interior Parking Lot Landscaped ______ Sq. Ft. 
o. Interior Lot Landscaping (m+n) ______ %

Residential Uses Only:
p. Total Number of Units ______
   for Multi-Family: # of Efficiencies ______
   #1 Bedrooms ______
   #2 Bedrooms ______
   #3 Bedrooms ______

q. Density (a-p) ______ Sq. Ft./Unit
r. Total Floor Area of Any Incidental Office ______ Sq. Ft.
   or Commercial Use ______

If you have any questions about this application, please contact the Current Planning Division at 402-444-5150.

Owner's Signature: ____________________________ Date: __________ 12 2020

Applicant Signature: ____________________________ Date: __________

(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

1/28/2014
January 12, 2020

Planning Board of the City of Omaha
1819 Farnam Street, Suite 1100
Omaha, NE 68183-1100

RE: NEL01278 MUD Chemical SUP application

Re: Submittal of Application for a Special Use Permit by New Cingular Wireless PCS, LLC (AT&T) to allow for the construction, operation, and maintenance of a wireless telecommunications facility consisting of an 125’ multi carrier monopole antenna support structure with attendant ground based equipment compound on the property leased by the applicant located on a tract of land located at the 2700 block of Grebe Street.

Dear Members of the Planning Board,

I write regarding the above-referenced project to supplement the Application for Special Use permit that is being concurrently filed. This letter is submitted on behalf of the owners of the property in conjunction with AT&T. AT&T is applying for this Special Use Permit to construct, operate and maintain a communication property on land owned by the Metropolitan Utilities District. This letter provides a general overview of the project, including the need for the site and its design parameters.

With the filing of this Application, AT&T requests your support and a written determination that AT&T has met the criteria of the City of Omaha Municipal Code. We also request this Application and supporting documentation be entered as part of the official records of this proceeding.

Applicant:
New Cingular Wireless PCS, LLC
7900 Xerxes Avenue S
Bloomington, MN 55435

Property Owner:
Metropolitan Utilities District
1723 Harney Street
Omaha, NE 68102

Agents for Applicant and Property Owner:
Steven K. Ward
Ward Development Services, LLC
15 Park Place Centre
Swansea, IL 62226
(314) 503-4444 Phone
(866) 655-2853 (Facsimile)
I. Location and description of property

The subject property is located in the 2700 Block of Grebe Street and is the site of the Omaha Water Treatment Plant. The property is zoned GI. The proposal for this request is for AT&T to construct a 125’ monopole tower on the western edge of the property. This tower will replace the current temporary wood pole housing AT&T’s antennas. This temporary structure was installed to accommodate the relocated antennas from M.U.D.’s chemical building rooftop. That location was installed during the initial AT&T network build in 1999. M.U.D. recently renovated the chemical building and AT&T was asked to move from the roof. Subsequently M.U.D terminated the AT&T rooftop lease for security, access and maintenance issues. This requires AT&T to secure a new permanent location. The tower will be constructed to allow for the possibility of at least two (2) other users to utilize the site. The site, when completed, will become part of AT&T’s network that will provide continued and improved coverage to the current service area that presently in this portion of City of Omaha.

The primary objective for AT&T is to place a facility at this location is to provide adequate coverage to the residences in this area and vehicular traffic in all directions of the proposed site. This geographic area is an existing coverage area in AT&T’s network. The site will provide for the newest equipment to be installed and provide citizens additional choices for their communication needs. The site will dramatically improve AT&T in-building coverage as customers continue to use their wireless devices as their principal form of communication. Local Police and Fire departments report that about 75% of 911 calls originate from wireless devices.

II. Why and how this location was chosen

A. Technical reason for choosing this site

This request for a tower site differs from the typical request in that this is a request for a tower/site replacement. AT&T had an existing facility on the chemical building rooftop. This lease has been terminated. AT&T needs to replace this potential hole within the network with a new facility. There are no existing towers in the area. The only structures of height in the area are OPPD transmission poles. These poles have limited height and structural limitations. We also have access problems. M.U.D. wishes to limit access thru the treatment plant property due to security issues.

Site Acquisition Contractors, such as Ward Development Services, are instructed by AT&T’s management to target existing cell sites, rooftops, towers, and to utilize any existing structures to collocate equipment on within the Search Ring first, in order to minimize new construction, expedite improved coverage, and to meet the spirit and intent of local zoning regulations, which typically encourage collocation.

The above considerations and processes were followed in selecting the site that is the subject of this Application.
B. Coverage objectives and reasons for choosing this site

AT&T's objective in placing a facility on the Subject Property is to improve continued service in the area. The Federal Communications Commission ("FCC") restricts the power output on all telecommunications antennae, requiring additional sites to fill in gaps in the network. The number of wireless communications facilities correlates to the size, terrain, and amount of customer traffic in a specific area. While AT&T endeavors to collocate on existing structures wherever possible, the lack of existing structures requires a new wireless communications facility to be built. AT&T's service is limited by (Radio Frequency) coverage, which propagates from antennae located on towers. There is no other possible way to cover this area without building a new tower, as there are no collocatable structures available in the area that meets the objectives of the Radio Frequency Engineer's criteria. AT&T consistently seeks to increase or supplement their coverage footprint so that they may serve their growing customer base. Due to the present and anticipated growth of cell phone use, complaints from existing AT&T customers losing their signal while driving in the area or while using their devices in their homes necessitate the additional coverage that will be provided by this tower. As there are no existing structures in the area, our search was to locate a property that met the intent of the requirements for a Special Use Permit.

The area was thoroughly reviewed and although the surroundings are industrial in nature, there are residential uses scattered throughout the surrounding area. These properties will not meet the setback requirements to residential use. The M.U.D. property has limitations on where a new tower could be built. MUD requires that we have a separate access from the public ROW. This requires us to be located on the perimeter of the facility. The eastern side of the facility along John J. Pershing Drive does not offer a siting due to the contour of the land, drainage and utility lines and access points. The western edge of the property has similar utility issues as well as operational uses that our site would interfere. The location chosen is the site of the existing temporary 80' wood pole housing AT&T's antennas This site is beside an existing access gate to the facility on Grebe Street. There is a home on 28th Street which is within the 300' setback for the tower and a variance will be required. Shifting the site to the south to avoid this setback involves an existing gas pipeline and fiber lines.

III. Compliance with the City of Omaha Zoning Ordinance

This Application complies with the requirements of Linn Zoning Code which allows communication towers by a Special Use. The tower will be designed to accommodate at least two (2) other wireless collocations. When the tower site ceases to be used by AT&T, they have agreed to disassemble the site and return the property to its original state. The site is located in an industrial area. No advertising will be allowed at the site and the only signage will be for identification purposed and safety notices required by the FCC, at the base of the tower. No part of the facility will extend beyond the fenced area. Landscape screening can be provided upon request.
AT&T has made application to the FAA and will comply with any requirements and conditions of that study. The frequencies being used by AT&T are governed by the Federal Communications Commission ("FCC") and will not interfere with public safety communications systems.

I hope that by supplying you with this overview of the project that you will agree to the need for this facility and that you will be able to support our Application to provide wireless telecommunications services to the citizens of the County.

Please contact me if you have any questions or if additional information is required.

Thank you very much.

Sincerely,

Steven K. Ward

Steven K. Ward,
Ward Development Services, LLC
Authorized Agent for AT&T
Wireless Service Facilities
Application Checklist

Application:

1. Complete application form, properly signed.

2. A site plan, drawn to scale, showing the following:
   a. The date, scale, north arrow, name of owner and name of person preparing the plan.
   b. The location and dimensions of boundary lines and easements on the entire site.
   c. The location of major site features, including drainage with proposed contour lines
   d. The location of site improvements including parking, pedestrian and vehicular access, storage areas.
   e. Location, size height, bulk and use of existing and proposed structures on the site.
   f. An elevation drawing
   g. Landscape plan showing the location and type of existing and proposed trees, berms, buffeyards, screening, fencing and lighting schemes.

3. Operating Statement:
   a. Description of the proposed use including information about the type of tower proposed.
   b. The overall height, and any other pertinent operating and/or site development characteristics.
   c. Provisions for a governmental access easement for a public safety and communications network.
   d. Evidence that the tower is of sufficient structural integrity to allow collocation for access and use of similar equipment of other firms provided the additional telecommunication equipment does not cause interference with the existing monopole.
   e. Draft lease agreement for other providers who wish to collocate.

4. Site Analysis:
   a. A map delineating the area of inadequate service due to a lack of coverage or capacity.
   b. Information showing that the proposed tower would provide needed coverage or capacity.
   c. A map showing all sites, with zoning classification, including alternate sites, from which the needed coverage could also be provided.
   d. An explanation of why an alternate site that would not require a use permit has not been proposed.
   e. Demonstrate that existing towers, buildings or other structures cannot accommodate the proposed tower within the service area, and why existing public, community or institutional facility cannot accommodate the proposed tower within the service area.

There are no alternate sites that would not require a special use permit. The alternate location map shows, there are limitations of available space on industrial lots and proximity to residential

There are no existing towers or buildings in the area of sufficient height. AT&T was located on the roof of the Chemical Building, but that lease was terminated. That location still left a hole in the network along I-680. There are some OPPD transmission towers. These do not offer the elevation needed if they were available. The aerial map enclosed show these three towers. The tower to the north has a carrier existing and there is no additional space. The tower in the middle
is inside the secured M.U.D property. M.U.D. would not allow access and the elevation is insufficient. The tower to the south is between John J. Pershing Dr and the UP railroad. There is significant slope in this area.

f. Demonstrate that collocation is not possible within the service area.

There are no towers in the area for colocation

______ g. Demonstrate why the tower is to be located at the proposed site in order to satisfy the needs of the applicant's wireless service grid system.

Propagation maps are enclosed

______ h. Demonstrate how the site will be designed to accommodate future multiple users.

See site plan and lease area. There is space for additional users

______ i. Show that the development of the proposed tower will preserve the preexisting character of the surrounding buildings and land use as much as possible. In addition, show that existing on-site vegetation will be preserved or improved, and the disturbance of the existing topography will be minimized, unless such disturbance would result in less visual impact of the tower on the surrounding area.

There will be minimal ground disturbance to the area

i. Provide current and historical call data for new capacity sites for the tower.

This is proprietary information

Supplemental Information:

1. The applicant has submitted an annual report to the Planning Department that discloses the location of each monopole and its operating status.

2. Approval by the FCC, and where appropriate, by the Omaha Airport Authority.
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   3. PIN Sheet associated with the Parent Parcel
   4. TOPO Map
   5. Flood and Wetlands Maps
   6. Zoning Map
   7. Propagation Maps of Facility

E. Zoning Drawings.
D. EXHIBITS
# Douglas County, Nebraska Property Record - R1104220002

**Information is valid as of 2019-05-10**

**Owner**

METROPOLITAN UTILITES DIST
ACCT DEPT - R CHANTRY
1723 HARNEY ST
OMAHA NE 68102-1960

## Property Information

- **Key Number:** 0422 0002 11
- **Account Type:** Ex Government
- **Parcel Number:** 1104220002
- **Parcel Address:** 8440 JOHN J PERSHING DR CELL
  OMAHA NE 68112-0000
- **Legal Description:** FLORENCE LOT VAC STS & ALYS ADJ & EX RR RWY & JOHN J PERSHING DR-
  ALL BLKS 28 29 38 39 40 & E 20 FT LTS 2 3 6 & 7 ALL LTS 1 4 5 & 8LK 48 & E 20
  FT LTS 2 3 6 & 7 & ALL LTS 1 4 5 & 8 BLK 52 & IRREG E 20 FT LTS 2 3 6 & 7 &
  ALL LTS 1 4 5 & 8 BLK 61 & BLKS 62 THRU 66 & 74 THRU 79

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NEL01278 - Mud Chemical Relo
Propagation Plots
Comments

- Cell towers location are based on complex RF signal propagation Calculations which considers factors like terrain, population density, Cell Phone usage patterns, demographics etc.
- With growing customer demands for wide variety high speed data and voice services the existing cell phone network needs to be beefed up to meet the consumer needs.
- Solution to growing customer base and consumer demands can be met by updating resource to our existing towers as well add new towers and cell sites to reach our consumers.
- As a wireless service provider our goal is to provide most advanced state of the art Wireless network with both excellent coverage and reliability on-Street and In-Building.
- As justified by the following propagation maps the proposed wireless facility is required to meet customer demands for reliable and technologically advanced wireless services.
- This sites continues much needed coverage and capacity at the area of the Mud Chemical Plant. This is a commercial and residential area.
Legend

Below is AT&T Classification of signal strength for various levels of coverage requirement, this classification in relation with AT&T classification of Good Indoor/Outdoor and Poor Indoor/Outdoor coverage

-82 dbm “In-Building” Service

-92 dbm “In-Vehicle” Service

-102 dbm “On-Street ” Service
Propagation Plots
Current Coverage

Coverage by Signal Level
- Red: Good Indoor/Good outdoor coverage
- Green: Poor Indoor/Good outdoor coverage
- Pink: Poor Indoor/Poor outdoor coverage

Coverage Issue
Proposed Site
Proposed Coverage @ 105'
Additional comments

- The higher the antennas the better LOS (Line Of Sight) achieved and thus the less blockage for existing objects (Trees, Building, Hills, etc..)
- Reducing the blockage by increasing the tower height will result in better coverage and higher data throughputs
- Higher Antennas will result in bigger coverage foot print and more coverage and thus more population can be served with better service quality
- Adding new technology to the site will not change or degrade the existing coverage footprint.
- Above Maps showing propagation studies were conducted @ 1900 MHz Frequency spectrum.
Impact Statement

- Areas with Good Indoor and outdoor coverage would experience excellent Voice quality & high Speed data throughput, reducing the height would shrink the footprint there by opening up coverage gaps and resulting into poor customer experience.
- Area covered by the Cell sites helps with Public Safety. It improves system accuracy for locating E911 caller.
- More Solid coverage results in overall improvement of system efficiency and end user experience.
E. ZONING DRAWINGS
PROJECT: NSB - WIC
AT&T SITE ID: NEL01278
FA#: 14886327
PACE#: MRUMW032964
PTN#: NA

MUD CHEMICAL PLANT RELO
OMAHA, NE 68112

AT&T MOBILITY

90° 135° 45° 270° 225° 180° 315° 0°
N

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN NEBRASKA, CALL DIGGER'S HOTLINE OF NEBRASKA TOLL FREE: 1-800-331-5666

PROJECT INFORMATION

CITY: OMAHA
STATE: NE
ZIP: 68112

PROJECT NAME: MUD CHEMICAL PLANT RELO
AT&T SITE ID: NEL01278
FA#: 14886327
PACE#: MRUMW032964
PTN#: NA

AREA MAP

VICINITY MAP

LOCAL MAP

DRIVING DIRECTIONS

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

ENGINEERING

AT&T MOBILITY
7900 KIRKES AVE S
MINNEAPOLIS, MN 55431

BLACK & VEATCH
BLACK & VEATCH CORPORATION
1340 SPENCER ST
BLOOMINGTON, MN 55425
AT&T MOBILITY
7900 KEMPS AVE S
3RD FLOOR
BLOOMINGTON MN 55431

BLACK & VEATCH
BLACK & VEATCH CORPORATION
2700 1ST STREET S
BLOOMINGTON, MN 55425

PROJECT NO. 100000-0000
DRAWN BY: JG
CHECKED BY: JG

AT&T TO VERIFY REQUISITE PLATFORM EQUIPMENT.

PROJECT DESCRIPTION

1. FENCE NOT DRAWN FOR CHAINING
2. MOUNT ANALYSIS NOT PERFORMED AS PART OF THIS CONSTRUCTION DRAWING

NOTES

A MOUNT ANALYSIS WAS NOT PERFORMED AS A PART OF THE
SUFFICIENT DETAILS INCLUDED IN THESE CONSTRUCTION DRAWINGS.

MOUNT ANALYSIS NOTE

THE PROPOSED TOWER IS NOT DRAWN TO SCALE. TO DETERMINE THE PROPER HEIGHT AND CLEARANCE FOR THE \nEQUIPMENT, THESE DRAWINGS MUST BE CONSIDERED IN\nTHE ASSEMBLY WITH THE DRAW AND SUPPORT SYSTEM TO \nSUPPORT THE PROPOSED AND PICTURED LOADS.