

REQUEST FOR COUNCIL ACTION

DATE: 4/20/2009

ITEM NO: 12.b

Department Approval:



City Manager Approval:



Item Description: Eagle Crest Senior Housing LLC seeks a **PLANNED UNIT DEVELOPMENT AMENDMENT** in conjunction with T-Mobile to allow the installation of telecommunication devices and equipment facility at 2925 Lincoln Drive (PF09-005).

1.0 REQUESTED ACTION

T-Mobile is requesting the Planned Unit Development Amendment in order allow the installation of three telecommunication antenna and an equipment platform on the roof of the Eagle Crest building at 2925 Lincoln Drive

Project Review History

- Application submitted: March 6, 2009; Determined complete: March 10, 2009
- Sixty-day review deadline: May 5, 2009
- Project report recommendation: March 26, 2009
- Planning Commission action: April 1, 2009
- Anticipated City Council action: April 20, 1009

2.0 SUMMARY OF RECOMMENDATION

2.1 Planning Division staff concurs with the unanimous recommendation of the Planning Commission (at the duly noticed public hearing of April 1, 2009) to support the requested **PLANNED UNIT DEVELOPMENT**, AT 2925 LINCOLN DRIVE, as discussed in Sections 4-6 and the recommendations of Section 7 of the project report dated April 20, 2009.

3.0 SUMMARY OF SUGGESTED ACTION

ADOPT a **RESOLUTION** approving the **PLANNED UNIT DEVELOPMENT AMENDMENT**, allowng the installation of three telecommunication antenna and an equipment platform on the roof of the Eagle Crest building at 2925 Lincoln Drive.

4.0 BACKGROUND

4.1 The College Properties Planned Unit Development (PUD) was approved in 1993 to allow the creation of the Eagle Crest Campus, which includes assisted living, independent senior apartments and a dementia residence. In 1998 the PUD was amended to allow for a larger dementia care facility than originally approved (see attached).

4.2 When reviewing the established PUD, the Planning Division needed to determine whether the original intent was to create a residential or business PUD. After reviewing the record, the Division determined that the subject College Properties PUD was a

residential based PUD and not a business based PUD, thus requiring the need for the amendment request.

4.3 Section 1012.10 of the City Code (or 1013.10 - updated version) regulates telecommunication towers/antenna. The Code reads as follows:

1012.10: TOWER AND OTHER STRUCTURE HEIGHT AND PLACEMENT LIMITATIONS:

A. Private and Commercial Antennas and Towers:

1. City-Owned Antennas and Towers: City-owned or controlled antennas and tower sites shall be a permitted use in B Business or I Industrial Districts and a conditional use in all other districts.

2. Private Antennas and Towers: Private (noncommercial) receiving or transmitting antennas and towers more than twenty (20) feet in height above the principal structure height in residential districts or more than fifty (50) feet in height above the principal structure height in business and industrial districts shall be a conditional use in all districts.

3. Commercial Antennas and Towers - City Sites: Commercial receiving or transmitting antennas and towers regardless of height or size with the exception of satellite dish antennas shall connect to and use the City tower sites if use of such facilities is technically feasible.

4. Commercial Antennas and Towers - Non-City Sites: Commercial receiving or transmitting antennas and towers not located on a City tower site shall be a conditional use. Commercial receiving or transmitting antennas and towers may only be located in B Business or I Industrial Districts. The City may establish permit review periods, tower termination, time limits or an amortization schedule specifying the year in which the tower shall be taken down by the applicant or assign. A performance bond or other surety may be required by the City in order to assure removal of the tower at a specific date.

5. Application: The applicant shall present documentation of the possession of any required license by any Federal, State or local agency.

6. Requirements: All antennas and towers and support structures including guy wires and foundations shall be subject to the appropriate requirements of subsection A8 of this Section and the setback requirements established for accessory structures in the applicable zoning district. Antennas, towers, guy wires and foundations, and support buildings shall be constructed on one lot or parcel and shall be set back a minimum of thirty (30) feet from any front property line.

7. Design: All antennas and towers shall be designed and screened as visually appropriate, shall utilize a City-approved gray or blue color, and shall contain no signage, including logos, except as may be required by any State or Federal regulations.

8. Existing Facilities: Existing transmitting and receiving facilities at the time of the adoption of this Section may remain in service. However, at such time as any material change is made in the facilities, full compliance with this Section shall be required. No transmitting or receiving antennas or towers may be added to existing nonconforming facilities. Towers and receiving facilities shall be dismantled and removed from the site within one year after abandonment of the use of the tower or facility for communication purposes.

9. Security Fencing: Security fencing for antennas and towers may include chainlink and barbed wire to a total height of eight (8) feet above grade.

74 10. Support Buildings: Support buildings to house switching and other communication
75 equipment shall have a brick exterior, be a maximum of two hundred (200) square feet in
76 size, twenty four (24) feet in height and have two (2) off-street, paved parking spaces.
77 11. Building Permit: A building permit shall be required for the construction of new
78 antennas and/or towers and shall include wind loading and strength and footing
79 calculations prepared by a Minnesota registered engineer. (Ord. 1166, 5-28-1996)
80 12. Exception: Antennas attached to, but not above, the exterior walls of buildings as an
81 integral part of the architecture shall be a permitted use in all B Business and I Industrial
82 Districts. Antennas attached to existing public utility structures or existing public utility
83 towers in any zoning district, including electrical transmission towers or other structures
84 deemed appropriate by the Director of Community Development, shall be a permitted use
85 in all zoning districts, provided the antenna(s) do not increase the height or bulk of said
86 structure or tower. (Ord. 1198, 1-26-1998)
87 B. Height Limitations: The height limitations stipulated elsewhere in this Code shall not
88 apply to:
89 1. Church spires.
90 2. Belfries.
91 3. Cupolas and domes which do not contain usable space.
92 4. Monuments.
93 5. Water towers.
94 6. Fire and hose towers.
95 7. Observation towers.
96 8. Flagpoles.
97 9. Electrical transmission towers.
98 10. Chimneys.
99 11. Smokestacks.
100 12. Parapet walls extending not more than three (3) feet above the limiting height of the
101 building.
102 13. Cooling towers.
103 14. Grain elevators.
104 15. Elevator penthouses.
105 C. Exception to Height Exemption: If, in the opinion of the Community Development
106 Director, such structure would adversely affect adjoining or adjacent property, such
107 greater height shall not be authorized except by the City Council upon recommendation
108 of the Planning Commission. (Ord. 1166, 5-28-1996)

109 **5.0 PROJECT OVERVIEW**

- 110 5.1 A cell site is typically located on an existing structure that will provide the necessary
111 height for adequate propagation of the signal to reach targeted needs areas. T-Mobile
112 Radio Frequency Engineers determine the location of these sites after analyzing customer
113 demand, area topography, signal propagation models, and relation to existing sites.
- 114 5.2 In their narrative, T-Mobile indicates that the Eagle Crest site was identified as being
115 vital to meet increasing customer demands in the vicinity of Snelling Avenue and the
116 surrounding neighborhood.
- 117 5.3 The proposal calls for three separate panel antenna units to be installed on the roof of the
118 independent senior building. Two of the antenna would be mounted to pipes and located

on the existing false façade or the building. The third antenna would be located on the proposed equipment platform and face west off the roof.

5.4 Equipment necessary for operation of the site includes a 10 foot by 20 foot raised platform on which equipment racks would be installed. The platform also includes screening from the west, north, and south via an attached screen wall.

5.5 The Planning Division has concluded that there are no City-owned or privately-owned towers that would support additional telecommunication devices in the area, therefore the applicants have sought a private site to meet growing customer demand in the area.

6.0 STAFF COMMENTS

6.1 The Planning Division has concluded that there are conflicting requirements within this section of the Code. On one hand, private telecommunication device are not permitted on residential zoned property, and on the other hand, such devices are supported on church spires, belfries, cupolas and water towers, which have traditionally been in residential zones.

6.2 The Planning Division's review of exempted structures concludes a number of these structures are located in non-business zones such as most churches and the water tower which are both zoned single-family residence and a number of apartment/housing complexes throughout Roseville have varying residential zones. Also, the City Hall Campus had, until recently, a zoning of single family residence, which site includes a 150 foot tall tower albeit approved through the Conditional Use process.

6.3 Further, although the Code allows for public towers, these are rare, can only be on public land, and tend to be more controversial than private sites. To say the least, it is difficult to match a telecommunication need with a potential public opportunity site. It also seems short sighted that a municipality be afforded the conditional use process, but the private market, who knows its needs much better, cannot.

6.4 The Planning Division has reviewed the approved PUD for College Properties to determine whether such devices were prohibited (they were not) or whether future allowance was granted for such device installation (it was not). As a result, the Division determined that the PUD could be amended to allow such devices with specific conditions.

6.5 Lastly, the Planning Division believes people's reliance on telecommunication technology will continue to increase, which will require careful consideration of options supporting telecommunication device installation and/or towers within our municipal boundaries.

6.6 When considering this request, the Planning Division discussed what type of impact such devices could pose if allowed to be installed as proposed. The Division concluded that prevailing scientific research has determined that antennas do not have harmful emissions. Cell towers and equipment have also not caused interference in other forms of receiving or transmitting devices. Therefore the Division's conclusion was that the only potential impact would be visual or aesthetic.

6.7 In review of the proposal, the two pole antenna arrays will be installed near the building wall, extending slightly above the false roof, while the third antenna will be attached to the equipment screening. This design has a blending effect (appearance that of a vent),

162 reducing the perceived visual/aesthetic impact when viewed by passersby or from the
163 surrounding neighborhood.

164 **7.0 PUBLIC HEARINGS**

165 7.1 A duly noticed public hearing for the T-Mobile application was held on April 1, 2008.
166 One nearby resident spoke in support of mounting such antennas on existing structures
167 instead of increasing the number of tower structures, but expressed concerns about the
168 potential for interference with other wireless services and for creating an unsightly
169 situation on the subject building by allowing an unlimited number of antennas for
170 different providers.

171 7.2 The applicant responded the each carrier/provider is on a different frequency, so there
172 would not be any interference to other carriers/providers. In regards to the citizens
173 second concern, Staff indicated that this PUD Amendment would be limited to the three
174 antennas and the equipment platform as proposed on the plans and that any modification
175 or other requests for similar forms of telecommunication devices would require the same
176 formal process (a neighborhood meeting, a public hearing before the Planning
177 Commission, and City Council action).

178 **8.0 RECOMMENDATION**

179 8.1 Based on the comments of Sections 4-7 of this report, the Planning Division recommends
180 approval of the request for an AMENDED PLANNED UNIT DEVELOPMENT to allow
181 a three antenna arrays and equipment platform on the roof of the 2925 Lincoln Drive
182 Eagle Crest facility, subject to the following conditions:

- 183 a. The equipmant platform screeing shall be comprised of an all-weather (opaque)
184 maintenance free product.
- 185 b. Telecommunication devices (antenna) shall be installed per the plans dated March
186 5, 2009.
- 187 c. Upon termination of T-Mobile's use of the subject facility, all equipment sahall
188 be removed within 30 days.

189 **9.0 SUGGESTED ACTION**

190 **Adopt a Resolution Approving the Planned Unit Development Amendment** for Eagle
191 Crest Senior Housing LLC and T-Mobile allowing the installation of three
192 telecommunication antenna on the roof of 2925 Lincoln Drive, based on the comments
193 Sections 6 and the condition of Section 7 of the project report dated March 27, 2009.

Prepared by: City Planner Thomas Paschke

Attachments: A: Area map

B: Aerial photo

C: T-Mobile narrative

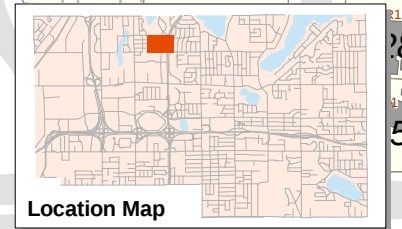
D: T-Mobile plans/elevations

E: 1993 PUD Approval

F: 4/1/09 Draft PC Minutes

G: Draft Resolution

Attachment A: Location Map for Planning File 09-005



Prepared by:
Community Development Department
Printed: March 13, 2009



Site Location

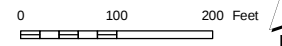
LR / R1 Comp Plan / Zoning
Designations

Data Sources

* Ramsey County GIS Base Map (3/2/2009)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



mapdoc: planning_commission_location.mxd

Attachment B: Aerial Map of Planning File 09-005



Prepared by:
Community Development Department
Printed: March 23, 2009



Site Location

Data Sources

* Ramsey County GIS Base Map (3/2/2009)
* Aerial Data: Pictometry (4/2008)

For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7065. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2009), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

0 50 100 Feet





March 5, 2009

City of Roseville
 Planning Commission
 c/o Community Development Department
 2660 Civic Center Drive
 Roseville, MN 55113

RE: PUD Amendment Application
 EagleCrest Terrace
 T-Mobile telecommunications facility

Dear Sir's and Madam's:

On behalf of T-Mobile, please accept this letter and the attached PUD Amendment Application to allow T-Mobile to utilize a portion of the rooftop area at EagleCrest Terrace for the purposes of mounting panel antennas to support the deployment of their wireless network.

EQUIPMENT NEEDS AND REQUIREMENTS

Deployment of the T-Mobile system is accomplished through the siting of "Cell Sites" located at strategic locations throughout any given market. T-Mobile Radio Frequency Engineers determine the location of these Cell Sites after analysis of customer demand, site topography, signal propagation models and relationship to existing Sites. The proposed EagleCrest Terrace facility was identified by T-Mobile as a vital Site necessary to meet the increasing customer demands in the vicinity of Snelling Avenue and the surrounding neighborhoods.

A Cell Site is typically located on an existing structure (in this case, a multiple story residential building) that will provide the necessary height for adequate propagation of the signal to reach the targeted needs areas. At EagleCrest, the following equipment will need to be placed in order to meet system requirements:

- Three (3) panel antennas mounted in a three (3) sector arrangement. As proposed, two (2) of the antennas would be mounted to pipes and located on the existing false façade of the building as depicted on the attached plan set and photo simulation. The third antenna would be located on the proposed equipment platform and face west off of the roof.
- Equipment necessary for the operation of the Site would be located on a 10' x 20' raised platform located on the back portion of the roof as depicted on the plan set. T-Mobile is proposing to incorporate a screenwall on the platform to provide screening of the equipment.

The proposed design of this installation would appear to have no effects on the existing PUD or operation of the EagleCrest Terrace facility.

The use requires no unusual power or telco facilities and would have no impact on any City facilities, utilities or services.

NEIGHBORHOOD MEETING

As required, T-Mobile held a Neighborhood Meeting at the site on February 26th from 6-7:30PM. Plans and photo simulations were made available. T-Mobile provided notice of the meeting to residents, City Staff and elected officials based on a list generated by the Community Development Department. A total of 72 notices were sent out. No one attended.

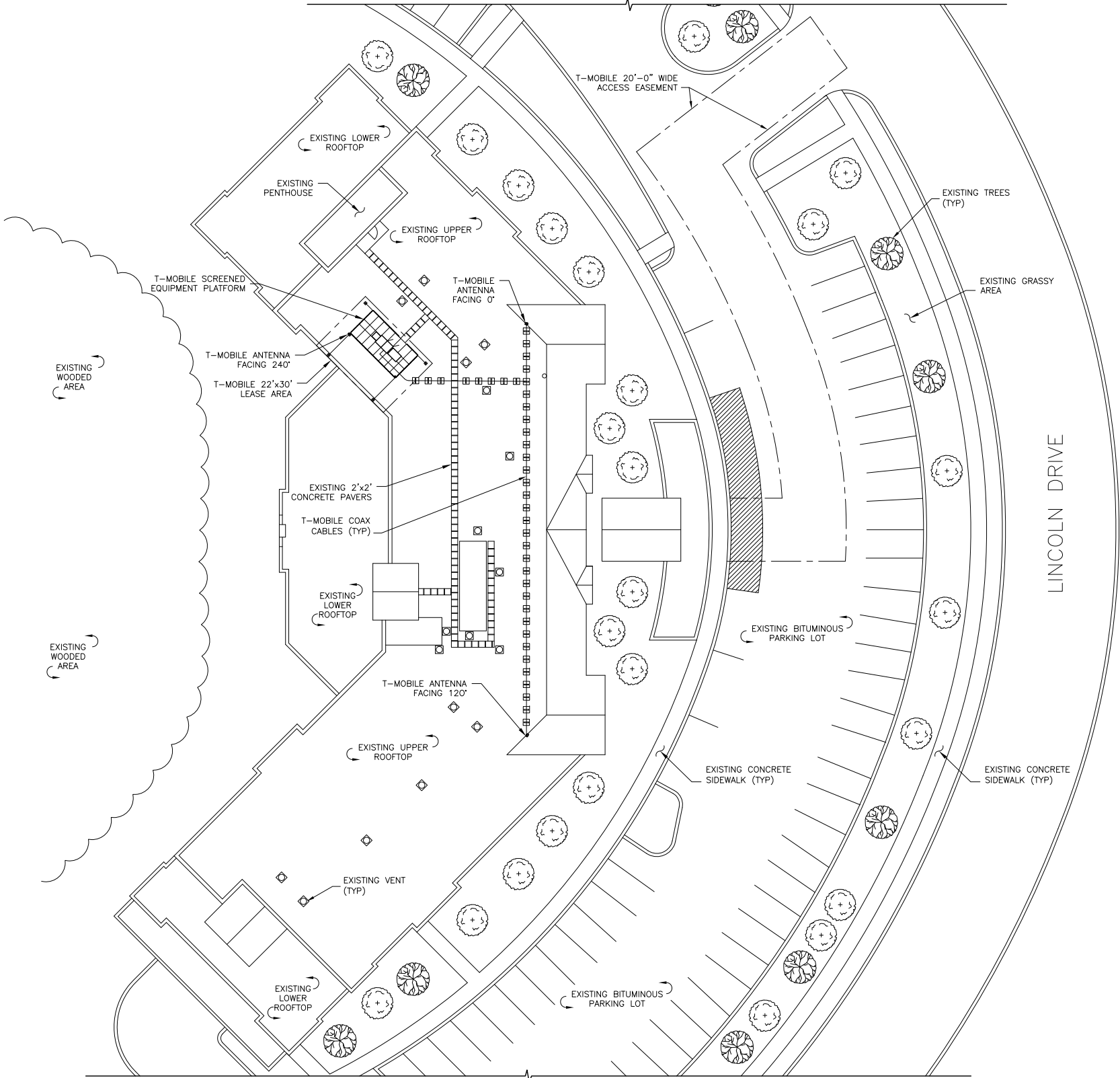
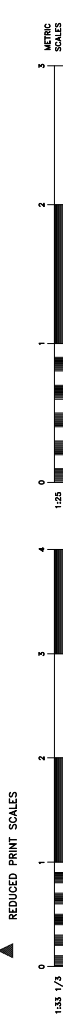
Thank you in advance for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. Harrington", with a large, stylized initial "P" and a long horizontal stroke extending to the right.

Paul A. Harrington
Carlson & Harrington, Inc.
Authorized Representative of T-Mobile

/attachments



SITE PLAN
SCALE: 1" = 20'-0" (⌀ 22"x34")

NOTE: T-MOBILE REQUIRED TO X-RAY POST TENSION CONCRETE SLAB ROOF PRIOR TO CONSTRUCTION

NOTES:
1. EXISTING TELEPHONE ROOM LOCATED IN BASEMENT LEVEL OF BUILDING TO NORTH - #2945 LINCOLN DRIVE.
2. EXISTING ELECTRICAL ROOM LOCATED IN GARAGE OF #2925 LINCOLN DRIVE - BELOW UTILITY ROOMS.

REV	DATE	REVISION DESCRIPTION	DSGN CHK JAG	APPROVED	RF	FN	OP	INSTALL	REFERENCE DRAWINGS
1	3/5/08	ISSUED FOR PROPOSAL							

T-Mobile
MINNEAPOLIS MARKET

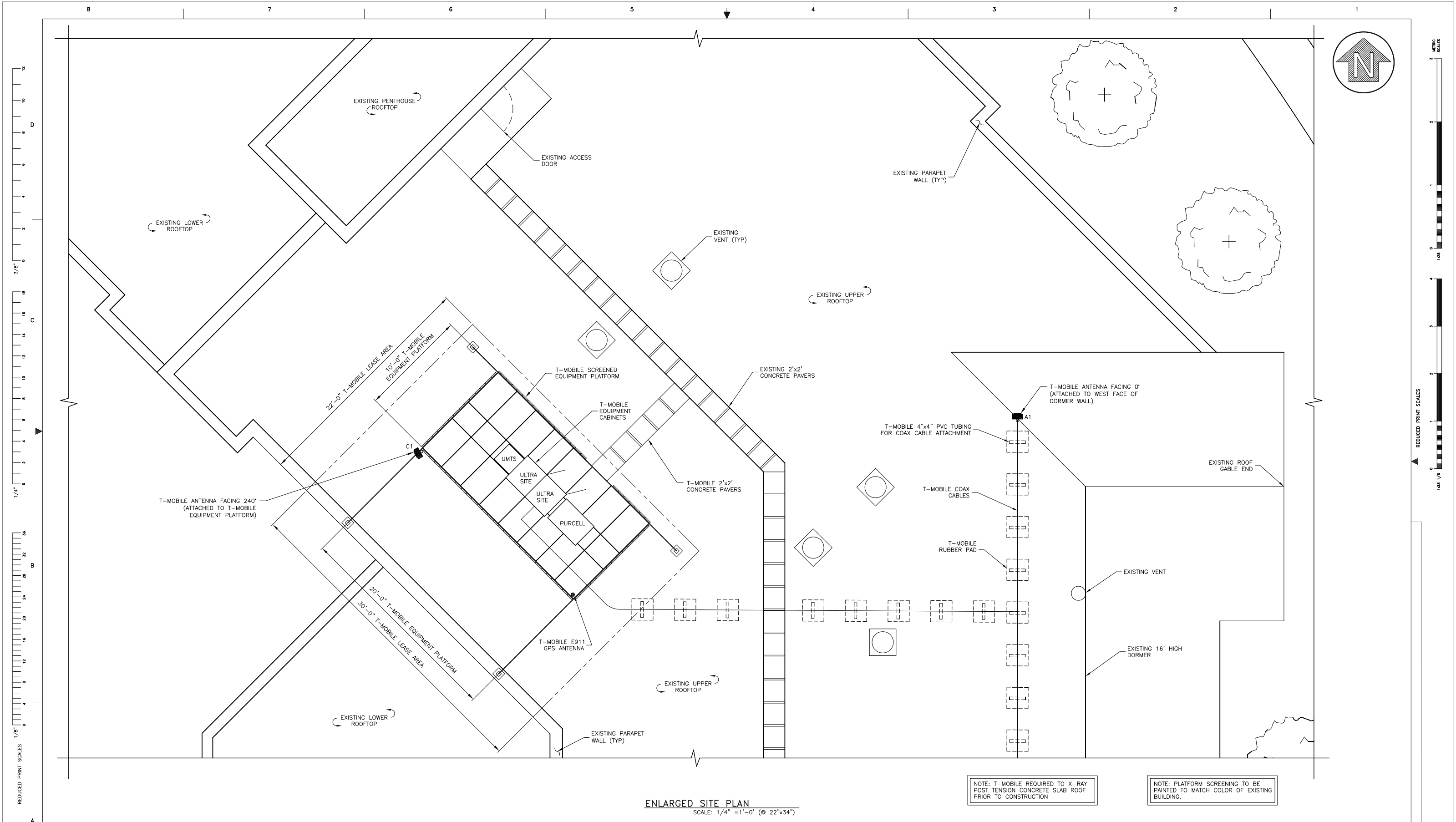
NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF T-MOBILE - MINNEAPOLIS MARKET AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN WHICH IT IS FURNISHED.

I hereby certify that this plan specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: _____
Date: _____
Typed or Printed Name: MICHAEL HACHEY
Reg. No.: 17852

PROJECT NO.	
DESIGNED BY J. GEISTFELD	DATE 3/5/08
CHECKED BY	DATE
APPROVED BY	DATE
CLIENT APPROVAL	DATE

EAGLECREST A1N604 SITE PLAN	
2925 LINCOLN DRIVE ROSEVILLE, MINNESOTA	
SCALE AS NOTED	DRAWING NUMBER A1N604-C1
REV 1	



ENLARGED SITE PLAN
SCALE: 1/4" = 1'-0" (@ 22"x34")

NOTE: T-MOBILE REQUIRED TO X-RAY POST TENSION CONCRETE SLAB ROOF PRIOR TO CONSTRUCTION

NOTE: PLATFORM SCREENING TO BE PAINTED TO MATCH COLOR OF EXISTING BUILDING.

REV	DATE	REVISION DESCRIPTION	DSGN CHK	APPROVED	RF	FN	OP	INSTALL	REFERENCE DRAWINGS
1	3/5/08	ISSUED FOR PROPOSAL	JAG						

T-Mobile
MINNEAPOLIS MARKET

NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF T-MOBILE - MINNEAPOLIS MARKET AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN WHICH IT IS FURNISHED.

I hereby certify that this plan specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

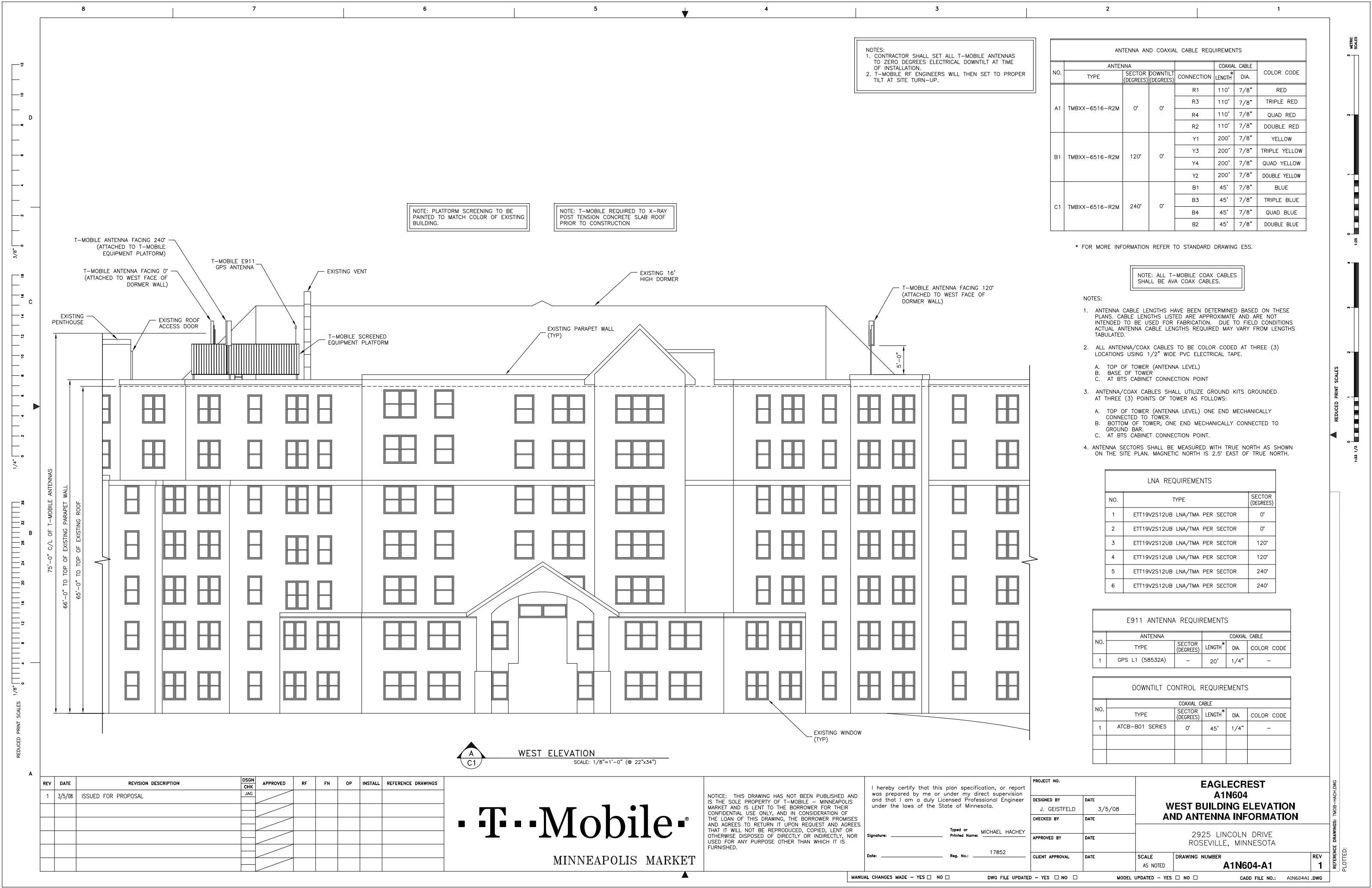
Signature: _____
Date: _____
Typed or Printed Name: MICHAEL HACHEY
Reg. No.: 17852

PROJECT NO.	
DESIGNED BY	DATE
J. GEISTFELD	3/5/08
CHECKED BY	DATE
APPROVED BY	DATE
CLIENT APPROVAL	DATE

**EAGLECREST
A1N604
ENLARGED SITE PLAN**

2925 LINCOLN DRIVE
ROSEVILLE, MINNESOTA

SCALE	DRAWING NUMBER	REV
AS NOTED	A1N604-C2	1



NOTES:
1. CONTRACTOR SHALL SET ALL T-MOBILE ANTENNAS TO ZERO DEGREES ELECTRICAL DOWNTILT AT TIME OF INSTALLATION.
2. T-MOBILE RF ENGINEERS WILL THEN SET TO PROPER TILT AT SITE TURN-UP.

NOTE: PLATFORM SCREENING TO BE PAINTED TO MATCH COLOR OF EXISTING BUILDING.

NOTE: T-MOBILE REQUIRED TO X-RAY POST TENSION CONCRETE SLAB ROOF PRIOR TO CONSTRUCTION

ANTENNA AND COAXIAL CABLE REQUIREMENTS							
NO.	ANTENNA			CONNECTION	COAXIAL CABLE		COLOR CODE
	TYPE	SECTOR (DEGREES)	DOWNTILT (DEGREES)		LENGTH*	DIA.	
A1	TMBXX-6516-R2M	0°	0°	R1	110'	7/8"	RED
				R3	110'	7/8"	TRIPLE RED
				R4	110'	7/8"	QUAD RED
				R2	110'	7/8"	DOUBLE RED
B1	TMBXX-6516-R2M	120°	0°	Y1	200'	7/8"	YELLOW
				Y3	200'	7/8"	TRIPLE YELLOW
				Y4	200'	7/8"	QUAD YELLOW
				Y2	200'	7/8"	DOUBLE YELLOW
C1	TMBXX-6516-R2M	240°	0°	B1	45'	7/8"	BLUE
				B3	45'	7/8"	TRIPLE BLUE
				B4	45'	7/8"	QUAD BLUE
				B2	45'	7/8"	DOUBLE BLUE

* FOR MORE INFORMATION REFER TO STANDARD DRAWING E5S.

NOTE: ALL T-MOBILE COAX CABLES SHALL BE AVA COAX CABLES.

- NOTES:
- ANTENNA CABLE LENGTHS HAVE BEEN DETERMINED BASED ON THESE PLANS. CABLE LENGTHS LISTED ARE APPROXIMATE AND ARE NOT INTENDED TO BE USED FOR FABRICATION. DUE TO FIELD CONDITIONS ACTUAL ANTENNA CABLE LENGTHS REQUIRED MAY VARY FROM LENGTHS TABULATED.
 - ALL ANTENNA/COAX CABLES TO BE COLOR CODED AT THREE (3) LOCATIONS USING 1/2" WIDE PVC ELECTRICAL TAPE.
A. TOP OF TOWER (ANTENNA LEVEL)
B. BASE OF TOWER
C. AT BTS CABINET CONNECTION POINT
 - ANTENNA/COAX CABLES SHALL UTILIZE GROUND KITS GROUNDED AT THREE (3) POINTS OF TOWER AS FOLLOWS:
A. TOP OF TOWER (ANTENNA LEVEL) ONE END MECHANICALLY CONNECTED TO TOWER.
B. BOTTOM OF TOWER, ONE END MECHANICALLY CONNECTED TO GROUND BAR.
C. AT BTS CABINET CONNECTION POINT.
 - ANTENNA SECTORS SHALL BE MEASURED WITH TRUE NORTH AS SHOWN ON THE SITE PLAN. MAGNETIC NORTH IS 2.5° EAST OF TRUE NORTH.

LNA REQUIREMENTS		
NO.	TYPE	SECTOR (DEGREES)
1	ETT19V2S12UB LNA/TMA PER SECTOR	0°
2	ETT19V2S12UB LNA/TMA PER SECTOR	0°
3	ETT19V2S12UB LNA/TMA PER SECTOR	120°
4	ETT19V2S12UB LNA/TMA PER SECTOR	120°
5	ETT19V2S12UB LNA/TMA PER SECTOR	240°
6	ETT19V2S12UB LNA/TMA PER SECTOR	240°

E911 ANTENNA REQUIREMENTS					
NO.	ANTENNA		COAXIAL CABLE		
	TYPE	SECTOR (DEGREES)	LENGTH*	DIA.	COLOR CODE
1	GPS L1 (58532A)	-	20'	1/4"	-

DOWNTILT CONTROL REQUIREMENTS					
NO.	COAXIAL CABLE		LENGTH*	DIA.	COLOR CODE
	TYPE	SECTOR (DEGREES)			
1	ATCB-B01 SERIES	0°	45'	1/4"	-

REV	DATE	REVISION DESCRIPTION	DSGN CHK	APPROVED	RF	FN	OP	INSTALL	REFERENCE DRAWINGS
1	3/5/08	ISSUED FOR PROPOSAL	JAG						

A

C1

WEST ELEVATION

SCALE: 1/8"=1'-0" (© 22"x34")

T-Mobile

MINNEAPOLIS MARKET

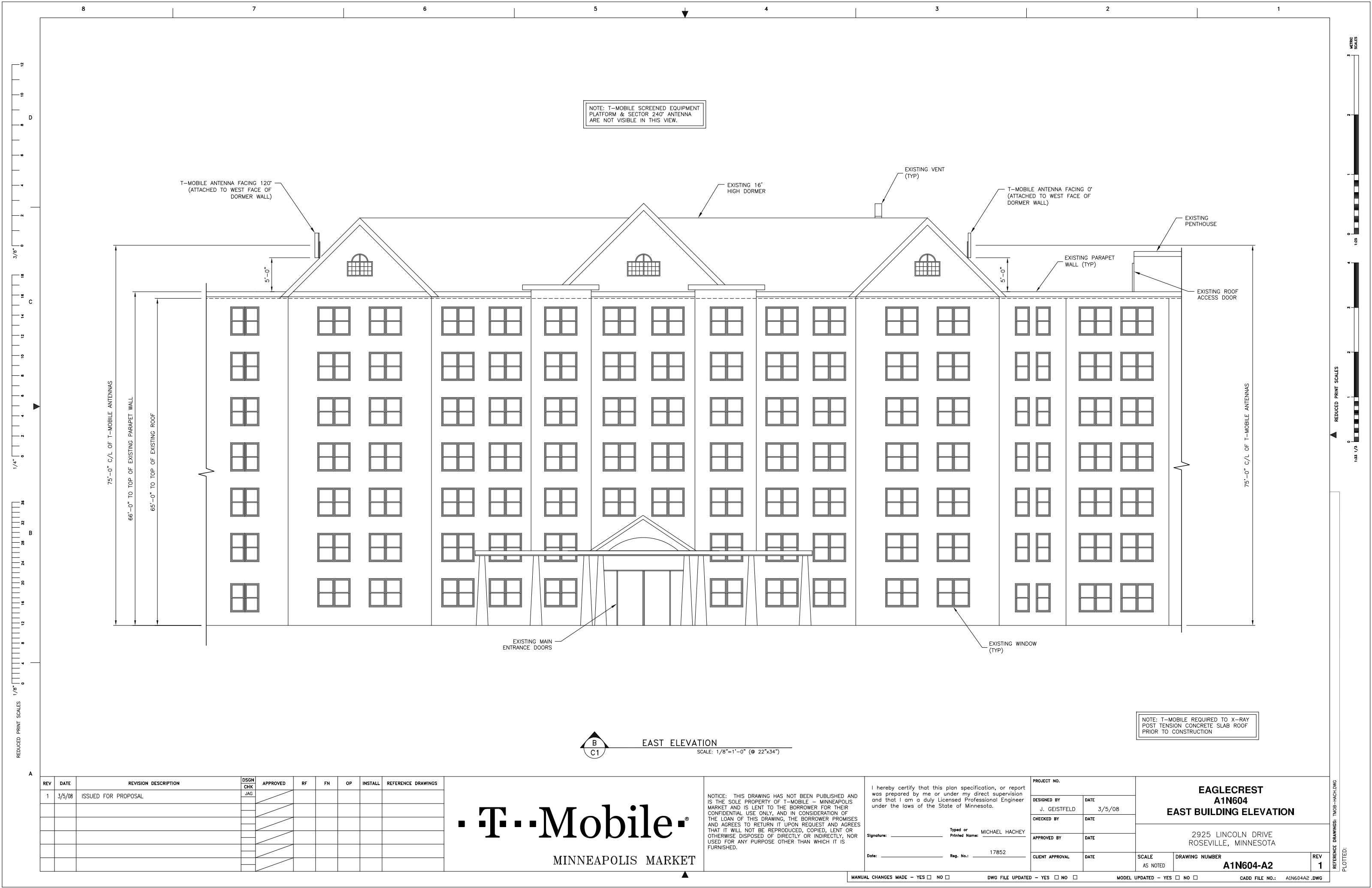
NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF T-MOBILE - MINNEAPOLIS MARKET AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN WHICH IT IS FURNISHED.

I hereby certify that this plan specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: _____ Typed or Printed Name: MICHAEL HACHEY
Date: _____ Reg. No.: 17852

PROJECT NO.		EAGLECREST A1N604 WEST BUILDING ELEVATION AND ANTENNA INFORMATION	
DESIGNED BY J. GEISTFELD	DATE 3/5/08	2925 LINCOLN DRIVE ROSEVILLE, MINNESOTA	
CHECKED BY	DATE		
APPROVED BY	DATE	SCALE AS NOTED	
CLIENT APPROVAL	DATE		
DRAWING NUMBER A1N604-A1		REV 1	

MANUAL CHANGES MADE - YES ☐ NO ☐ DWG FILE UPDATED - YES ☐ NO ☐ MODEL UPDATED - YES ☐ NO ☐ CADD FILE NO.: A1N604A1.DWG



REV	DATE	REVISION DESCRIPTION	DSGN CHK	APPROVED	RF	FN	OP	INSTALL	REFERENCE DRAWINGS
1	3/5/08	ISSUED FOR PROPOSAL	JAG						

T-Mobile
MINNEAPOLIS MARKET

NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF T-MOBILE - MINNEAPOLIS MARKET AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN WHICH IT IS FURNISHED.

I hereby certify that this plan specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature: _____
Date: _____
Typed or Printed Name: MICHAEL HACHEY
Reg. No.: 17852

PROJECT NO.	
DESIGNED BY	DATE
J. GEISTFELD	3/5/08
CHECKED BY	DATE
APPROVED BY	DATE
CLIENT APPROVAL	DATE

NOTE: T-MOBILE REQUIRED TO X-RAY POST TENSION CONCRETE SLAB ROOF PRIOR TO CONSTRUCTION

**EAGLECREST
A1N604
EAST BUILDING ELEVATION**

2925 LINCOLN DRIVE
ROSEVILLE, MINNESOTA

SCALE	DRAWING NUMBER	REV
AS NOTED	A1N604-A2	1



Disclaimer: This picture is an artist's rendition of the completed site layout prior to construction. The completed construction may vary in layout, dimension, and color from the above picture.

View Type: Simulated Photograph
Site Address: 2925 Lincoln Dr
City: Roseville, MN
Site Number: A1N604
Site Description: View looking West at the East Building elevation.



May 26, 1993

Paul Sentman
2045 Shorewood Lane
Mound, MN 55364

Dear Mr. Sentman:

The Roseville City Council, at its May 24, 1993 meeting, approved your request for Comprehensive Plan Amendment from Business and Medium Density Residential to Business, High Density Residential and Institutional, rezoning from B-3, B-2, and R-1 to PUD, approval of a Planned Unit Development General Concept Plan, approval of street vacation, and approval of preliminary plat with the following conditions:

1. That the right-of-way for the extension of Lincoln Drive through the site be dedicated in exchange for the City deeding the former Snelling Avenue frontage road right-of-way to the owners.
2. That a 20 foot light rail transit easement in favor of Ramsey County be reserved as shown on the plat adjacent to Snelling Avenue.
3. That the Public Works Department approve all final utility and grading plans.
4. That the landscape plan, including landscaping in adjacent neighbors' yards, be reviewed and approved by City staff after an analysis of utility conflicts.
5. That City staff review and approve lighting and signage plans.
6. That the new public street be named Lincoln Drive, not South Campus Drive.
7. That additional landscaping be provided at the rear of the Assisted Living building and on the north side of the loading dock area, to be reviewed and approved by City staff.
8. That the motel site plan be approved only if there is agreement in writing from the owners of Benjamin's on the common access driveway. Otherwise the plans must be modified to accommodate all access and required parking on the motel site with proper setbacks.

9. That a permit be obtained from Rice Creek Watershed District for the drainage plan.
10. That the final plans for the 36-unit future phase of senior housing in the northwest corner of the site be designed essentially as shown on the PUD site plan. This means that the use will be for senior housing with some assisted care provided, that there will be adequate parking in the location shown, that the building will be one story and essentially of the size and location shown, and that the design and architectural character of the building be compatible with the other two new buildings. Compliance with these issues shall be determined by the City Development Review Committee. If the Development Review Committee believes that the design does not fit within these guidelines, this portion of the project will be referred to the Planning Commission and City Council for an amendment to the PUD.
11. That the final plans for the future College Building in the northeast corner of the site be designed essentially as shown on the PUD site plan. This means that the use will be for college-related functions for Northwestern College, which might include classrooms, faculty and administrative offices, adult education, radio studio (but not a tower or antenna), student services, or similar uses. It means that there will be adequate parking for the uses on site above and beyond the parking needed for the adjacent student housing. If this parking is provided in a parking deck or ramp, the structure will meet all applicable setbacks and will be constructed of high quality materials compatible with the design of the other buildings in the PUD, and will be adequately landscaped on all sides, especially toward Snelling Avenue. Compliance with these issues shall be determined by the City Development Review Committee. If the Development Review Committee believes that the design does not fit within these guidelines, this portion of the project will be referred to the Planning Commission and City Council for an amendment to the PUD.
12. That ownership of the Simpson parcel be finalized before any final approvals are given for the PUD that might affect that property. A plan for interim use of the parcel should be developed and reviewed by staff.
13. That as much vegetation as possible along the creek be left intact.

14. That the possibility of installing stop signs on Lincoln Drive at the entrance to the independent living facility be studied.
15. That staff review traffic count methodology.
16. That the ponds be maintained by applicant and designed to meet Metropolitan Council recommended standards. Staff should review and recommend a maintenance schedule if appropriate.
17. That the applicant be encouraged to increase evergreen materials.
18. That there be strong architectural continuity for the entire project. Staff should review all future development to insure that continuity is maintained.
19. That the final exterior materials and colors be submitted for Council consideration as part of the final development plan.
20. That progress be demonstrated on correction to the soil erosion problems adjacent to the main campus as part of the final PUD plan approval.
21. That the approvals are contingent upon submittal of the comprehensive plan amendment to the Metropolitan Council.
22. That the final development plan be consistent with the plans submitted to the City Council which includes the revised independent living building with a total height of 69 feet and 132 dwelling units.

The City Council also authorized staff to negotiate a Development Agreement concerning the use of TIF funds which include the following:

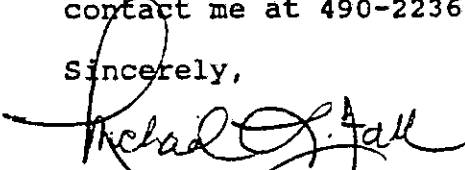
1. That there be a pay-as-you-go deal with no up front City funding.
2. That the developer will reimburse the City for any LGA and HACA penalties.
3. That the property will remain taxable for a minimum of forty (40) years.
4. That the length of tax increment assistance will not exceed fifteen (15) years.

5. That the annual amount of funds paid to the developer will not exceed \$500,615. Any amount of tax increment available over that amount will be retained by the City for use of other eligible tax increment projects as allowed by State statutes.
6. That the full taxable development will be complete by October 15, 1995 to have full taxable value on January 1, 1996 for taxes payable in 1997.
7. That the development be constructed in accordance with the approved final PUD plan.

The hearing for the final plat and final PUD plan has been scheduled for Tuesday, June 29, 1993.

If you should have any questions, please don't hesitate to contact me at 490-2236.

Sincerely,



Michael Falk
City Planner
City of Roseville

:cf



July 14, 1993

Paul Sentman
2045 Shorewood Lane
Mound, MN 55364

Dear Mr. Sentman:

The Roseville City Council, at its July 12, 1993 meeting, approved your request for final PUD plan and final plat approval at Snelling Avenue and Lydia Avenue with the following conditions:

1. That the Public Works Department approve all final utility and grading plans.
2. That the landscape plan, including landscaping in adjacent neighbor yards, be reviewed and approved by City staff after analysis of utility conflicts.
3. That City staff review final signage plans. A final design and location of those signs should be submitted for review, and all free standing signs should have a minimum of a 15 foot setback.
4. That a permit be obtained from Rice Creek Watershed District for the drainage plan. This permit should be received prior to the issuance of any City building permits.
5. That the final plans for the 36 unit future phase of senior housing in the northwest corner of the site be designed as shown on the final PUD site plan. This means that the use will be for senior housing with some assisted care provided.

There should be adequate parking in the location shown. The building will be on estory and essentially the size and location shown, and the design and architectural character of the buildings shall be compatible with the other two new buildings.

6. That the final plans for the future college building in the northeast corner be designed essentially as shown on the final PUD site plan. This means that the use will be for college related functions for Northwestern College, which might include classrooms, faculty and administrative offices, adult education, radio station (but not a tower or antenna), student services, or similar uses.

There will be adequate parking for the uses of the site above and beyond the parking needed for the adjacent student housing. If this parking is provided in a parking deck or ramp, the structure will meet all applicable setbacks and will be constructed of high quality materials compatible with the design of the other buildings in the PUD, and will be adequately landscaped on all sides, especially toward Snelling Avenue.

Compliance with these issues will be determined by the City Development Review Committee. If the Development Review Committee believes that the design does not fit within these guidelines, this portion of the project will be referred to the Planning Commission for an amendment to the PUD.

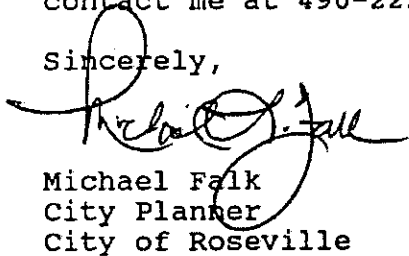
7. That no building permits be issued for the project until after a closing occurs on the Simpson parcel. There shall be no use of the site other than the existing auto sales leasing use or the future new college building without prior approval of the City Council.
8. That the ponds be maintained by the applicant, designed to meet Metropolitan Council recommended standards. The City will maintain the pipes leading to the ponds, and College Properties, Inc. will be responsible for mowing and other aesthetic maintenance of the ponds.
9. That the exterior materials of the motel be changed to include brick, in a similar fashion to the independent living building, such that there would be brick all around the lower level and extended up to the roof at key massing.
10. That the approvals are contingent upon submittal and approval of a Comprehensive Plan Amendment to the Metropolitan Council.
11. That the independent living building be constructed as shown on the approved plan, with the height of the flat portions of the roof not exceeding 66 feet, the mansard style roof not exceeding 76 feet in height, and the pitched roofs covering stairwells and elevator penthouses not exceed 82 feet in height.
12. That College Properties, Inc. dedicate a new frontage road.

13. That College Properties, Inc. grant a 50 foot easement to County Ditch 4.
14. That progress be demonstrated on correction to the soil erosion problems adjacent to the main campus as part of the final PUD approval.

The City Council also authorized the execution of a Development Agreement subject to final review by City staff and the City Attorney.

If you should have any questions, please don't hesitate to contact me at 490-2236.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael Falk", is written over the typed name and title.

Michael Falk
City Planner
City of Roseville

:cf

EXTRACT OF THE DRAFT MINUTES OF THE APRIL 1, 2009 PLANNING COMMISSION MEETING

b. PLANNING FILE 09-005

Request by T-Mobile for approval of a PLANNED UNIT DEVELOPMENT AMENDMENT to allow the installation of cellular antennae on top of the Eagle Crest residential building at 2925 Lincoln Drive

Chair Doherty opened the Public Hearing for Planning File 09-005 (6:58 p.m.)

Associate Planner Bryan Lloyd provided staff's analysis of the request of T-Mobile for a Planned Unit Development (PUD) Amendment to allow installation of three (3) telecommunications antennae and an equipment platform on the roof of the Eagle Crest building at 2925 Lincoln Drive.

Staff recommended APPROVAL of the request of T-Mobile for a Planned Unit Development (PUD) Amendment to allow installation of three (3) telecommunications antennae and an equipment platform on the roof of the Eagle Crest building at 2925 Lincoln Drive, the independent senior building; based on the comments of Section 6 and the conditions of Section 7 of the project report dated April 1, 2009.

Applicant Representative Paul Harrington, Carlson & Harrington, Authorized Representative of T-Mobile for Wireless Site Acquisition, 8000 West 89th Street, Bloomington, MN, – wireless site acquisition

Mr. Harrington addressed the height of the antennae in relationship to the false roof of the building; sectoring of antennae to maximize coverage capacity; their firm's involvement in the City Campus monopole, and their preference to utilize existing structures rather than installing monopoles; co-locating other carriers on these antennae; licensing by the Federal Communications Commission (FCC) of one signal band to each company to avoid interference, with each carrier having their own equipment and their own antennae; dimensions of the antennae (7" wide, 1 foot deep and 5' long approximately) and ability to paint them to match screening; and, based on licensing and band width requirements with the FCC, no danger of interfering with signals with the nearby KTIS radio station, with some fine-tuning possible if any interference was received.

Public Comment

Richard Berger, ___ Millwood Avenue

Mr. Berger applauded the company's desire to use existing structures for cell phone towers, rather than encouraging the proliferation of independent poles. Mr. Berger expressed concern that, if other antennae are installed, would this impact other cell phone users who do not use the T-Mobile services.

Community Development Director Patrick Trudgeon advised that, there was a potential that other applications may be received; however, he noted that they would need to go through this same process for approval; and that this application was for the three (3) antennae as indicated.

Mr. Harrington advised that each carrier was licensed within a specific band, and that they could work within close proximity without interfering with other carriers.

Chair Doherty closed the Public Hearing at 7:15 p.m.

MOTION

Member Boerigter moved, seconded by Member Doherty to RECOMMEND TO THE CITY COUNCIL APPROVAL of a PLANANED UNIT DEVELOPMENT (PUD) AMENDMENT for Eagle Crest Senior Housing LLC and T-Mobile allowing the installation of three (3) telecommunication antennae on the roof of 2925 Lincoln Drive (independent senior building); based on the comments of Section 6 and the condition of Section 7 of the project report dated April 1, 2009.

Ayes: 6

Nays: 0

Motion carried.

Chair Doherty noted that the case was scheduled to be heard by the City Council at their April 20, 2009 meeting.

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 20th day of April 2009, at 6:00 p.m.

The following members were present:
and the following Members absent;

Council Member _____ introduced the following resolution and moved its adoption:

**RESOLUTION NO. _____
A RESOLUTION APPROVING AN AMENDMENT TO THE EAGLECREST PLANNED
UNIT DEVELOPMENT, 2925 LINCOLN DRIVE (PF09-005)**

WHEREAS, T-Mobile has requested an amendment to the EagleCrest Planned Unit Development approved in 1993, for the purpose of installing telecommunication antenna and equipment platform; and

WHEREAS, the property is located at 2925 Lincoln Drive and legally described as:

WHEREAS, the Roseville Planning Commission held a public hearing regarding the easement vacation on April 1, 2009, voting (6-0) to recommend approval, based on the findings of the Planning Commission project report dated March 27, 2009;

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, to approve the amendment to the EagleCrest Planned Unit Development, based on the information contained in the project report dated April 20, 2009 and the following conditions:

1. The equipment platform screening shall be comprised of an all-weather (opaque) maintenance free product.
2. Telecommunication devices (antenna) shall be installed per the plans dated March 5, 2009.
3. Upon termination of T-Mobile's use of the subject facility, all equipment shall be removed within 30 days.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member _____ and upon vote being taken thereon, the following voted in favor: and none voted against;

WHEREUPON said resolution was declared duly passed and adopted.

1 **Resolution – T-Mobile PUD Amendment – PF09-005**

2 STATE OF MINNESOTA)
3) ss
4 COUNTY OF RAMSEY)

5 I, the undersigned, being the duly qualified City Manager of the City of Roseville,
6 County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the
7 attached and foregoing extract of minutes of a regular meeting of said Roseville City Council
8 held on the 20th day of April 2009 with the original thereof on file in my office.

9 WITNESS MY HAND officially as such Manager this 20th day of April 2009.

10
11

William J, Malinen, City Manager