

**BACKGROUND
CONTINUED**

“Land north and west of corner of Bowman Rd. and Brodie Creek Trail is currently a wooded tract of land, used as a green space, and owned by the Brodie Creek Property Owners. The POA has entered into an agreement with The Towers, LLC to develop a Wireless communication Facility pretty much in the middle of the woods. This will provide great screening of the facility while providing improved wireless communication options for all in the surrounding community. The site is designed and will be constructed for multiple wireless users as required by City Code. This application for amendment will include multiple users to house equipment within the area depicted on included drawings.”

“The Bill of Assurance does allow for this use on the property. The POA has signed an agreement with The Towers, LLC providing their approval of the use of the property. The site is designed to be pushed up into the woods with a long and curved driveway off Bowman Rd. in order to break the line of site to the antenna site. This provides fully mature natural screening that is in place now to shield views of the site from surrounding properties.”

The applicant provided the following minimum design criteria for the proposed three carrier 150-foot-high monopole:

- The tower will be designed per the *Structural Standard for Antenna Supporting Structures and Antennas, ANSI/TIA-222-H*
- Minimum Wind Speed 105 mph and 1 ½” Design Ice Thickness @ 30 mph.
- **Tower is to be Designed for a Minimum Fall Zone Radius of 75; (1/2 the tower height)**
- (3) Carrier RAD’s at 15’ vertical separation
 - 145 ft VZW RAD to consider the following loading (No shielding or reductions permitted):
 - 130 ft and 115 ft Non-VZW RAD to consider the following loading (No Shielding or reductions permitted):

The proposed access drive to the tower site must be approved by the fire department, with respect to design, grade and turnaround, prior to a building permit being issued.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their April 9, 2026, meeting, and there was one (1) objector present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.