



3. Planning and Development Team's Recommendation: Staff recommends approval of the application.

### **BACKGROUND**

1. Site Address: 2520 Arlington Drive
2. Existing Zoning/Land Use: R-1 6000/CU (Single Family Residential with Conditional Use) /Religious Institutional Use
3. Surrounding Zoning/Land Use:  
North and East: R-1 6000/Single-Family Residence  
South: PBC/warehouse/storage and commercial retail  
West: OR (Office Residential), R5 and R-1 6000/Office, Apartment, and Single Family Residence
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Pikes Peak Park Addition #5, November 1963
6. Master Plan/Designated Master Plan Land Use: No master plan exists for this site.
7. Subdivision: Pikes Peak Park Subdivision No. 8
8. Zoning Enforcement Action: None
9. Physical Characteristics: The 4.53-acre site has an existing church on a fairly level parcel at the northeast corner of Arlington Drive and Rainier Drive.

### **STAKEHOLDER PROCESS AND INVOLVEMENT**

Staff noticed 271 property owners within a 500 foot buffer distance. One email in opposition from the property owners of 1623 Glacier Drive was received (**FIGURE 3**). Staff sent copies of the revised project to these property owners and they did not provide additional comments.

The property will be posted and mailing notification sent prior to the September 15<sup>th</sup> City Planning Commission Hearing.

Staff sent the plans to the standard internal reviewing agencies for comments. Those commenting agencies included City Engineering, and Colorado Springs Utilities. All agency comments have been addressed for this project.

### **ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE**

1. Review Criteria/Design & Development Issues

The conditional use is for the installation of a 60-foot stealth bell tower located at the rear of the Mountain View Church located at 2520 Arlington Drive. The proposed CMRS requires approval from the City Planning Commission for a stealth freestanding facility exceeding the maximum height of the zone. The R-1 6000 zoned property has a maximum building height of 30 feet and the project proposes a 60-foot stealth bell tower with ground based facilities.

The CMRS conditional use application allows for stealth and non-stealth freestanding facilities within residential zones on multi-family, institutional, or nonresidential sites including churches, schools, museums, (etc.) per the City's Zoning Code Section 7.4.604. It does not permit CMRS freestanding facilities in conjunction with a single-family or two-family residential building.

The 60-foot stealth bell tower is to include nine cellular antennas behind a screened fiberglass cross and two microwave dishes. The tower consists of three legs made of steel and fiberglass painted to match the existing church building. The stealth tower and the ground equipment facility is housed inside a 20 foot (width) x 50 foot (length) x 8 foot (height) compound designed to match the exterior of the church structure.

The compound structure is located 110 feet from the rear of the property, adjacent to the single-family residential neighborhood, and setback a distance of 296 feet from Rainier Drive. It is located behind the Mountain View Church to minimize the impact from main streets, Arlington and Rainier Drive, surrounding residential and commercial land uses. The CMRS stealth facility project consists of a compound designed to match the exterior of the existing structure and the

tower has been designed as a bell structure to complement the existing building occupied as a religious institutional land use.

The installation of the 60-foot stealth facility and compound will allow for cellular service coverage for the surrounding homes and businesses. The project will also allow for other network carriers to co-locate and provide service to cell phone users in this area.

Staff finds that the proposed conditional use meets the conditional use findings as set forth in City Code Section 7.5.704.

2. Conformance with the City Comprehensive Plan

The Comprehensive Plan's 2020 Land Use Map designates this area as General Residential.

Objective CCA 1: Maintain a Positive Relationship between the Built Environment and the Natural Setting

Colorado Springs is a uniquely identifiable community due to its spectacular natural setting at the base of Pikes Peak. One of the greatest challenges facing the community is to develop a city worthy of that setting. Thoughtful design and enhancement of the community's civic buildings, public and private places, residential areas, gateways, and streets strengthen the community's identity and convey a positive visual image. Colorado Springs will maintain a positive relationship between its built environment and its natural setting and scenic qualities.

Policy CCA 101: Preserve the Character of the Community's Natural Setting

Preserve and enhance the character of the community through design that maintains views to the Front Range and other significant landmarks and integrates natural features into the land use pattern.

Strategy CCA 101b: Protect Significant Views

Protect views and view sheds of significant natural features, including stream corridors, prominent landforms and the foothills. Utilize a combination of incentives, acquisition where appropriate, and regulations such as height controls, site location criteria, and design standards.

Objective CCA 6: Fit New Development into the Character of the Surrounding Area

Often the overall character of a new development is not realized until the project is completed. This can lead to unintended impacts and incompatible development. Applicants for new developments need to clearly identify how their projects will fit into the character of the surrounding area and the community as a whole with respect to height, scale, bulk, massing, roof forms, signage, overall site design, pedestrian and vehicular access, and relation to the public right-of-way.

Policy CCA 601: New Development Will be Compatible with the Surrounding Area

New developments will be compatible with the surrounding land uses and will complement the character and appearance of adjacent land uses.

Strategy CCA 601a: Require New Developments to Provide a Description of Project Character

Development plans will include a description and visual depiction of the existing or planned physical context and character of the proposed development, including preliminary architectural design, natural features, transportation systems, and functional and visual impacts. In addition, development plans will demonstrate conformance with the intent of the applicable design standards and guidelines, as they are adapted to the specific site and context.

Staff finds that the requested conditional use conforms to the City's Comprehensive Plan 2020 Land Use Map and the Plan's objectives, policies, and strategies.

3. Conformance with the Area's Master Plan

There is no areas specific plan for this site.

STAFF RECOMMENDATION:

CPC CM1 16-00070 – CMRS CONDITIONAL USE

Approve the conditional use for the CMRS at 2520 Arlington Drive Conditional Use Development Plan, based upon the findings that the CMRS conditional use development plan meets the review criteria for granting a conditional use as set forth in City Code Section 7.5.704 and the CMRS location and design criteria as set forth in City Code Sections 7.4.607 and 7.4.608.