

## CMRS Conditional Use (CM1)

### Review Criteria

#### Proposed Tower Review Criteria Justification:

1. The installation of the proposed monopine tower will not substantially injure the surrounding neighborhood due to following factors adhering to the Conditional Use Review Criteria.
  - A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
    - i. The current coverage for the area provides poor in home coverage for most the area and average in vehicle coverage, reference coverage map on page 3. By incorporating a monopine design to match the adjacent trees and by locating the equipment away from the street view the value and qualities of the neighborhood will be greatly increased by providing quality in home wireless service within the area, reference coverage map on page 5.
    - ii. The monopine design of the tower will blend into the surrounding area that includes trees and shrubs. The design will incorporate landscaping shrubs adjacent to the base of the tower to further enhance the current setting of the area and neighborhood while screening the tower base from public view, reference photo simulations. Additionally, the design will incorporate the placement of shrubs in the area surrounding the ground equipment that is located away from street view.
  - B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
    - i. The approval of the conditional use permit will continue to promote the public health, safety and general welfare of the adjacent neighborhood and citizens of Colorado Springs by providing quality expanded wireless service in home coverage and general coverage of the area, reference coverage map page 5.
  - C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City
    - i. The approval of the conditional use permit at the requested height will continue towards the development of the Comprehensive Plan of the City of Colorado Springs goal of being responsible in providing, maintaining, and upgrading public services and infrastructure and meet the citizen's

needs. The proposed monopine tower height it will provide quality in home and outdoor coverage to address current infrastructure and public needs.

- ii. The placement of the tower will enhance the general safety of the public by providing improved wireless services in the event of a need for public safety services in the area.

# Coverage Maps Current and Proposed

Current AT&T coverage of the area (Site COLI2128 Cand A)

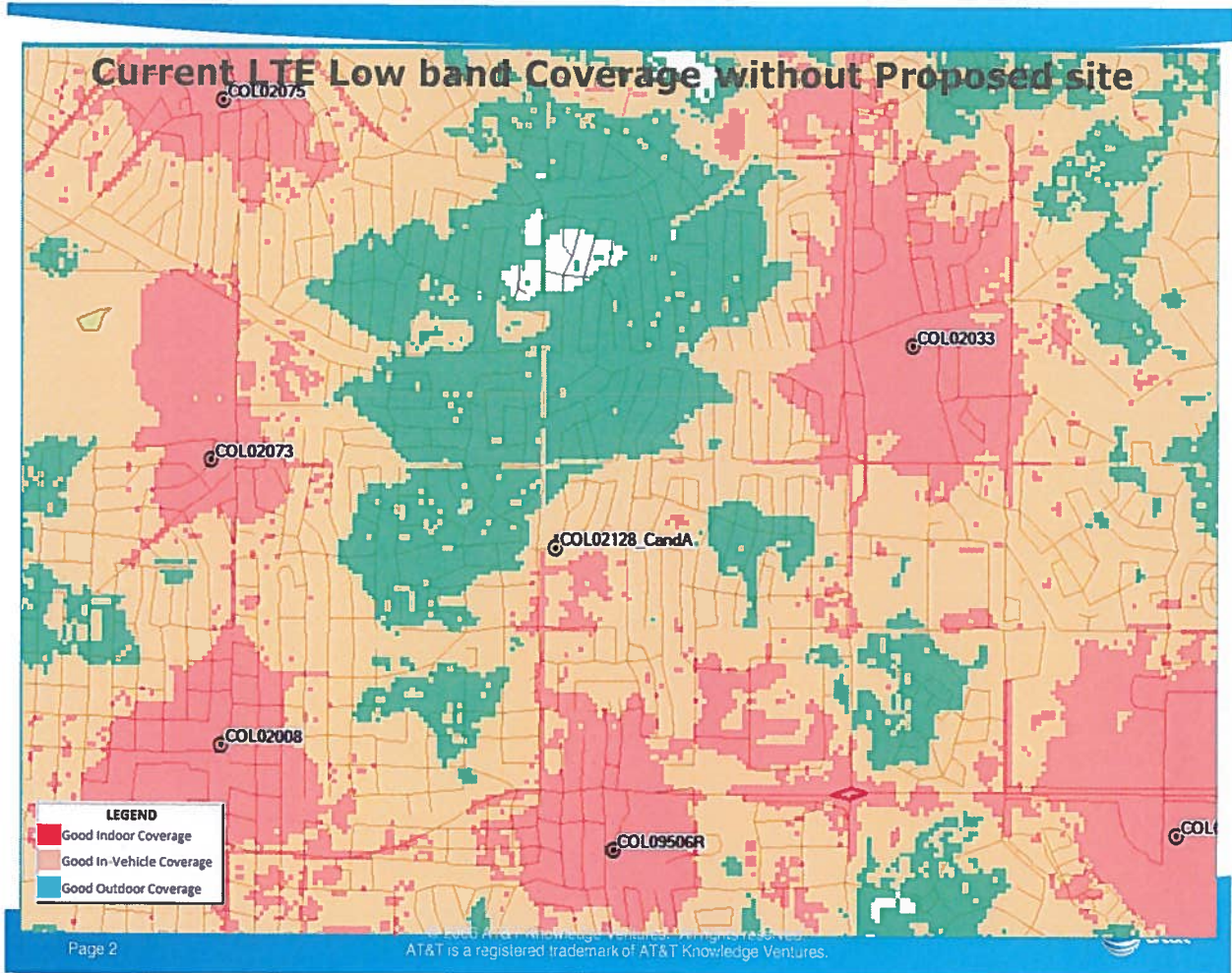


FIGURE 2

Coverage Area at 44 Feet (Site COLI2128 Cand A)

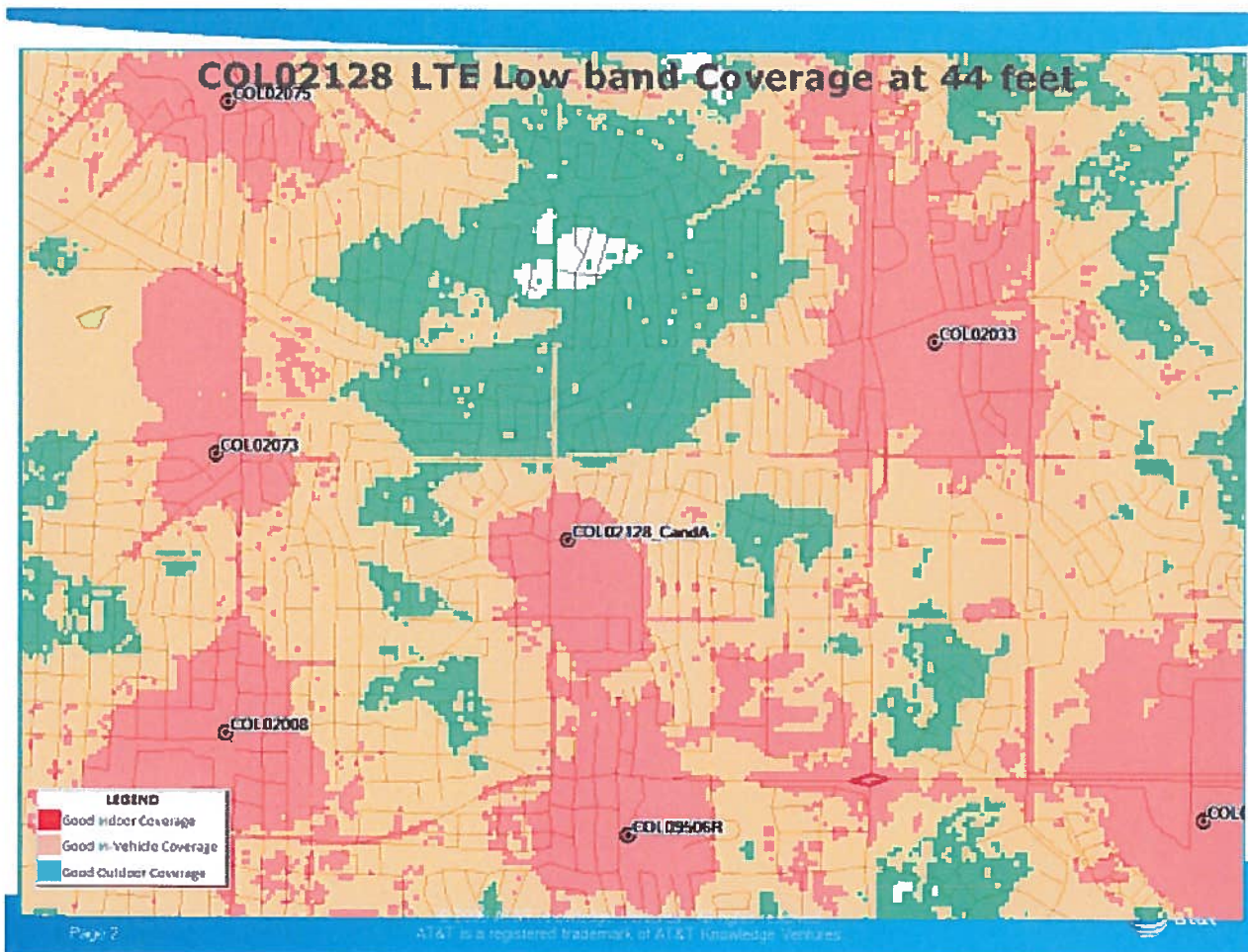
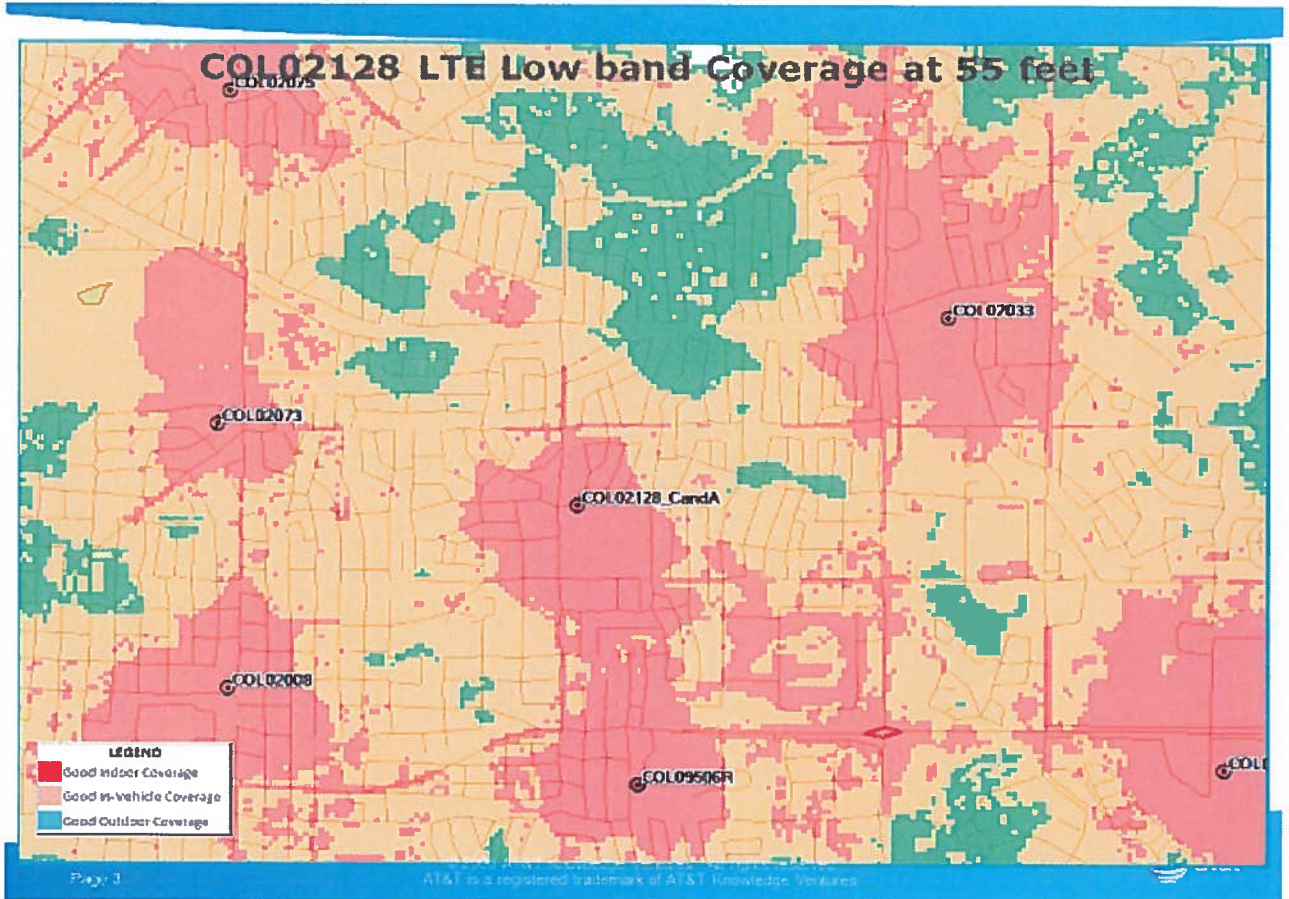


FIGURE 2

Coverage Area at 55 Feet (Site COLI2128 Cand A)



## Conditional Use Requested Variance

The wireless carrier is requesting a variance regarding the height of the proposed monopine tower from the standard of forty-five feet to fifty-five feet. The increased height is requested for the following reasons.

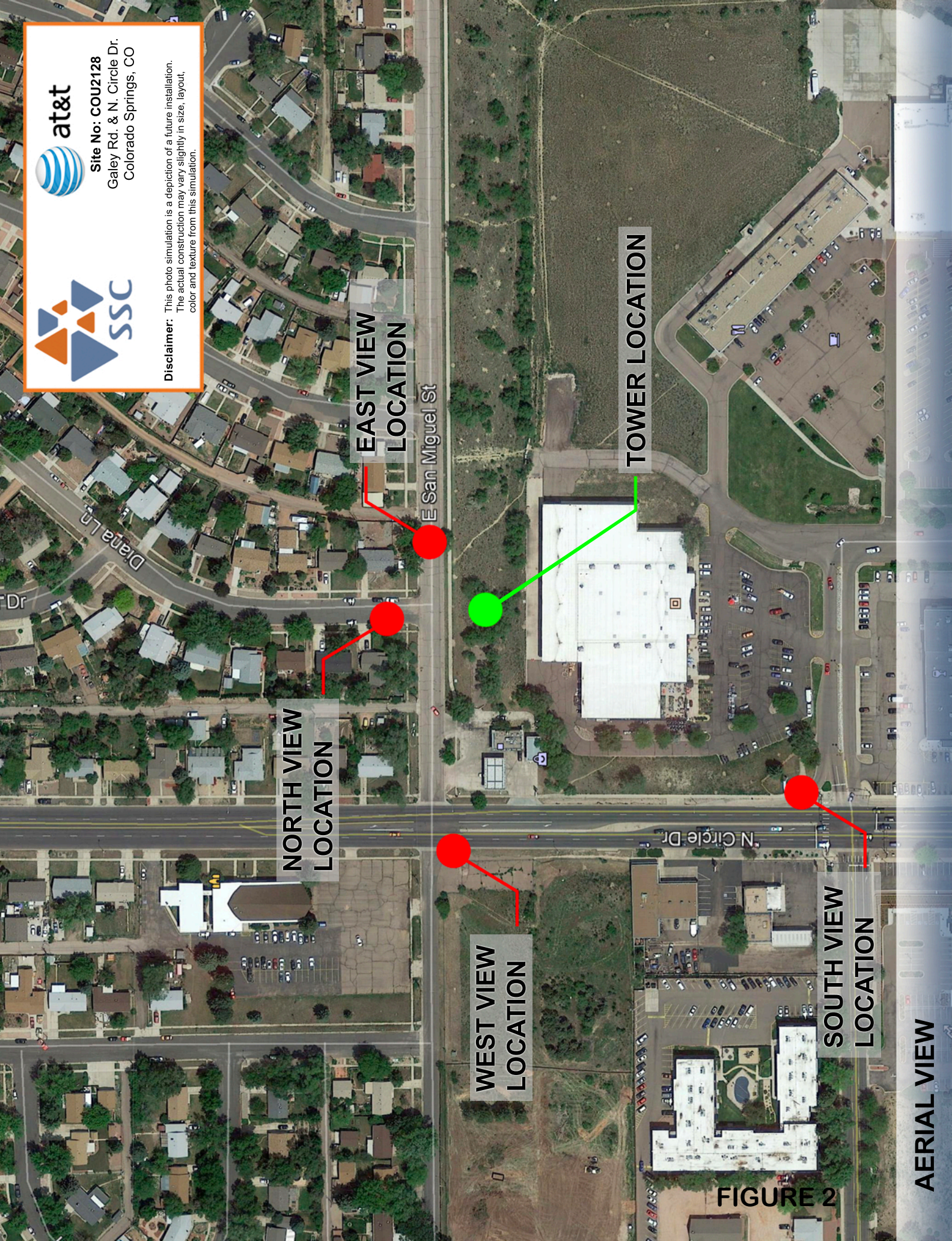
- A) Due to the design of a monopine tower, ten feet of foliage coverage on top of the tower, the design dictates a tower height of fifty-five feet for the antennas to be located at forty-four feet as allowed with a normal tower.
- B) The monopine tower height will allow for the signal to penetrate through the current tree foliage in the area and provide better wireless service in the area while maintaining the appearance of the natural setting.
- C) The height will allow for better indoor reception of wireless reception in homes and business in the area; reference attached propagation maps. With the increased demand for indoor wireless services in homes and business in the area, the increased height is expected to address this demand.
- D) Due to the sloping topographic of the land to the north of the proposed location, the additional height will allow for increased signal coverage of wireless equipment in the area.



Site No: COU2128  
 Galey Rd. & N. Circle Dr.  
 Colorado Springs, CO



**Disclaimer:** This photo simulation is a depiction of a future installation. The actual construction may vary slightly in size, layout, color and texture from this simulation.



**EAST VIEW  
LOCATION**

E San Miguel St

**TOWER LOCATION**

**NORTH VIEW  
LOCATION**

N Circle Dr

**WEST VIEW  
LOCATION**

**SOUTH VIEW  
LOCATION**

**FIGURE 2**

**AERIAL VIEW**



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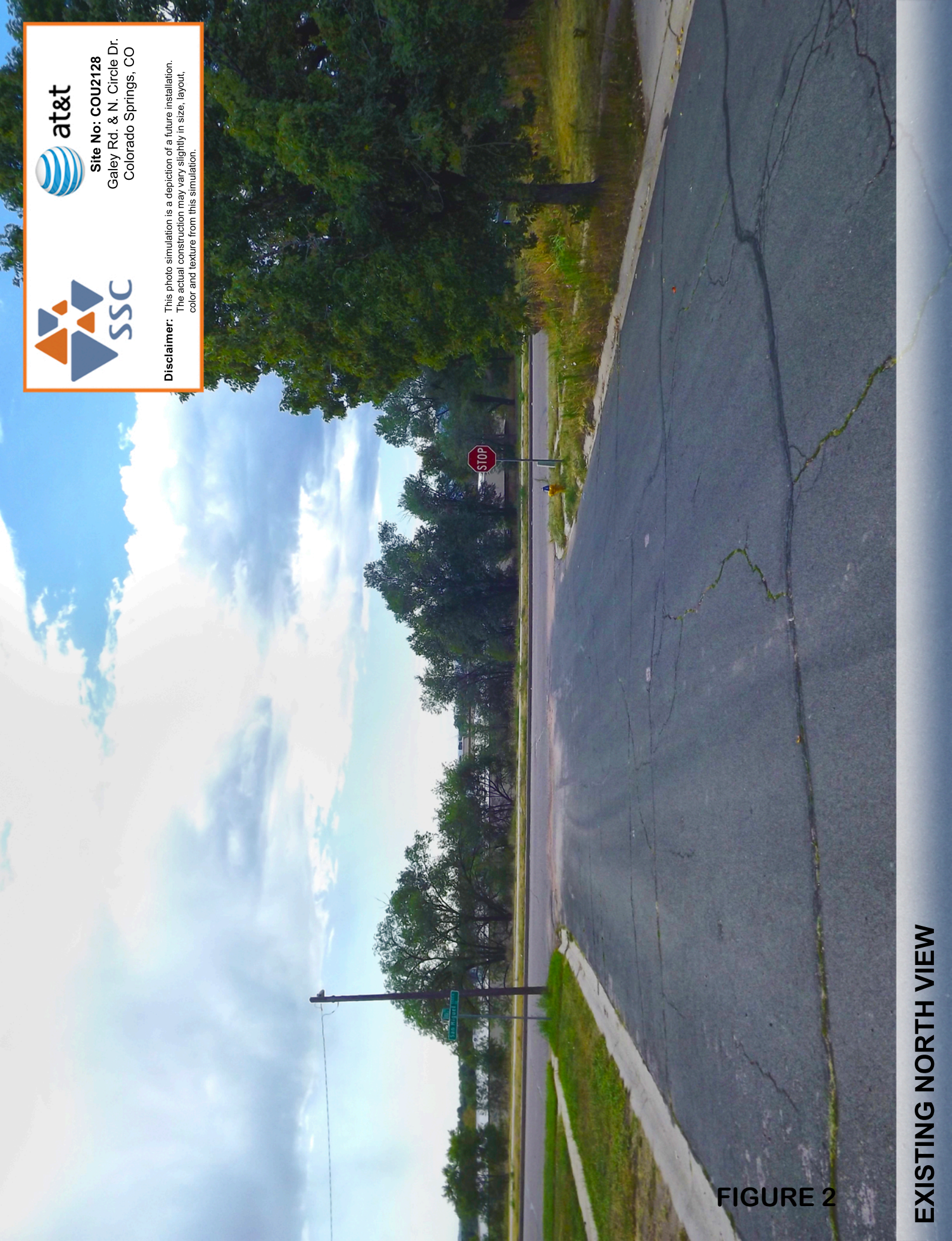


FIGURE 2

EXISTING NORTH VIEW





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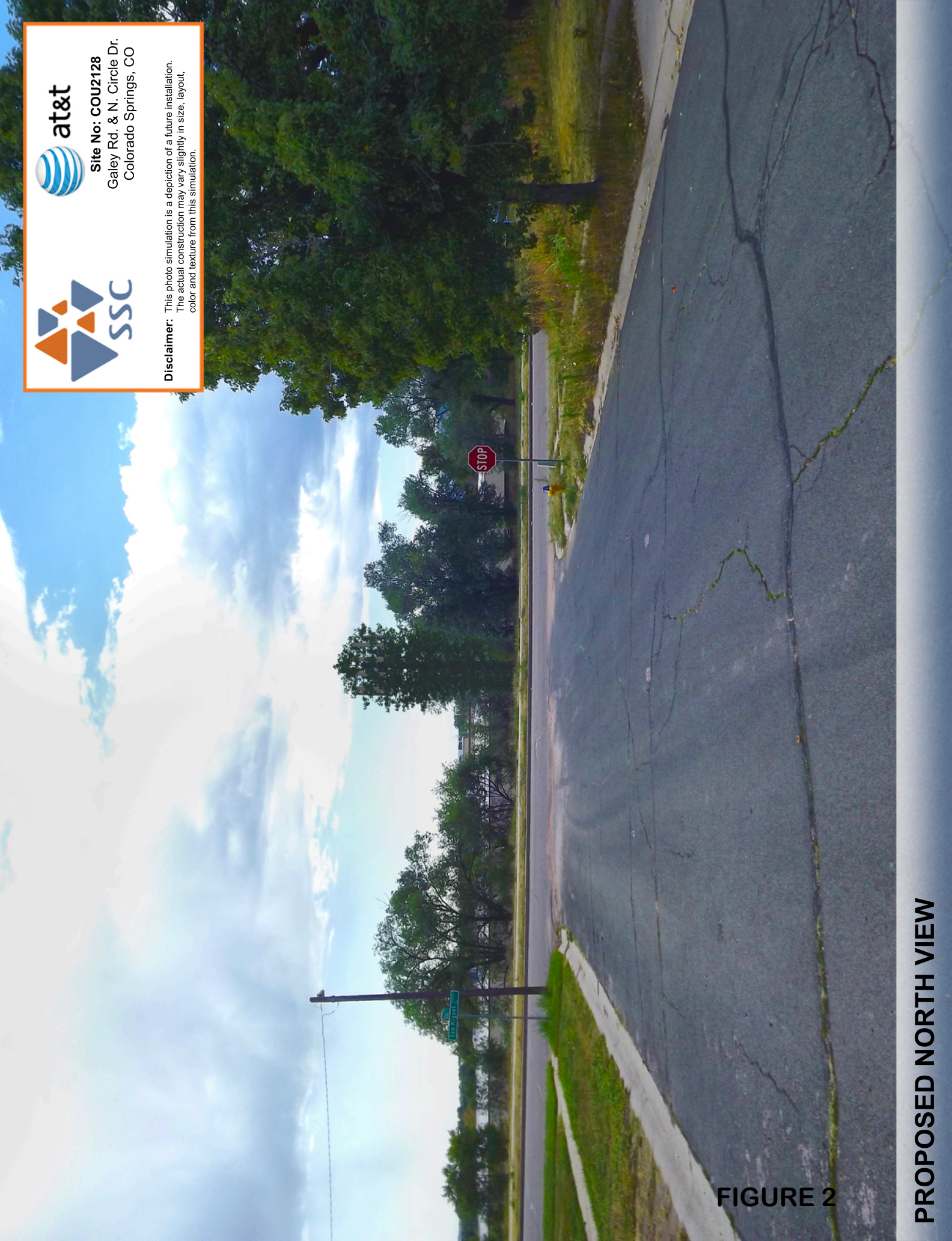


FIGURE 2

PROPOSED NORTH VIEW



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FIGURE 2

EXISTING SOUTH VIEW



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FIGURE 2

PROPOSED SOUTH VIEW



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FIGURE 2



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FIGURE 2

PROPOSED EAST VIEW



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FIGURE 2

EXISTING WEST VIEW



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Proposed stealth tower behind surround trees and light pole



FIGURE 2

