

CITY PLANNING COMMISSION AGENDA

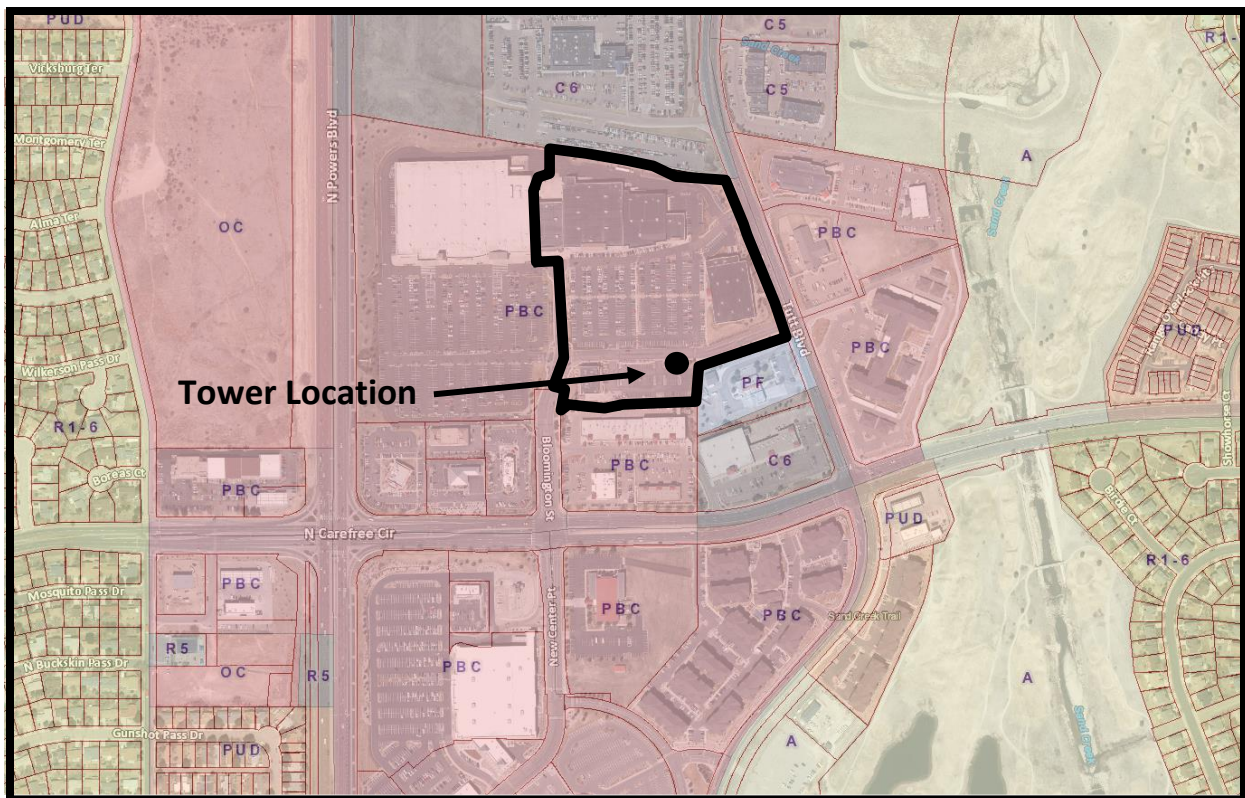
STAFF: RACHEL TEIXEIRA

FILE NO:
CPC CM1 18-00081 – QUASI-JUDICIAL

PROJECT: STEALTH CMRS CELLULAR CLOCK TOWER – 3771 BLOOMINGTON STREET

APPLICANT: SELECTIVE SITE CONSULTANTS

OWNERS: FIRST AND MAIN NORTH NO. 1 LLC



PROJECT SUMMARY

1. Project Description: The application proposes a freestanding 60-foot tall stealth clock tower commercial mobile radio service (CMRS), or cellular tower, in the PBC (Planned Business Center) zone district. The CMRS facility is designed as a clock tower with ground equipment screened inside a block wall compound. The 15.31-acre site consists of three existing commercial/retail buildings located at 3771 Bloomington Street. (**FIGURE 1**)
2. Applicant's Project Statement: (**Refer to FIGURE 2**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the application.

BACKGROUND

1. Site Address: 3771 Bloomington Street

2. Existing Zoning/Land Use: PBC/AO (Planned Business Center with Airport Overlay)/Neighborhood Shopping Center
3. Surrounding Zoning/Land Use:
 - North: C6/P/ Auto Sales
 - South: PBC, PF, & C6/ Neighborhood Shopping Centers & Fire Station #17
 - East (of Tutt Boulevard): PBC/Daycare Center & Apartment Complex
 - West: PBC/ Commercial Center
4. Comprehensive Plan/Designated 2020 Land Use: New/Development Corridor
5. Annexation: Powers Addition #4, May 1979
6. Master Plan/Designated Master Plan Land Use: Constitution Center Carefree Commercial Park/Neighborhood Commercial
7. Subdivision: First and Main Town Center Filing No. 5
8. Physical Characteristics: The 15.31-acre site is developed with three commercial/retail buildings, and paved parking spaces.

STAKEHOLDER PROCESS AND INVOLVEMENT

Staff noticed 22 property owners within a 1,000 foot buffer distance. No written correspondence on the project was received. The property will be posted and mailing notification sent prior to the August 16th City Planning Commission Hearing.

Staff sent the plans to the standard internal reviewing agencies for comments. Those commenting agencies included Airport, City Engineering Development Review, Water Resources Engineering, Traffic 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 request is for the installation of a three-sided, 60-foot tall stealth clock tower structure with ground based facilities situated over 360 feet away from Tutt Boulevard and over 545 feet away from North Carefree Circle. The freestanding CMRS facility meets the front, side and rear setbacks requirements.

A “stealth freestanding CMRS facility” or a cellular tower designed to blend into the surroundings, is permitted in all commercial zone districts. However, when the request is that the CMRS stealth facility exceeds the height for the zone district, a conditional use approval from the City Planning Commission is required. This PBC zoned property has a maximum building height of 45 feet and the project proposes a 60-foot stealth clock tower with ground based facilities.

This 60-foot tall stealth bell tower is to include twelve panel antennas, and related equipment at a centerline height of 59 feet inside the clock tower. The stealth tower is located inside the ground equipment facility; a 23'-8" (width) x 42' (length) x 7' (height) compound screened as a block wall with brick façade.

The CMRS compound structure is located within the parking lot of the Super Target commercial center closest to the Honey Baked Ham building. The facility consists of a compound designed to match the exterior of the existing commercial building structures and the tower is designed as a clock structure to complement the existing buildings occupied as a retail/commercial land uses. Existing landscaping buffers the proposed the 7-foot tall equipment facility compound.

The installation of the 60-foot cellular tower and ground based facilities is required to improve the existing service coverage in this commercial and adjacent residential on the eastern area of Colorado Springs, and to add capacity and service quality to existing service coverage for the neighborhood. There is an existing CMRS monopole tower to the southeast of this cellular installation project, the

Colorado Springs Fire Station #17. However, the tower is currently full and does not allow for the collocation of AT&T's antenna loading.

The City Code encourages the collocation of CMRS equipment of various carriers on the same structure where feasible and where the visual impact of having one taller facility is determined to be more desirable than having two or more tower facilities constructed in the same vicinity. The applicant has provided a search area summary that includes the property search list and the search area maps. **(FIGURE 3)** AT&T determined that cellular coverage is needed due to the upgrading in its network in the City of Colorado Springs to provide cellular service to the residents and visitors in the Flintridge area due to customer demand for wireless data from smartphones, tablets, and laptops.

In general, City zoning can only regulate the visual impact, the location, and the height and type of the cellular telecommunications facilities. The Federal Communications Commission (FCC) has the exclusive power to set the standards for radio frequency emission. The City is prohibited from denying CMRS telecommunications facilities on the basis of health concerns. The wireless providers operates within the strict frequencies and guidelines established by the FCC under the Telecommunications Act of 1996.

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 New/Development Corridor. The services provided by the proposed stealth clock tower and ground equipment facility support the existing neighborhoods are critical to the surrounding community.

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

The site is designated as neighborhood commercial in the Constitution Center Carefree Commercial Park Master Plan. There are no areas specific plan for this site. The stealth tower is accessory to the land use designation and allows for cellular coverage through the vicinity.

STAFF RECOMMENDATION:

CPC CM1 18-00081 – CMRS CONDITIONAL USE

Approve the conditional use for the CMRS at 3771 Bloomington Street 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.