

CITY PLANNING COMMISSION AGENDA

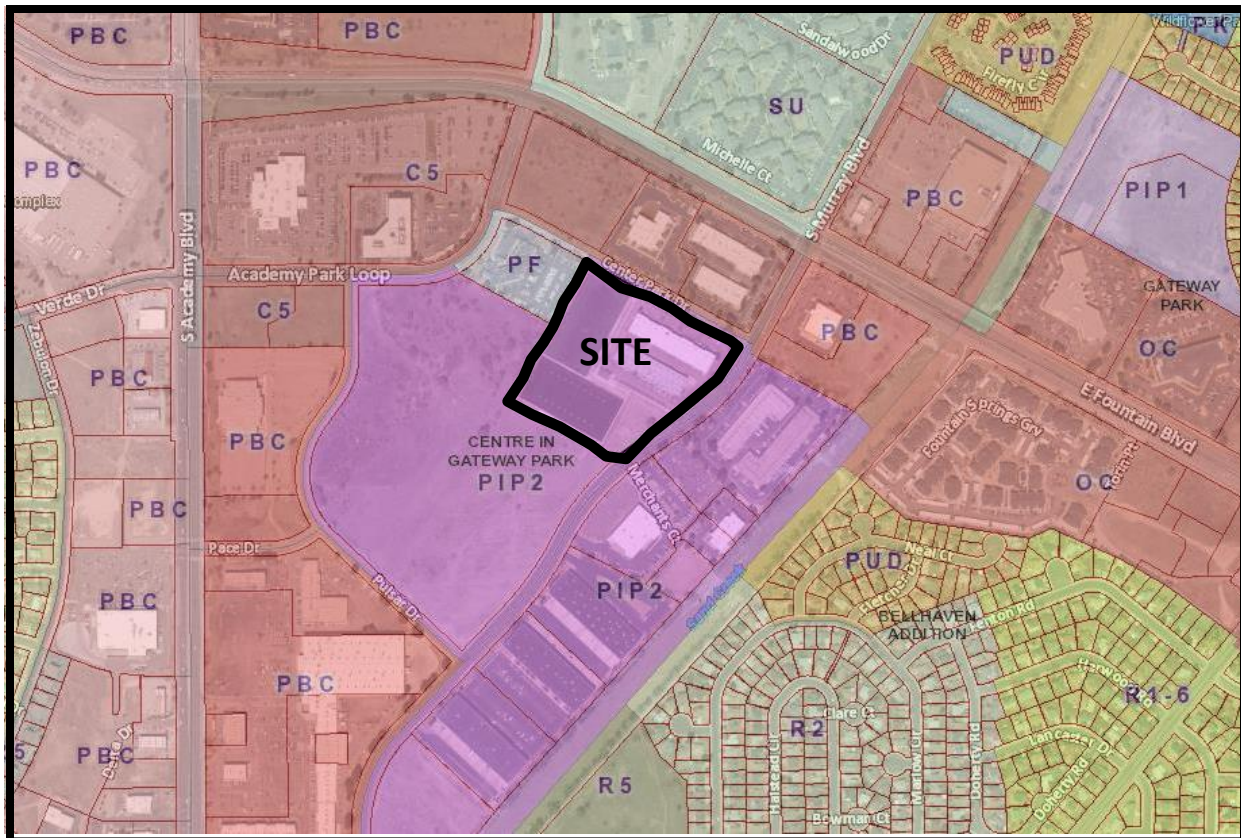
STAFF: RACHEL TEIXEIRA

FILE NO:
CPC CM1 17-00137 – QUASI-JUDICIAL

PROJECT: STEALTH CMRS CELLULAR CLOCK TOWER - 1602 SOUTH MURRAY BOULEVARD

APPLICANT: ADVANTAGE ENGINEERS

OWNERS: ATLAS PREPARATORY SCHOOL BUILDING CORP



PROJECT SUMMARY

1. Project Description: The application proposes a freestanding 50-foot tall stealth clock tower commercial mobile radio service (CMRS), or cellular tower, in the PIP-2/CR/CU (Planned Industrial Park with Conditions of Record and Conditional Use) zone district. The CMRS facility is designed as a clock tower with ground equipment screened inside a wooden fenced compound. The 9.46-acre site consists of two existing educational buildings and two sport field areas located at 1602 South Murray Boulevard. (**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: 1602 South Murray Boulevard
2. Existing Zoning/Land Use: PIP-2/CR/CU/AO (Planned Industrial Park with Conditions of Record and Conditional Use and Airport Overlay)/Proprietary School/Office/Warehouse
3. Surrounding Zoning/Land Use:
North: C5/Office/Warehouse/Storage
East (of South Murray Boulevard): PIP-2/Offices
West: PF/ Police Station & PIP-2 /Undeveloped
South: PIP-2/CR/ Undeveloped
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Pikes Peak Park Addition #10, April 1971
6. Master Plan/Designated Master Plan Land Use: Centre in Gateway Park Master Plan/Light Industrial
7. Subdivision: Atlas Preparatory Charter School Filing No. 1A
8. Zoning Enforcement Action: Conditions of record were established for area lighting and screening of mechanical equipment.
9. Physical Characteristics: The 9.46-acre site is developed with two buildings, paved parking spaces along the building sides, and two sport-fields.

STAKEHOLDER PROCESS AND INVOLVEMENT

Staff noticed 67 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 January 18th 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 50-foot tall stealth clock tower structure with ground based facilities situated 62 feet away from the main street located at 1602 South Murray Boulevard.

A “stealth freestanding CMRS facility” or a cellular tower designed to blend into the surroundings, is permitted in all industrial 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 PIP-2 zoned property has a maximum building height of 45 feet and the project proposes a 50-foot stealth clock tower with ground based facilities.

This 50-foot tall stealth bell tower is to include twelve panel antennas, one microwave dish, and related equipment at a centerline height of 46 feet inside the clock tower. The stealth tower is located inside the ground equipment facility; a 40 foot (width) x 50 foot (length) x 8 foot (height) compound screened with a wooden fence.

The CMRS compound structure is located along South Murray Boulevard (southeast corner of the site) with a front setback distance of 62 feet. The facility consists of a compound designed to match the exterior of the existing building structures and the tower has been designed as a clock structure to complement the existing buildings occupied as an educational institutional land use. Landscaping has been added outside of the 8-foot tall compound wall to better buffer the equipment facility compound.

Installation of the 50-foot stealth tower and ground based facilities are to improve the existing service coverage in the southeast area of Colorado Springs and to add capacity and service quality to

existing service coverage within the South Academy Boulevard corridor. 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. 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 light industrial in the Centre in Gateway Park Master Plan. There is 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 17-00137 – CMRS CONDITIONAL USE

Approve the conditional use for the CMRS at 1602 South Murray Boulevard 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.