

## CITY PLANNING COMMISSION AGENDA

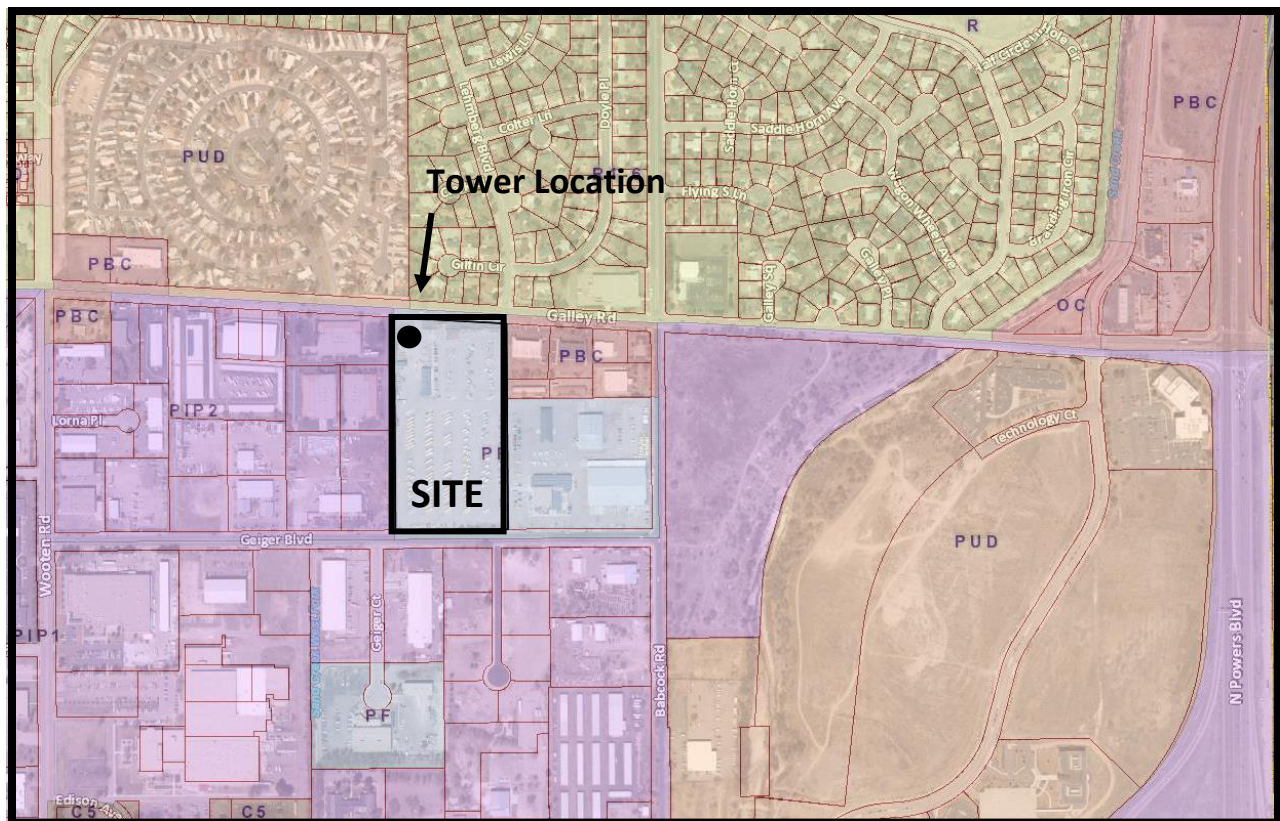
STAFF: RACHEL TEIXEIRA

FILE NO:  
CPC CM1 17-00119 – QUASI-JUDICIAL

**PROJECT:** STEALTH CMRS CELLULAR TOWER – 5119 GALLEY ROAD

**APPLICANT:** BRANCH COMMUNICATIONS

**OWNER:** SCHOOL DISTRICT 11



### PROJECT SUMMARY

1. Project Description: The application proposes a freestanding 65-foot stealth unipole 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 unipole tower with ground equipment screened inside a wooden fenced compound. The proposed unipole design is known as a slick stick, and it is similar to a flag pole structure without the attached flag. The 10-acre site consists of several buildings for storage and maintenance, and school bus parking for School District 11 located at 5119 Galley Road. **(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: 5119 Galley Road
2. Existing Zoning/Land Use: PF/AO (Public Facilities with Airport Overlay)/School District 11 –Bus Transit Site
3. Surrounding Zoning/Land Use:
  - North (of Galley Road): R-1 6000/Single Family & PUD/ Mobile Home Park
  - East: PBC/Offices, Storage, Neighborhood Shopping Center & PF/Offices & Bus Transit
  - West: PIP-2/Manufacturing & Storage Warehouse
  - South: PIP-1/Undeveloped, Warehouse, and Storage
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Smartt's Addition #9, December 19763
6. Master Plan/Designated Master Plan Land Use: Rustic Hills #6/School District 11 Warehouse
7. Subdivision: Rustic Hills Subdivision No. 6 Filing No. 5 Phase 2
8. Zoning Enforcement Action: None
9. Physical Characteristics: The 10-acre site is developed with several buildings for maintenance and storage, paved parking spaces for employees and school buses on a flat site.

### **STAKEHOLDER PROCESS AND INVOLVEMENT**

Staff noticed 103 property owners within a 1,000 foot buffer distance. City Planning Staff did not receive any written correspondence either in support or opposition to the project. The property will be posted and mailing notification sent prior to the February 15<sup>th</sup> 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 65-foot stealth unipole tower structure with ground based facilities situated about 10 feet away from the main street located at 5119 Galley Road.

A "stealth freestanding CMRS facility" or a cellular tower designed to blend into the surroundings, is permitted in all nonresidential 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 PF zoned property has a maximum building height of 45 feet and the project proposes a 65-foot stealth unipole tower with ground based facilities.

This 65-foot stealth unipole tower is to include three panel antennas and related equipment at a centerline height of 61 feet inside the stealth tower. The tower has room for two future carriers to co-locate inside the unipole. The stealth tower is located inside the ground equipment facility, a 40 foot (width) x 40 foot (length) x 7 foot (height) compound screened with a wooden fence.

The CMRS compound structure is located close to Galley Road (northwest corner of the site). This location was determined and agreed upon by School District 11. The CMRS stealth facility project consists of a compound designed to match the existing fence design on the property, and the tower has been designed as a unipole structure to complement the existing neighboring buildings occupied as an industrial and neighbor shopping center land uses. The standard stealth freestanding facilities are freestanding CMRS facilities that are designed to substantially conceal and camouflage the antennas and associated equipment, and are typified by bell towers, flagpoles, parking lot light poles, clock towers, decorative architectural features, tree towers, etc. The unipole tower has all the

antennas and associated equipment inside the tower. At this particular location, designing the cellular tower to resemble a clock tower, bell tower or even a monopine would not provide any type of additional concealment as these elements would be more prevalent than the unipole design. Landscaping has been added outside the 7-foot ground equipment facility to buffer the front of the compound.

Installation of the 65-foot stealth tower and ground based facilities are needed 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 East Platte Avenue and Powers Boulevard corridor. The project will also allow for other network carriers to co-locate and provide service to cell phone users in this area.

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 with 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 Employment Center. The services provided by the proposed stealth unipole 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 warehouse for School District 11 in the Rustic Hills #6. There is no area specific plan for this site. The stealth tower is accessory to the land use designation and allows for cellular coverage in the vicinity.

STAFF RECOMMENDATION:

CPC CM1 17-00119 – CMRS CONDITIONAL USE

Approve the conditional use for the CMRS at 5119 Galley Road 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.