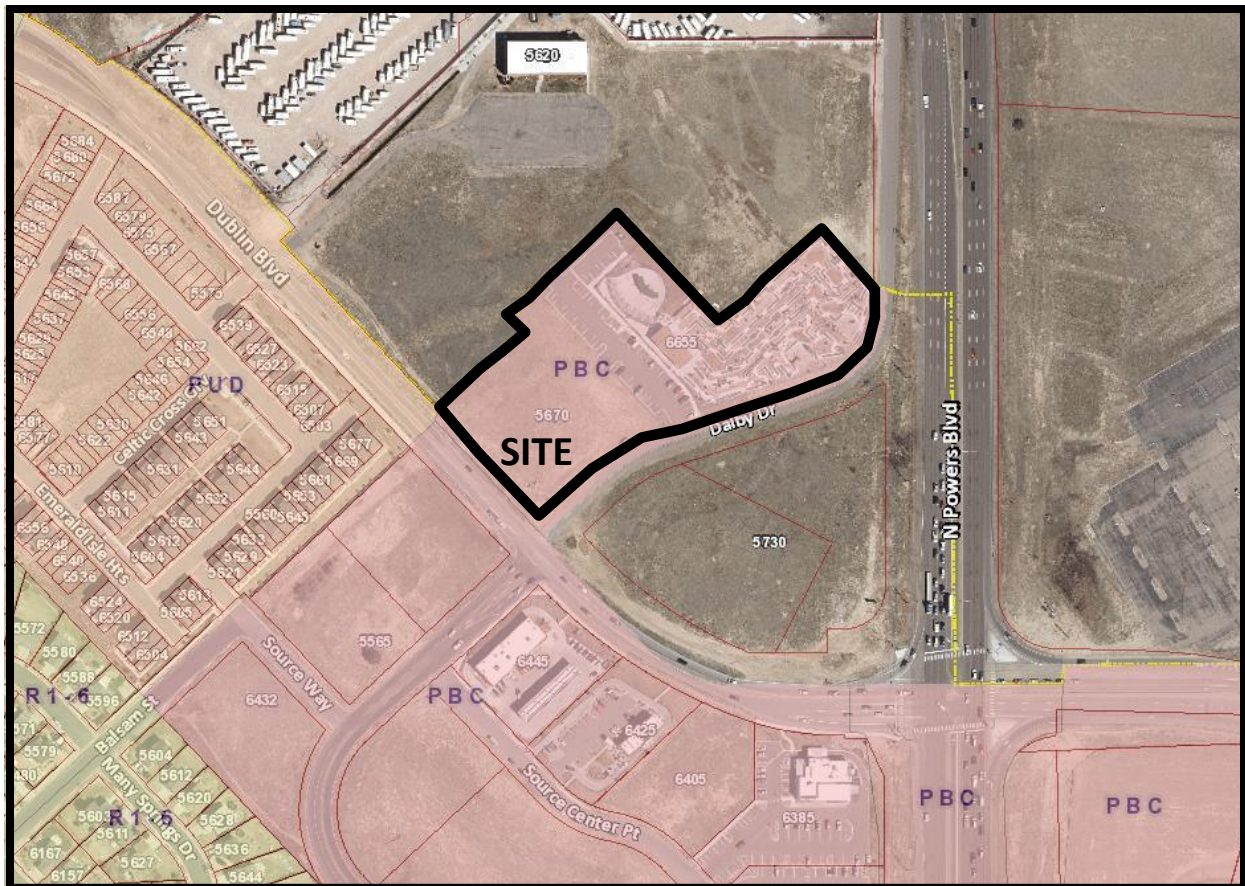


CITY PLANNING COMMISSION AGENDA

STAFF: RACHEL TEIXEIRA

FILE NO:
CPC CM1 16-00127 – QUASI-JUDICIAL

PROJECT: MONOPOLE CMRS CELLULAR TOWER AT 5670 DUBLIN BOULEVARD
APPLICANT: ADVANTAGE ENGINEERS
OWNERS: STEVEN AND LINDA HITTLE



PROJECT SUMMARY

1. **Project Description:** The application proposes a 45-foot monopole tower commercial mobile radio service (CMRS), or cellular tower, in the PBC/AO (Planned Business Center with Airport Overlay) zone district. The CMRS cellular tower is a single pole along with ground equipment located inside a compound screened with a six foot wooden fence. The 4.189-acre site consists of an existing outdoor sports and recreational facility at 5670 Dublin 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: 5670 Dublin Boulevard
2. Existing Zoning/Land Use: PBC/AO/CU (Planned Business Center with Airport Overlay and Conditional Use)/Outdoor Sports and Recreation Facility
3. Surrounding Zoning/Land Use:
North: County Zoning/Religious Institution
East (of Powers Boulevard): County Zoning/Religious Institution
West (of Dublin Boulevard): PUD/Multi-Family Residential - Townhouse
South (of Dublin Boulevard): PBC/Gas Station, Fast Food Restaurants, and Vacant Lots
4. Comprehensive Plan/Designated 2020 Land Use: New/Developing Corridor
5. Annexation: Hittle Addition No. 2, December 2012
6. Master Plan/Designated Master Plan Land Use: No master plan exists for this site.
7. Subdivision: Templeton Gap Heights Filing No. 3
8. Zoning Enforcement Action: None
9. Physical Characteristics: The 4.189-acre site has an existing, outdoor sports and recreational facility.

STAKEHOLDER PROCESS AND INVOLVEMENT

Staff noticed 152 property owners within a 1,000 foot buffer distance, and included Norwood East and Bridle Pass Homeowners Association as a noticed agency. No written correspondence was received either in support or opposition to the project.

The property will be posted and mailing notification sent prior to the December 15th City Planning Commission Hearing.

Staff sent the plans to the standard internal reviewing agencies for comments. Those commenting agencies included City Engineering, Stormwater, Traffic Engineering, Airport 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 a request for the installation of a 45-foot monopole tower with ground based facilities located adjacent to the existing, outdoor sports and recreational facility located at 5670 Dublin Boulevard.

Non-stealth freestanding facilities require CMRS conditional use approval within the mixed use, commercial and industrial zones per the City's Zoning Code Section 7.4.603. It does not permit CMRS freestanding facilities in conjunction with a single-family or two-family residential building.

The proposed CMRS cellular tower requires approval from the City Planning Commission for a non-stealth freestanding facility. A non-stealth freestanding facility is unscreened and there is no design to conceal and camouflage the antennas and associated telecommunications equipment.

The 45-foot non-stealth tower is to include twelve panel antennas and one microwave dish. The non-stealth tower is located inside the ground equipment facility, a 30 foot (width) x 40 foot (length) x 6 foot (height) compound screened with a wooden fence.

The installation of the 45-foot non-stealth tower and ground based facilities will allow for cellular service coverage for the surrounding commercial businesses and residential homes. 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 New Developing Corridor. The services provided by the proposed non-stealth tower and ground equipment facility support the existing commercial businesses and are critical to surrounding community.

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 16-00100 – CMRS CONDITIONAL USE

Approve the conditional use for the CMRS at 5670 Dublin 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.