

**CITY PLANNING COMMISSION AGENDA**

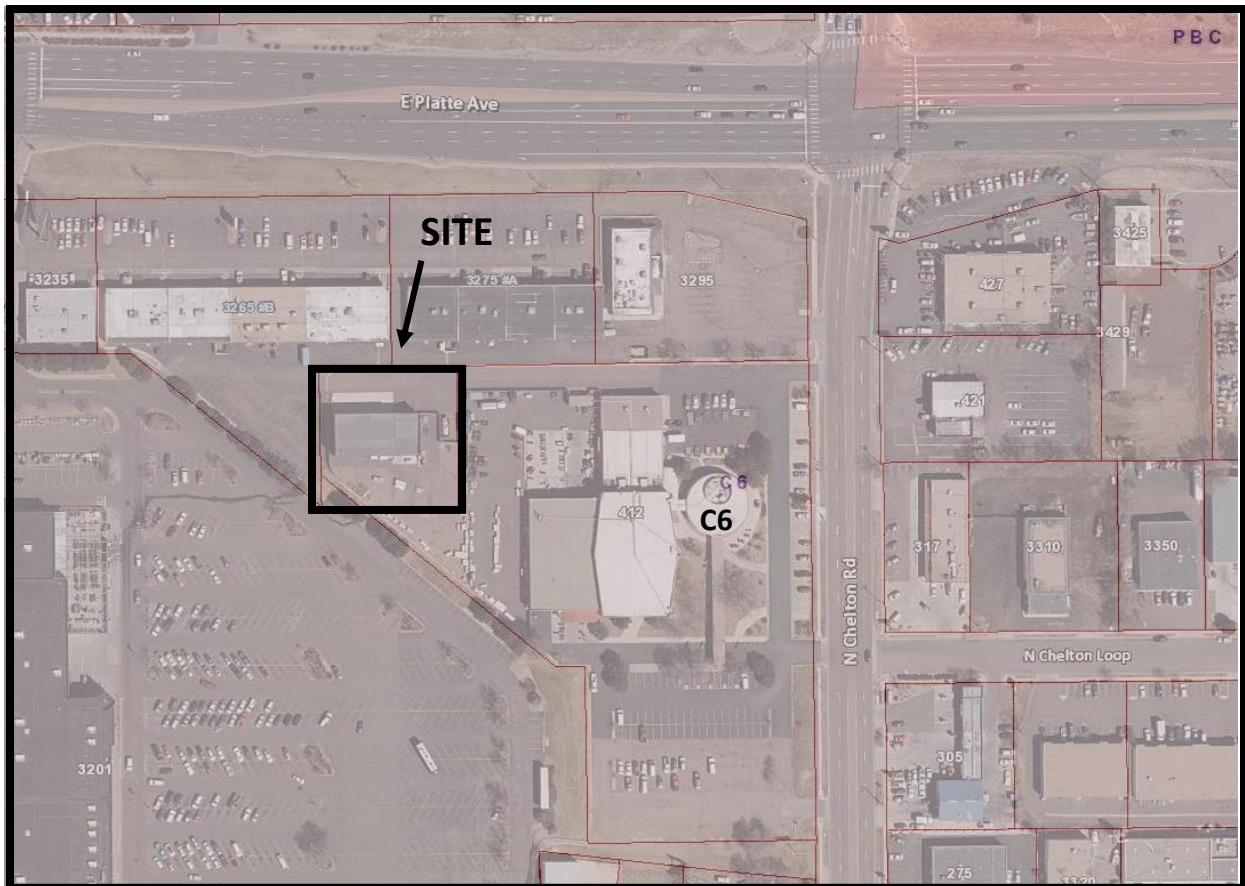
**STAFF: RACHEL TEIXEIRA**

**FILE NO:**  
**CPC CM1 16-00100 – QUASI-JUDICIAL**

**PROJECT: MONOPOLE CMRS CELLULAR TOWER AT 424 NORTH CHELTON ROAD**

**APPLICANT: POWDER RIVER DEVELOPMENT**

**OWNER: CLARK EXCHANGE PROPERTIES, LLC**



**PROJECT SUMMARY**

1. Project Description: The application proposes a 50-foot monopole tower commercial mobile radio service (CMRS), or cellular tower, in the C6 (General Business) zone district. The CMRS cellular tower is a single pole built of steel along with ground equipment screened inside a compound designed to match the existing fence. The 0.59-acre site consists of an existing storage warehouse building for the adjacent motorcycle dealership located at 424 North Chelton 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: 424 North Chelton Road
2. Existing Zoning/Land Use: C6 (General Business)/Storage/Warehouse & Automotive Sales
3. Surrounding Zoning/Land Use:  
North, West, and East (of North Chelton Road): C6/Neighborhood Shopping Center  
South: C6/Warehouse/Storage
4. Comprehensive Plan/Designated 2020 Land Use: Mature Redevelopment Corridor
5. Annexation: Perlmutter's Addition, September 1964
6. Master Plan/Designated Master Plan Land Use: Platte Avenue Revitalization Plan
7. Subdivision: Rocky Mountain Cycle Plaza Filing No. 1
8. Zoning Enforcement Action: None
9. Physical Characteristics: The 0.59-acre site has an existing storage warehouse for the adjacent motorcycle dealership.

### **STAKEHOLDER PROCESS AND INVOLVEMENT**

Staff noticed 16 property owners within a 500 foot buffer distance. A letter, dated July 28, 2016, in support from Stephanie L. B. Johnson, President of the Platte Avenue Business and Neighborhood Association was submitted to the file (**FIGURE 3**). No other written comments were received.

The property will be posted and mailing notification sent prior to the October 20<sup>th</sup> City Planning Commission Hearing.

Staff sent the plans to the standard internal reviewing agencies for comments. Those commenting agencies included City 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 is a request for the installation of a 50-foot monopole tower with ground based facilities located adjacent on the motorcycle dealership property located at 424 North Chelton Road.

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 50-foot non-stealth tower is to include nine cellular antennas and two microwave dishes. The non-stealth tower is located outside of the ground equipment facility, a 15 foot (width) x 15 foot (length) x 8 foot (height) compound designed to match the existing fence.

The installation of the 50-foot non-stealth tower and ground based facilities will allow for cellular service coverage for the surrounding commercial businesses and 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 Mature Redevelopment 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

The site is designated as commercial on the Platte Avenue Revitalization Master Plan. The monopole tower is accessory to the commercial land use designations and allows for cellular coverage through the vicinity.

STAFF RECOMMENDATION:

CPC CM1 16-00100 – CMRS CONDITIONAL USE

Approve the conditional use for the CMRS facility at 424 North Chelton Road Conditional Use, based upon the findings that the request is in conformance with 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.