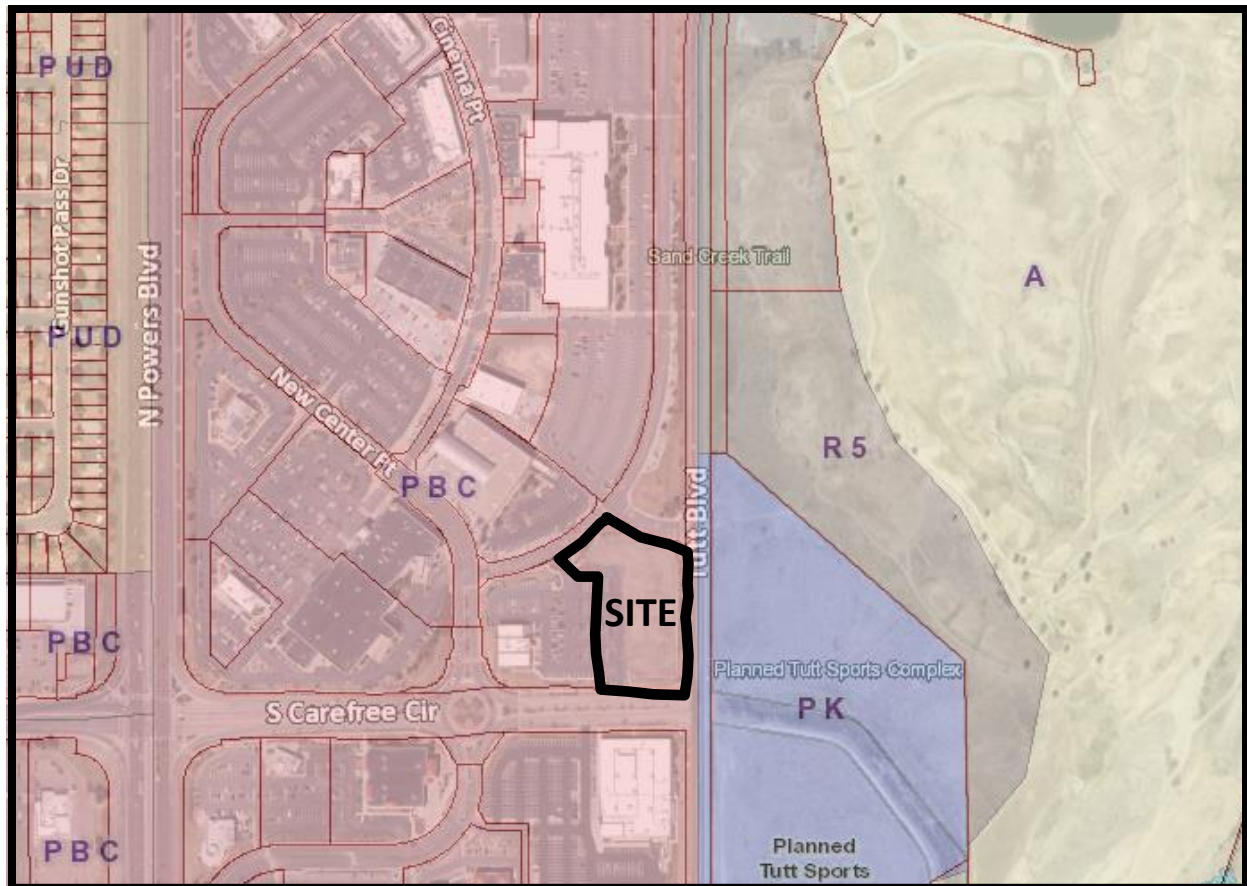


CITY PLANNING COMMISSION AGENDA

STAFF: RACHEL TEIXEIRA

FILE NO:
CPC CM1 17-00032 – QUASI-JUDICIAL

PROJECT: STEALTH CMRS CELLULAR TOWER AT 3113 NEW CENTER POINT DRIVE
APPLICANT: ADVANTAGE ENGINEERS
OWNERS: FIRST & MAIN LLC



PROJECT SUMMARY

1. Project Description: The application proposes a 60-foot stealth bell tower commercial mobile radio service (CMRS), or cellular tower, in the PBC/AO (Planned Business Center with Airport Overlay) zone district. The CMRS facility is designed as a clock tower with ground equipment screened inside a brick walled compound. The 2.27-acre site consists of a vacant parcel located at 3113 New Center Point Drive. (**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: 3113 New Center Point Drive
2. Existing Zoning/Land Use: PBC/AO (Planned Business Center with Airport Overlay)/Vacant Parcel
3. Surrounding Zoning/Land Use:
North: PBC/Commercial Retail
East (of Tutt Boulevard): PK/Tutt Sports Complex
West: PBC/Restaurant, and Commercial Retail
South (of South Carefree Circle): PBC/Restaurant, and Commercial Retail
4. Comprehensive Plan/Designated 2020 Land Use: New/Developing Corridor
5. Annexation: Powers Addition #4, May 1979
6. Master Plan/Designated Master Plan Land Use: Constitution Center Carefree Commercial Park Master Plan/Regional Commercial
7. Subdivision: Unplatted Parcel. There is a final subdivision plat being reviewed currently as an administrative city planning item. The final plat consists of a single 2,500 square foot lot for the cell tower location with ingress and egress access easement, and remaining unplatted, vacant area is to be platted and developed in the future into commercial and/or retail space.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The 2.27-acre site is vacant.

STAKEHOLDER PROCESS AND INVOLVEMENT

Staff noticed seven property owners within a 1,000 foot buffer distance. No written correspondences were received either in support or opposition to the conditional use proposal.

The property will be posted and mailing notification sent prior to the July 20th City Planning Commission Hearing.

Staff sent the plans to the standard internal reviewing agencies for comments. Those commenting agencies included Airport, Colorado Springs Utilities, City Engineering Development Review, Water Resources Engineering, and Traffic Engineering. The Airport Advisory Committee Commissioners approved the “no objection” recommendation/comments for the bell tower structure. 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 60-foot stealth bell tower structure with ground based facilities located at 3113 New Center Point Drive in a 2,500 square foot platted area. The property is to be developed into future commercial and/or retail uses. The stealth tower is situated 61 feet away from the street front and over 250 feet away from the existing Fox & Hound restaurant building.

A “stealth freestanding CMRS facility”, or a cellular tower designed to blend into the surroundings, is permitted in the Planned Business Center (PBC) zone district. 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 stealth bell tower is to include twelve panel antennas, one microwave dish, and related equipment at a centerline height of 56 feet inside the bell tower. The stealth tower is located inside the ground equipment facility; a 40 foot (width) x 40 foot (length) x 6 foot (height) compound screened with a brick wall designed to match the existing commercial and retail buildings to the west and northwest.

Installation of the 60-foot stealth tower and ground based facilities are intended to improve the existing service coverage in the east area of Colorado Springs and to add capacity and service quality to existing service coverage for the 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.

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 stealth tower and ground equipment facility support the existing commercial neighborhood and are critical to the surrounding community.

Objective LUM 2: Land Use Designations

Provide general direction for the appropriate location of broad categories of land use to accommodate the City's future growth through 2020 within the land use designations. Include clear and concise criteria establishing and characterizing each land use designation. Ensure that the designations are exclusive.

Policy LUM 205: New/Developing Commercial Corridor

Utilize the New/Developing Corridor designation for major retail uses accessible primarily by automobile and transit. This category represents major retail centers existing and approved for development prior to the adoption of this Comprehensive Plan. Broaden mobility choices by providing pedestrian and bicycle connectivity within the corridor as well as to adjoining areas.

Strategy LUM 205c: New/Developing Corridor Secondary Uses

Include supporting uses such as higher density residential uses, services, offices, entertainment, eating and drinking establishments, and auto service and sales.

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 regional commercial in the Constitution Center Carefree Commercial Park Master Plan. The stealth tower is accessory to the commercial land use designation and allows for cellular coverage through the vicinity.

STAFF RECOMMENDATION:

CPC CM1 17-00032 – CMRS CONDITIONAL USE

Approve the conditional use for the CMRS at 3113 New Center Point Drive Conditional Use Development Plan, based upon the findings that the CMRS conditional use development plan meets the review criteria 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.