

Verizon Wireless

RCU2016-00009

August 2, 2016

Board of County Commissioners

Community and Economic Development

Case Manager: Emily Collins



Request

- Conditional Use Permit to allow a monopole wireless communication site in the A-3 zone district.



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- ⬜ Airport Noise Overlay

Verizon Wireless

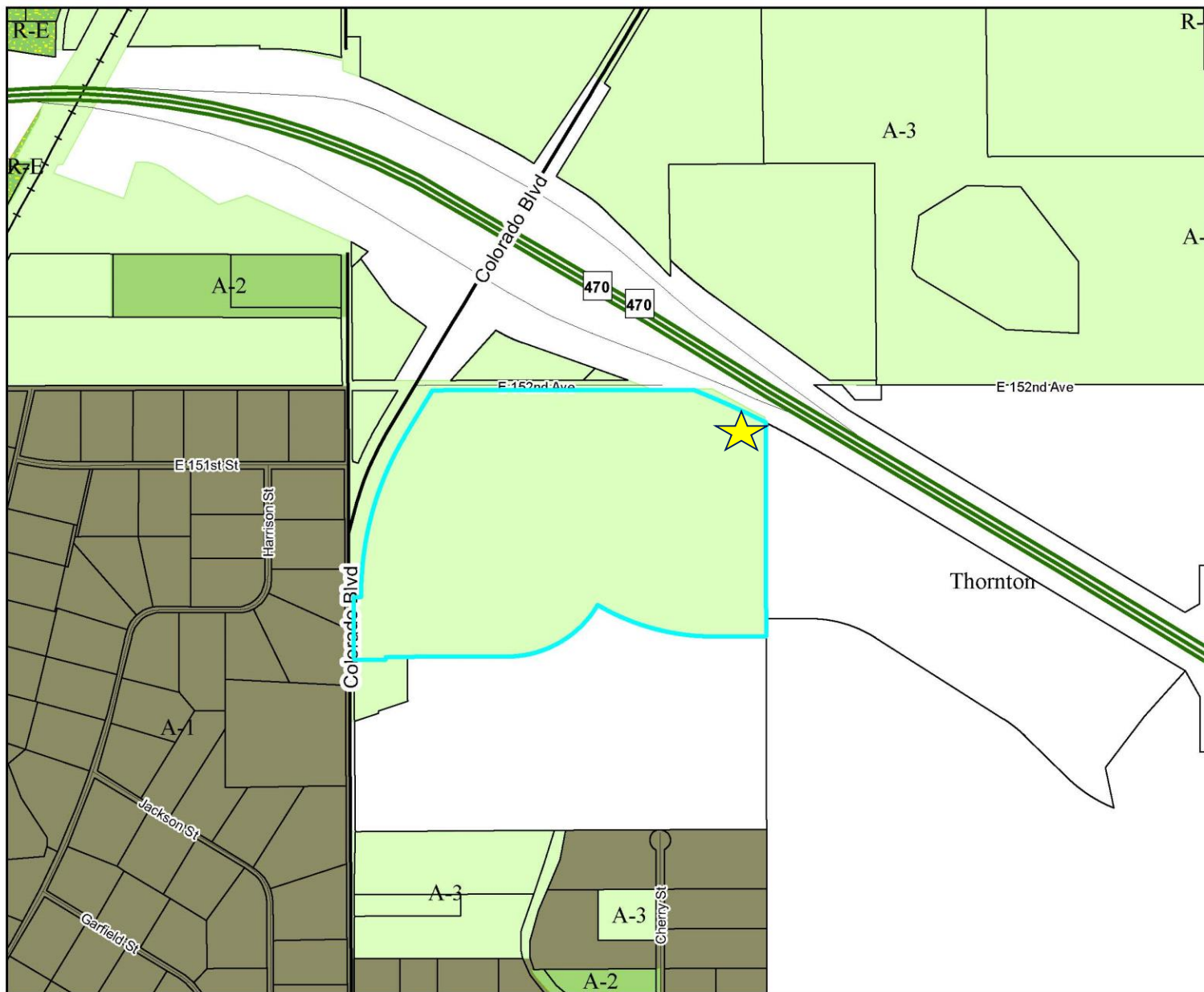
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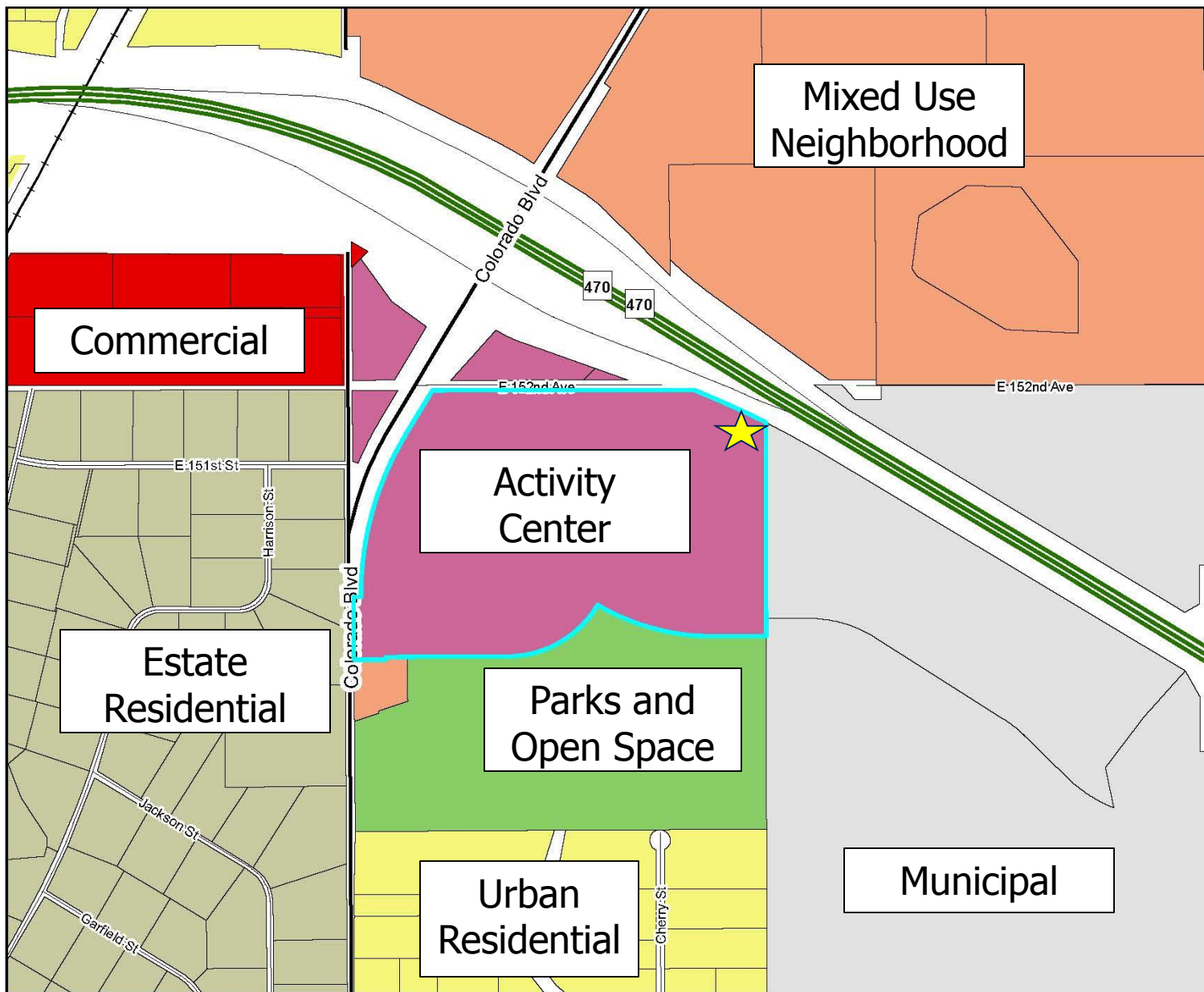
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Comprehensive Plan

- Activity Center:
 - High intensity, mixed-use development
 - Primary uses include office, hotel, retail, high-density residential and indoor manufacturing or warehousing
 - Excellent transportation access and visibility, particularly along the FasTracks corridors
- Verizon proposal:
 - Will not significantly impact future development opportunities

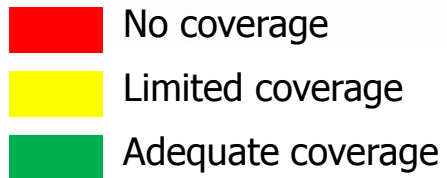
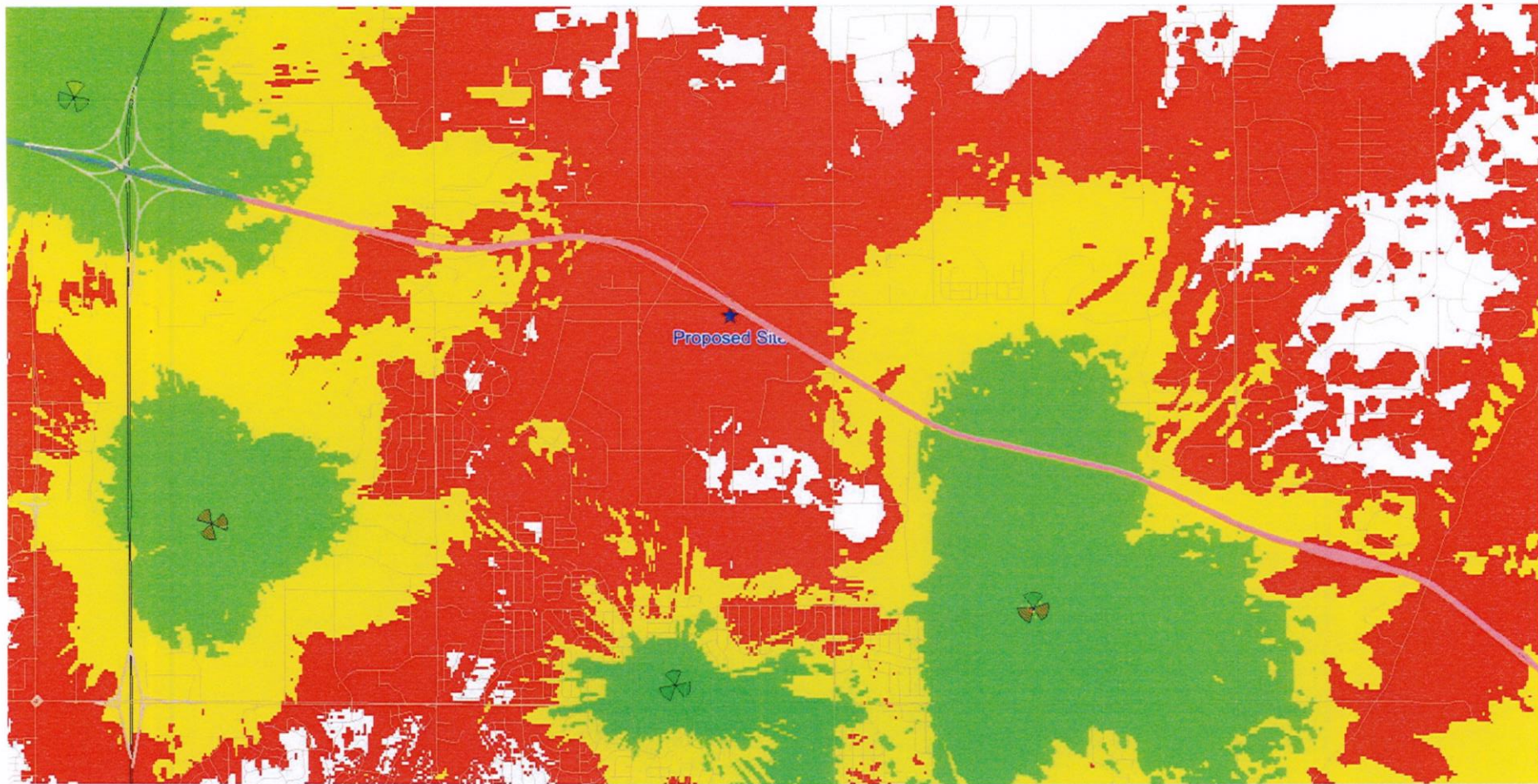
Conditional Use Criteria

1. Permitted in A-3
2. Consistent with purposes of regulations
3. Complies with regulations
4. Compatible with area
5. Addressed any offsite impacts
6. Site is suitable for use
7. Adequate site plan
8. Adequate infrastructure

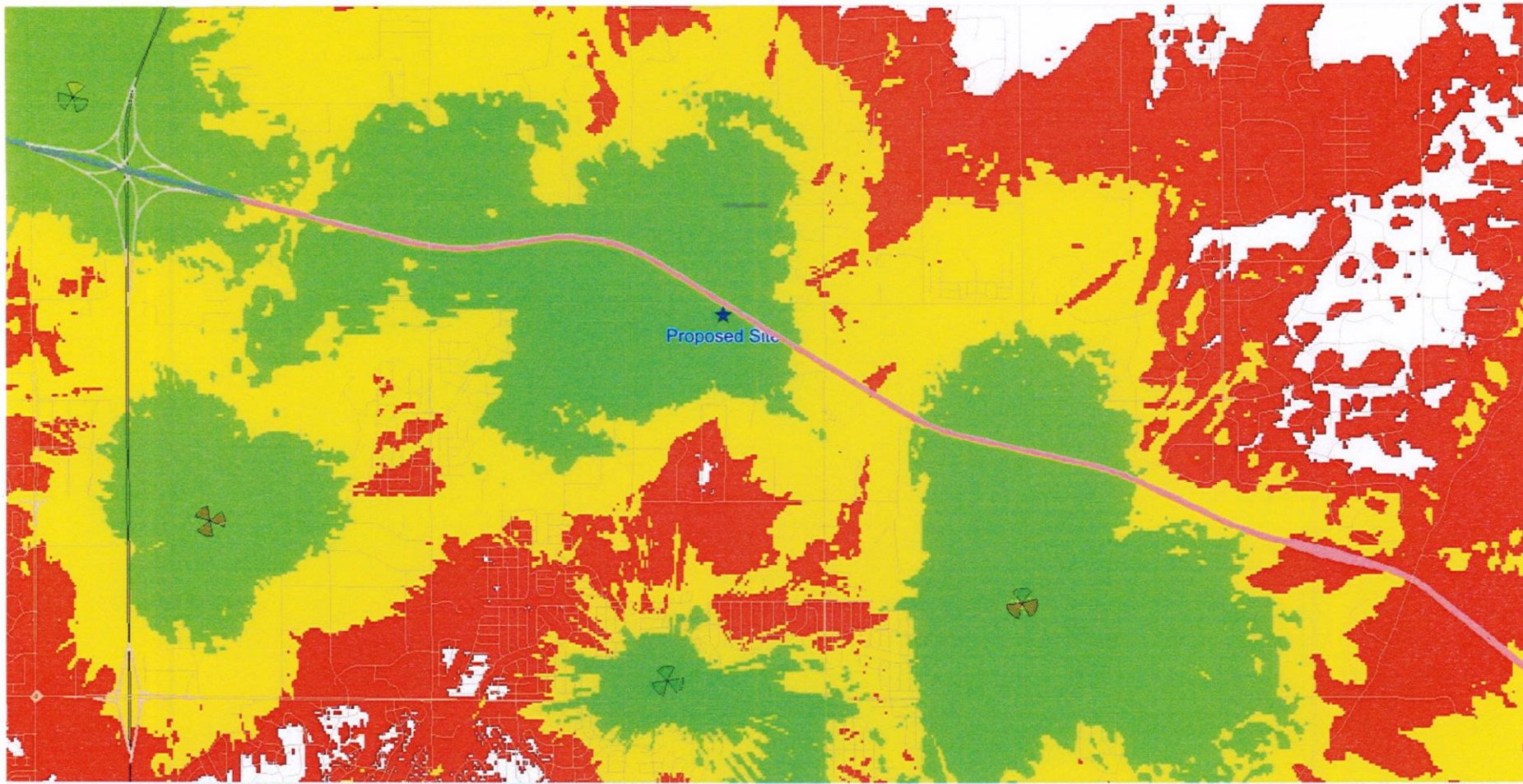
Commercial Mobile Radio Service Telecommunications




- Section 4-09-02-07:
 - Sited and screened to minimize visual/ physical impacts
 - Demonstrate need for tower
- Performance Standards:
 - Height
 - Setbacks
 - Landscape/screening
 - Tower separation (1000')
 - Residential setbacks

Without Proposed Tower



With Proposed Tower

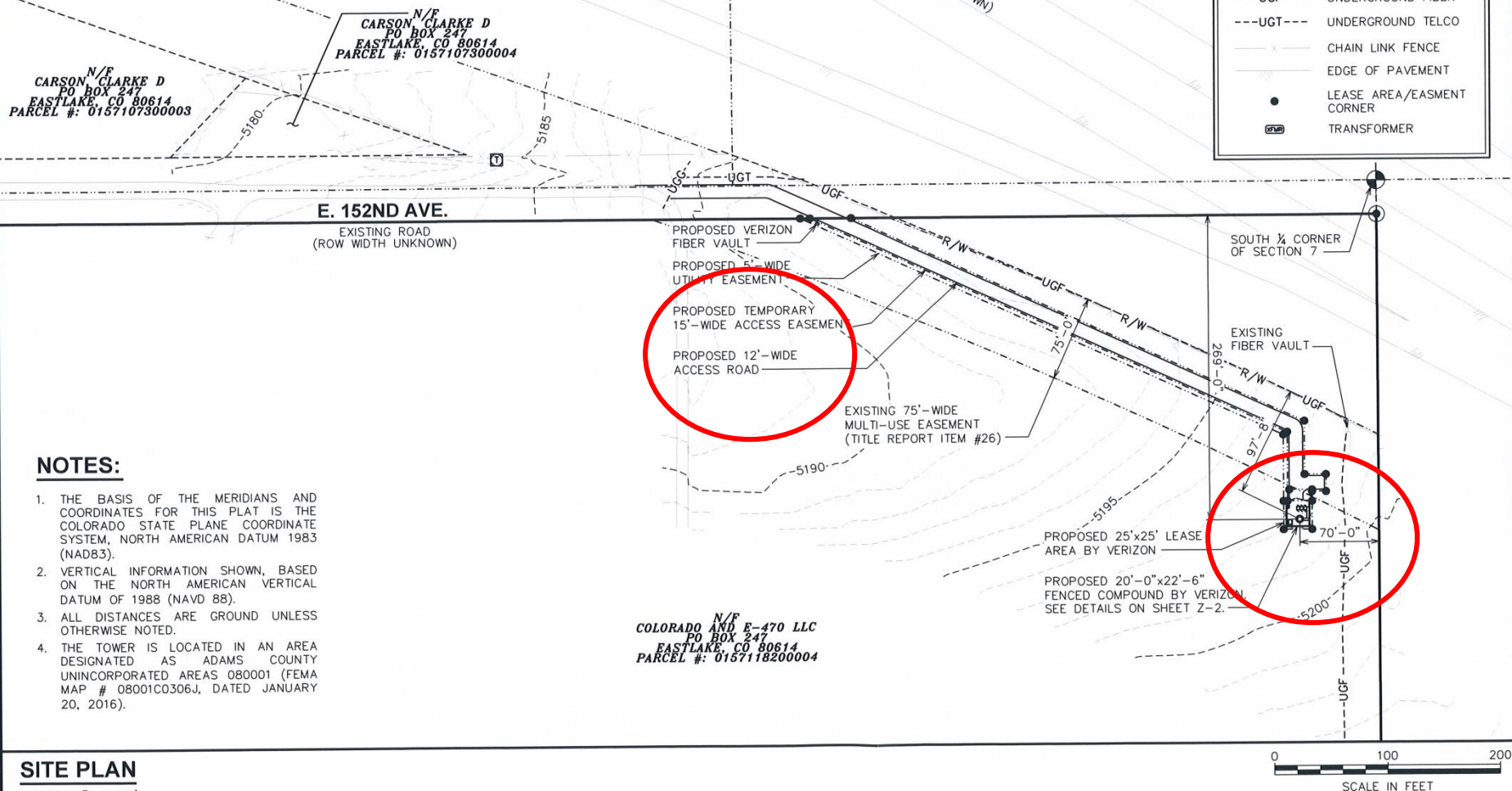


-  No coverage
-  Limited coverage
-  Adequate coverage

Height: 70'
 Setbacks: 70' east/ 97' north
 Access: 12' wide road
 Lease area: 625 sf

LEGEND

	EXIST. PROPERTY LINE
	ADJ. PROPERTY LINE
	PROPERTY CORNER
	SECTION CORNER
	EXIST. UTILITY POLE
	TELCO PEDESTAL
	RIGHT-OF-WAY
	OVERHEAD WIRE
	UNDERGROUND GAS
	UNDERGROUND FIBER
	UNDERGROUND TELCO
	CHAIN LINK FENCE
	EDGE OF PAVEMENT
	LEASE AREA/EASEMENT CORNER
	TRANSFORMER



Parking
Area

← PROPOSED 12'x25'
PARKING AND
TURNAROUND AREA →

PROPOSED 5'-WIDE UTILITY
EASEMENT BY VERIZON —

PROPOSED TEMPORARY 15'-WIDE
ACCESS EASEMENT BY VERIZON -

PROPOSED 12'-WIDE
ACCESS ROAD BY VERIZON

— PROPOSED METER

— PROPOSED 15'-WIDE
ACCESS GATE

— PROPOSED 10'-WIDE UTILITY
EASEMENT BY VERIZON

EXISTING 75'-WIDE
MULTI-USE EASEMENT
(TITLE REPORT ITEM #26)

— PROPOSED SCREENING TREES.
SEE DETAILS ON SHEET L-1.

— PROPOSED
SERVICE RACK

PROPOSED EQUIPMENT
CABINETS BY VERIZON

PROPOSED DIESEL
GENERATOR

— PROPOSED 2'-6" WIDE
LANDSCAPING BUFFERYARD.
SEE DETAILS ON SHEET L-1.

— PROPOSED 14' ICE
BRIDGE BY VERIZON

— PROPOSED 70' MONOPOLE. SEE
ELEVATION ON SHEET Z-3.

— PROPOSED 8'-TALL
CMU WALL

— PROPOSED 20'-0"x22'-6"
FENCED COMPOUND

—PROPOSED 25'x25' LEASE
AREA BY VERIZON

1'-6" (TYP)

22'-6"

25'-0"

2'-6"

20'-0"

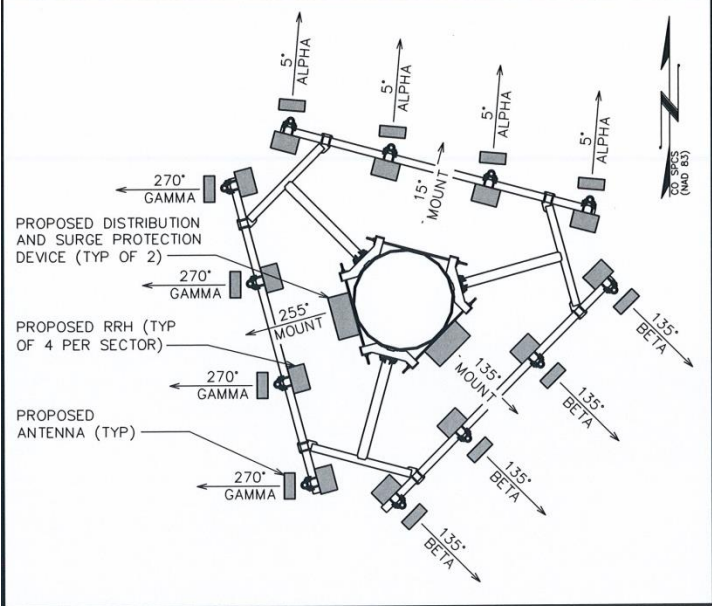
25'-0"

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COMPOUND DETAIL

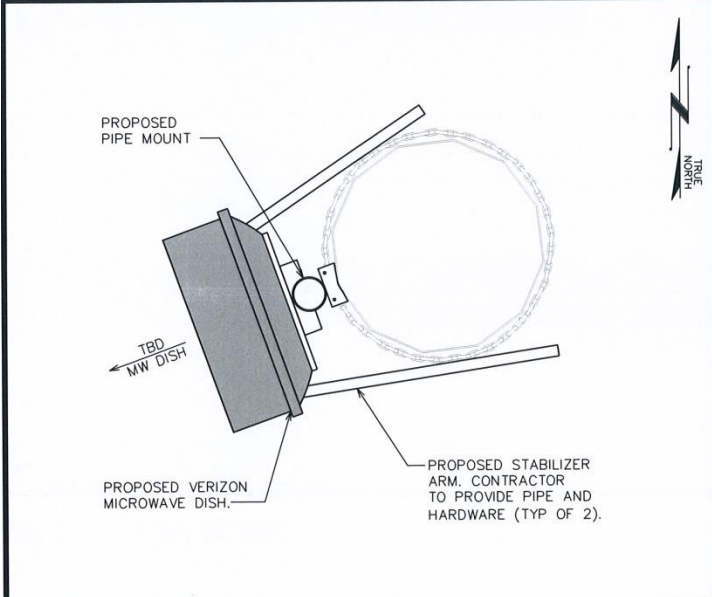
SCALE: $\frac{3}{16}" = 1'-0"$

A scale bar labeled "SCALE IN FEET" with markings at 0 and 4.



ANTENNA LAYOUT

SCALE: N.T.S.

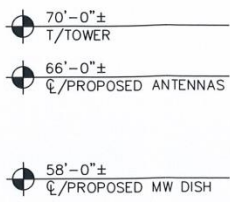


MW LAYOUT

SCALE: N.T.S.

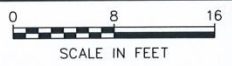
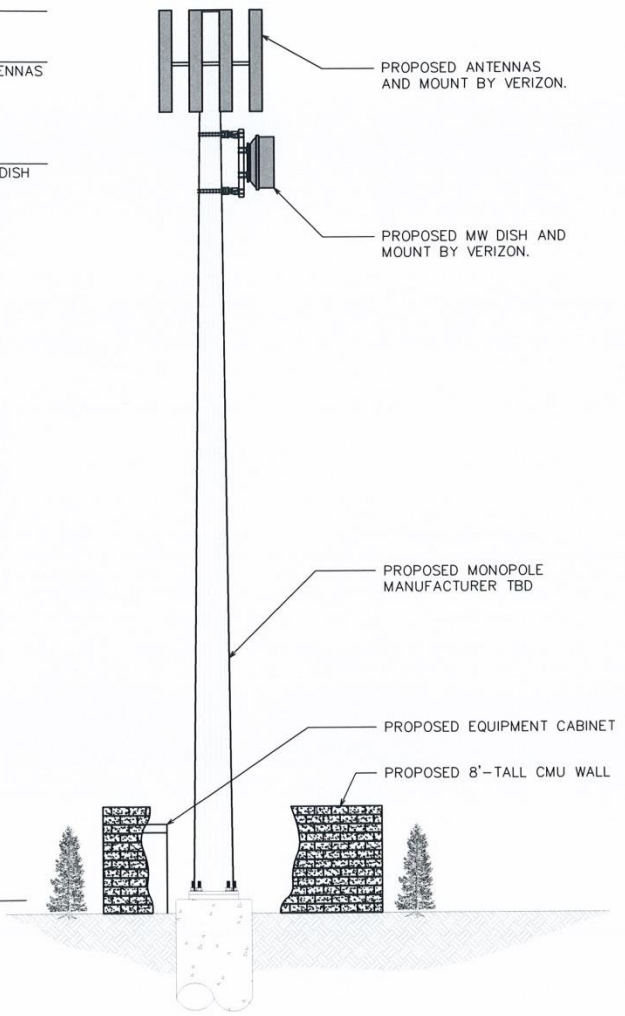
NOTES:

1. TOWER TO BE LIT ONLY IF REQUIRED BY THE FAA.
2. IF LIT, LIGHTING WILL NOT EXCEED 75'.
3. COAX AND TRANSMISSION CABLES TO BE ROUTED INSIDE TOWER USING HOISTING GRIPS.
4. ANTENNA AND MOUNT AZIMUTHS ARE SUBJECT TO CHANGE.



TOWER ELEVATION

SCALE: $\frac{3}{32}$ " = 1'-0"



East on E. 152nd Ave.



SW from E. 152nd Ave.



West from E. 152nd Ave.



NE on Colorado Blvd.



East on E. 152nd Ave.



South on E. 152nd Ave.



South on E. 152nd Ave.



East on E. 152nd Ave.



West on E. 152nd Ave.



Referral Comments

- CDOT, North Metro Fire, United Power:
 - No concerns
- Development Services Engineering:
 - Use existing access
- Property Owner:

Notifications Sent	Comments Received
29	0

Planning Commission

- July 14, 2016
 - No concerns
 - Unanimous approval (6-0)
- Questions:
 - Irrigation
 - Site selection
 - Future development

Recommendations

- Staff and PC determination is the request and the proposed use of the property is consistent with:
 - Development Standards and Regulations,
 - Surrounding area,
 - Compatible with Transportation and Open Space maps
 - Comprehensive Plan
- Staff recommends **Approval** based on 8 Findings-of-Fact, 2 Conditions Precedent, 6 Conditions, and 1 Note.

Conditions Precedent

1. The applicant shall obtain a building permit for the telecommunications tower and follow that building permit through all required inspections.
2. Any telecommunications facility that ceases to be in operation for a consecutive period of six months or more shall be removed from the site within 90 days of the end of such period of non-use. The applicant shall be required to submit a performance bond in the amount of the removal costs, or other adequate security as approved by the Director of Community and Economic Development and give the County the right to enter the property for removal of such tower. The bond documents shall be submitted and approved by the Director of Community and Economic Development prior to approval of any associated building permit.

Conditions

1. The Conditional Use Permit shall expire on August 2, 2026.
2. The freestanding telecommunications tower shall be a maximum of 70 feet in height.
3. The equipment shelter associated with the freestanding telecommunications tower shall be screened with an architecturally compatible wall or fence so the shelter is not visible from adjacent properties, roads, or public areas and shall be enhanced by vegetation.
4. The applicant shall demonstrate how the site shall be screened. This information shall be required with the submission of a building permit application.

Conditions

5. Prior to issuance of a building permit, the applicant shall provide a landscape plan showing how the proposed telecommunication tower shall be screened from public view. If the existing vegetation does not provide adequate screening, then fencing shall be required. However, the fencing shall not be used exclusively to screen the property but shall be used in combination with vegetation.
6. Erosion and sediment control plan shall be required during construction of the telecommunication facility.