

Eco-Site

RCU2017-00038

13847 Washington Street

May 1, 2018

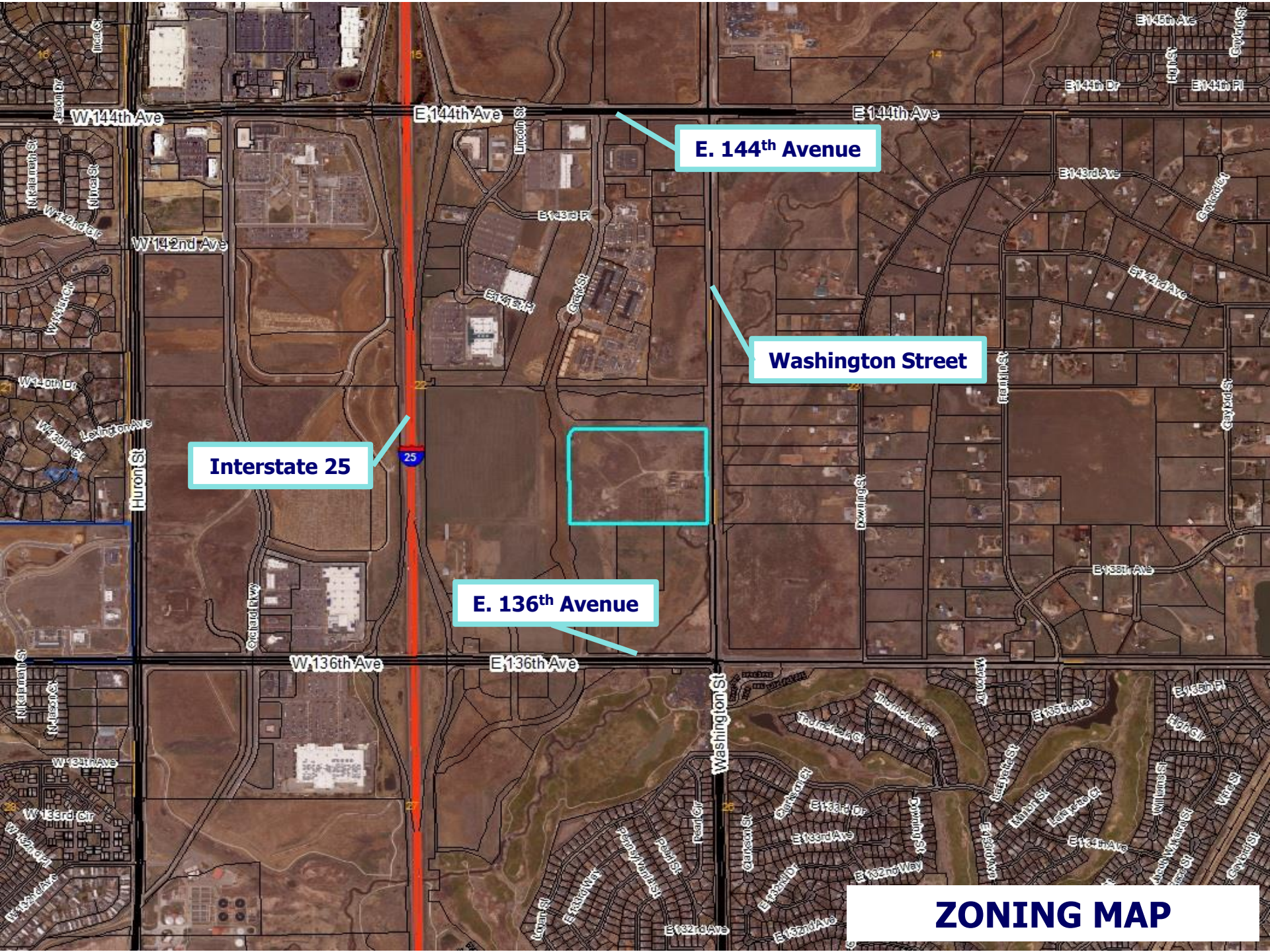
Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



Request

Conditional Use Permit to allow a commercial telecommunications tower in the Agricultural-2 (A-2) zone district.



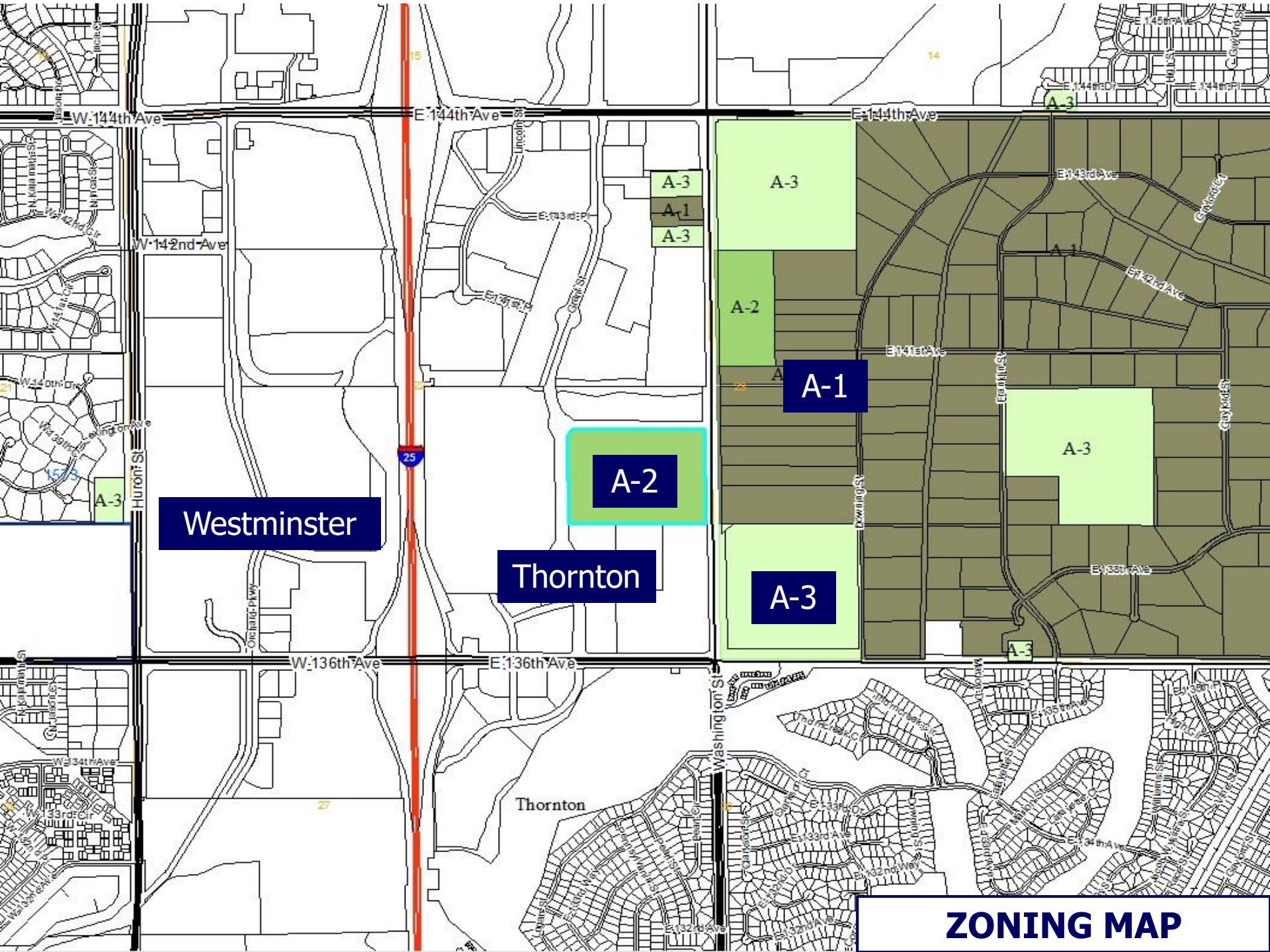
E. 144th Avenue

Washington Street

E. 136th Avenue

Interstate 25

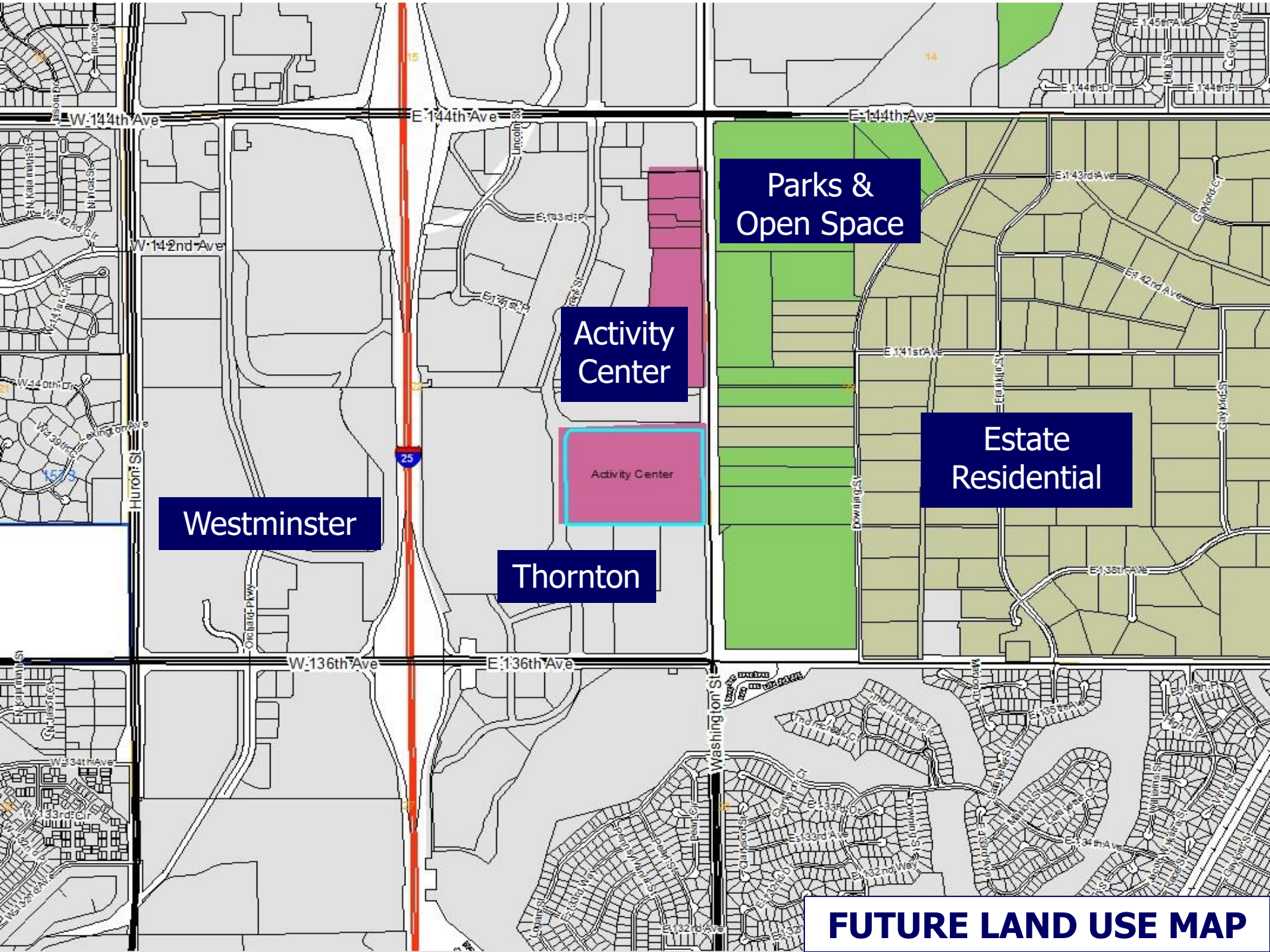
ZONING MAP



Westminister

Thornton

ZONING MAP



Parks &
Open Space

Activity
Center

Activity Center

Estate
Residential

Westminster

Thornton

FUTURE LAND USE MAP

Criteria for Conditional Use

Section 2-02-08-06

1. Permitted in zone district
2. Consistent with regulations
3. Comply with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services

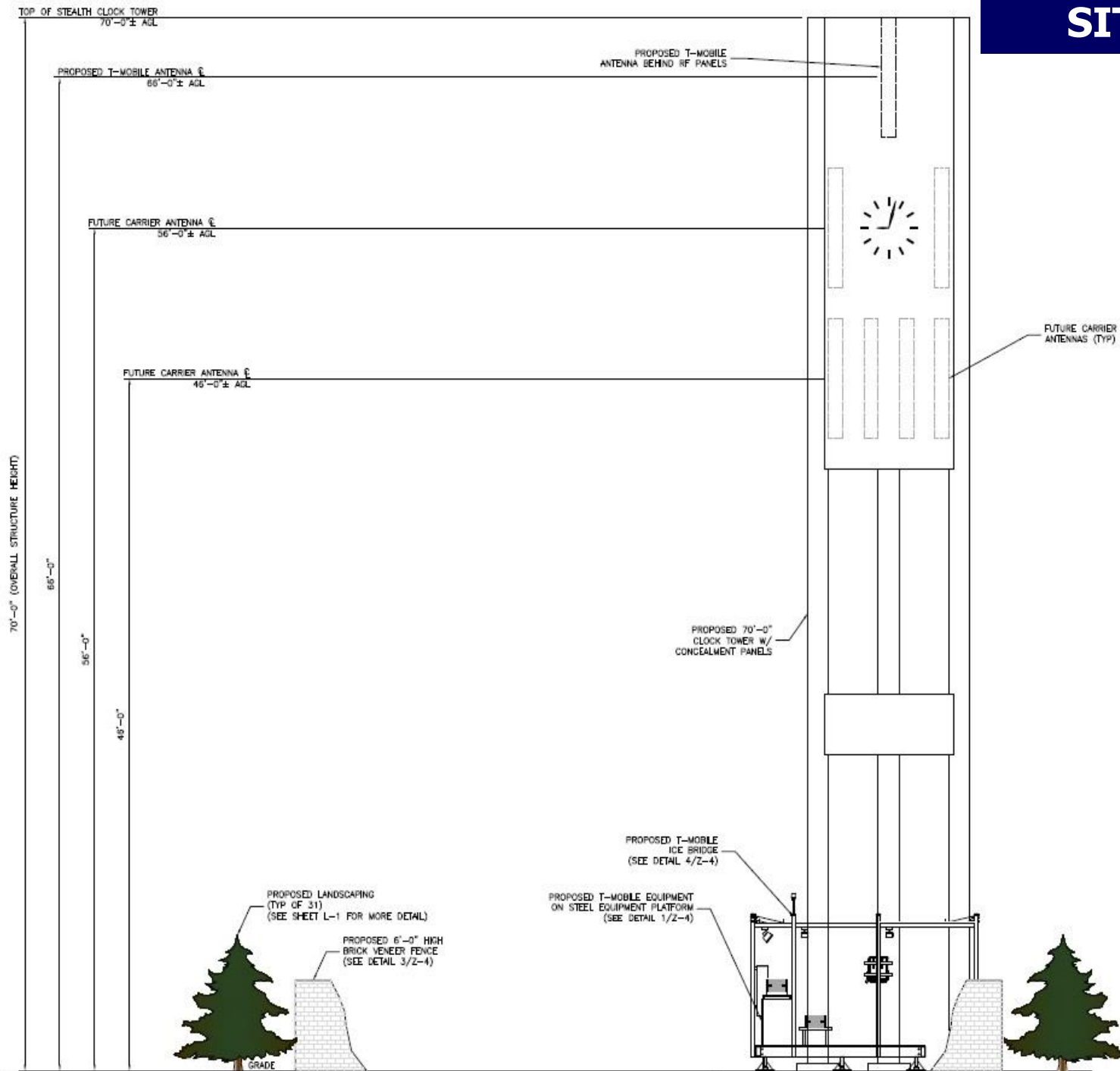
Washington Street

Grant Street

Tower Location

SITE

SITE PLAN





PROPOSED LANDSCAPING
(TYP. OF 31)
(SEE SHEET L-1 FOR MORE DETAIL)

PROPOSED 110KVA
TRANSFORMER

PROPOSED 5" BOLLARD
(TYP. OF 2)

PROPOSED 4-CANG METER
STACK ON NEW 8'-0" H-FRAME
(SEE DETAIL 2/Z-4)

FUTURE CARRIER
LEASE AREA

FUTURE CARRIER
LEASE AREA

PROPOSED POWER HANDHOLE

PROPOSED TELCO HANDHOLE

PROPOSED T-MOBILE
EQUIPMENT ON STEEL
EQUIPMENT PLATFORM
(SEE DETAIL 1/Z-4)

PROPOSED 70'-0" CLOCK TOWER
W/ CONCEALMENT PANELS
(SEE SHEET Z-3 FOR MORE DETAIL)

PROPOSED T-MOBILE
15'-0"x15'-0" LEASE AREA

PROPOSED T-MOBILE
ICE BRIDGE
(SEE DETAIL 4/Z-4)

PROPOSED 6'-0" HIGH
BRICK VENEER FENCE
(SEE DETAIL 4/Z-4)

PROPOSED 12'-0" WIDE
ACCESS GATE
(SEE DETAIL 3/Z-4)

50'-0" (FENCED AREA)

60'-0" (LEASE AREA)

9'-0"

48'-0" (FENCED AREA)

60'-0" (LEASE AREA)

9'-9"

SITE PLAN





LAND FOR SALE

Call or Text
Steve Chomsky
Mobile: 303-938-8200
Single Circle
NATURAL RESOURCES
303-449-1131







Referral Period

Notices sent to property owners*	# of Comments Received
18	2

* Property owners within 750 feet were notified

Public Comments & City of Thornton:

- Discourages cohesive development
- Impedes future development

Adams County Comprehensive Plan

- Policy 2.1
 - In administering land use and development policies, the County is to consider the growth area of each Adams County municipality and promote development in a manner that supports the land use plan and goals of subject municipalities to avoid interjurisdictional competition. The County is to also coordinate with affected municipalities on development located within municipal growth areas.

Thornton Requirements for Towers

(18-826 and 18-827)

- Requires specific use permit
- Requires stealth design
- Maximum Height: 80' in RC zone district
 - Bonus of extra 20' allowed for co-location
- Minimum setback: $\frac{1}{2}$ height
- Not located in “front view area”. Defined as between front façade and street.
 - New structures in the RC zone district are required to be located 25-50' from front property line.

Submittal & Review Timeline

August 29, 2017 - Application submitted

- 75' height clocktower
- 75' setback from Grant Street
- 6' brick wall with no landscaping

January 19, 2018 – Re-submittal

- 70' height clocktower
- 79' setback from Grant Street
- 6' brick wall with 31 evergreen trees

Planning Commission

April 12, 2018 - Public Hearing:

- No testimony from public
- Supports Functionality of clock feature
- Supports Access from Grant Street
- Emphasized Importance of Landscaping Maintenance

PC Recommendation

Approval of RCU2017-00038 – Eco-Site with:

- 8 Findings-of-Fact
- 3 Conditions Precedent
- 5 Conditions
- 1 Note

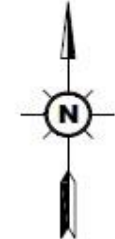
Recommended Conditions Precedent

1. The applicant shall obtain a building permit for the telecommunications tower.
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.
3. The applicant shall submit a performance bond in the amount of the cost for removal of the tower, or other adequate security bond as approved by the Director of Community and Economic Development and give the County the right to enter the property for removal of the 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.

Recommended Conditions

1. The Conditional Use Permit shall expire on May 1, 2023.
2. The height of the freestanding telecommunications tower shall not exceed 70 feet.
3. The tower shall provide for co-location opportunities for other telecommunication tower providers.
4. The clock feature on the tower must function and depict the correct time.
5. Access from Grant Street shall be pursued, and if granted by the City of Thornton, access easements to the tower from Grant Street will be obtained. In addition, if access is approved from Grant Street, existing access and utility easements from Washington Street shall be vacated.

SITE PLAN



ZONING A-2

N 89°57'21" W 1251.27'

OWNER: ISABELLE ESTATES INCORPORATED
PREMISES ADDRESS: 13847 WASHINGTON STREET
THORNTON, COLORADO 80223
APN: RD015121
ZONING: A-2 (AGRICULTURE)

ZONING A-2

NORTH WASHINGTON STREET
110° 0" PUBL. C.R.O.W.

110-0 FEBRUARY

PROPOSED 15'-0" WIDE
GRAVEL ACCESS ROAD

N 00°01'54" E
13.31'

S 89°58'06" E
10.00'

POB ACCESS
EASEMENT

POB LEASE

AREA

1051 POC

1

REFERENCES

ZONING A-
City of Dallas, Texas

EXISTING
GRAVEL PILE

PROPOSED 20'-0" WIDE
ACCESS EASEMENT

N 11°21'55" E

PROPOSED 48'-0"x50'-0" WALLED COMPOUND
— WITHIN 60'-0"x60'-0" LEASE AREA
(SEE SHEET Z-2 FOR MORE DETAIL)

EXISTING
GRAVEL PILE

PROPOSED 10'-0" WIDE
UTILITY EASEMENT

S 89°58'06" E 931.32'

ZONE AE

EASEMENT (EXC.

POT UTILITY
EASEMENT

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LINE TABLE

LINE TABLE	
LINE	BEARING DISTANCE
L1	N 89°58'06" W 60.00'
L2	S 00°01'54" W 60.00'
L3	S 89°58'06" E 60.00'
L4	N 00°01'54" E 60.00'
L5 (TIE)	N 45°53'52" E 45.75'

PROPOSED 70'-0" CLOCK TOWER
LAT: 39°56'48.823"N
LONG: 104°58'57.378"W
GROUND ELEV: 5,156.35'
(SEE SHEET Z-3 FOR MORE DETAIL)

POT UTILITY
EASEMENT
S 00°01'54" W
26.86'

ZONING A-2

SITE PLAN

SCALE: 1" = 100'

TO NEAREST RESIDENTIAL
DWELLING UNIT