

Crown Castle I

RCU2017-00014

5550 Sheridan Boulevard

May 15, 2018

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



Request

Renewal of a Conditional Use Permit for a commercial telecommunications tower in the Industrial-2 (I-2) zone district.

Background

- February 1997: Conditional Use Permit to allow tower.
 - Granted 10-year approval
 - Tower constructed
- November 2007: Renewed Conditional Use Permit
 - Granted 10 year approval



Sheridan Blvd.

Lowell Blvd.

Site

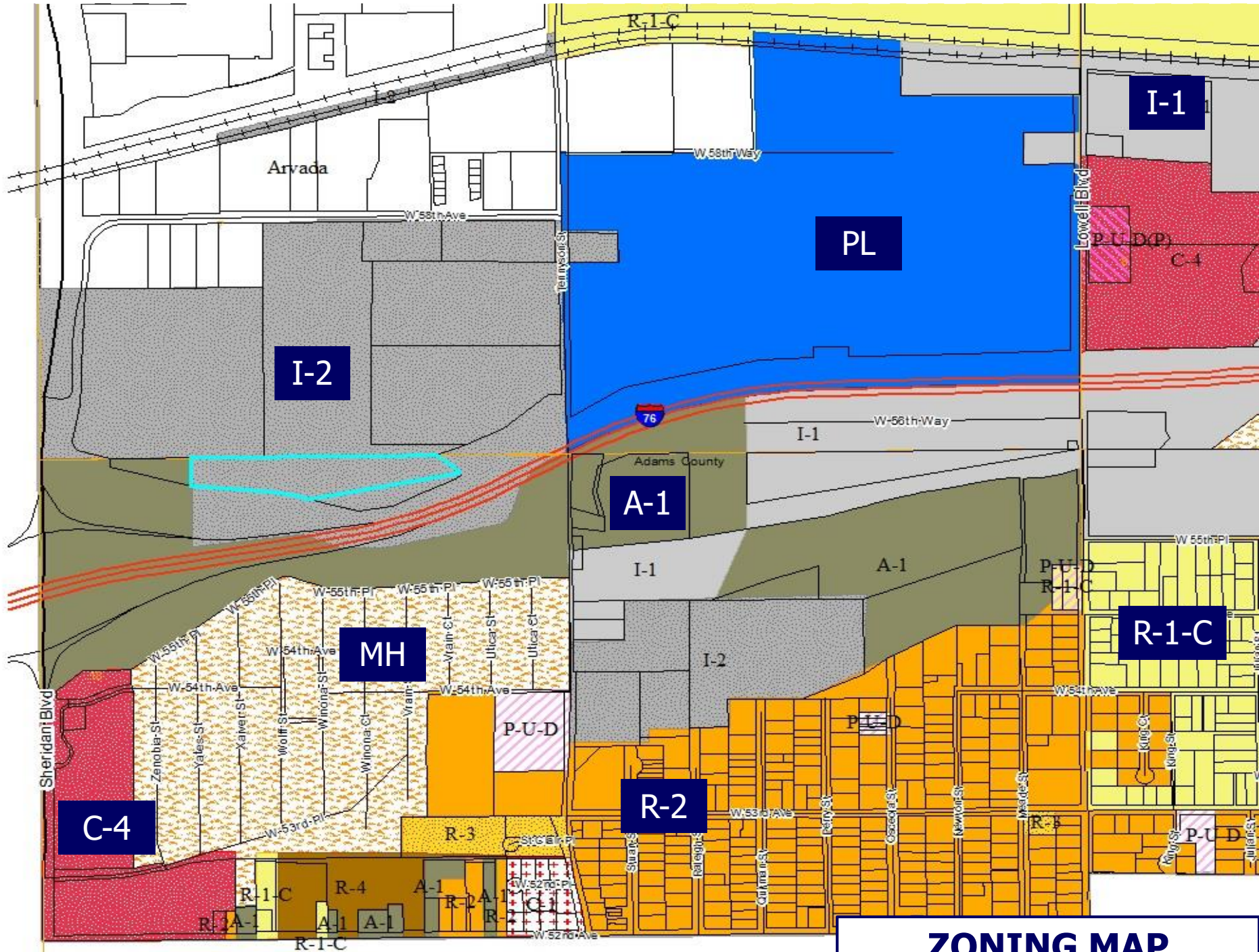
Interstate 76

W. 52nd Avenue

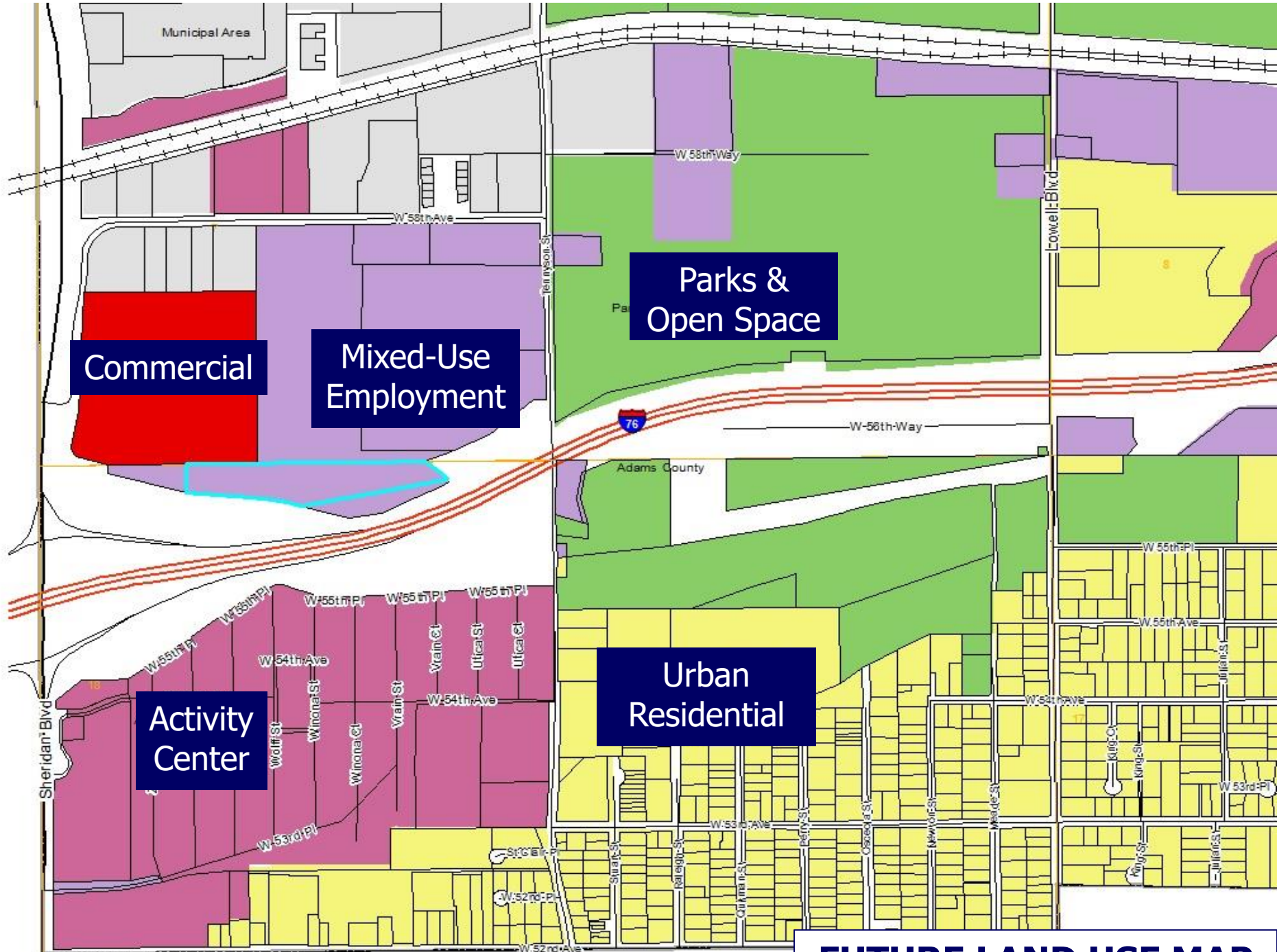
**Jefferson
County**

**Denver
County**

AERIAL MAP



ZONING MAP



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

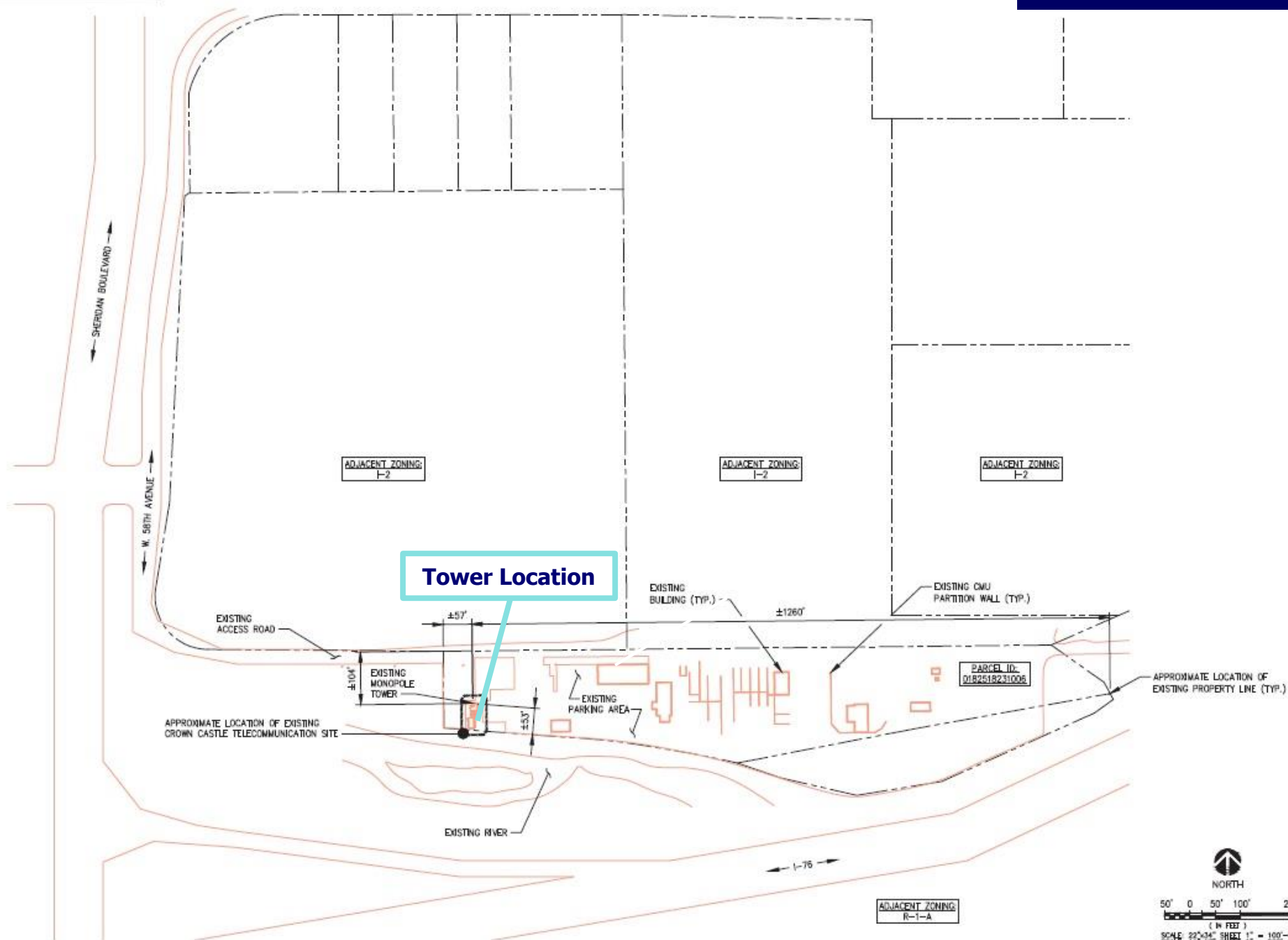
Tower Location

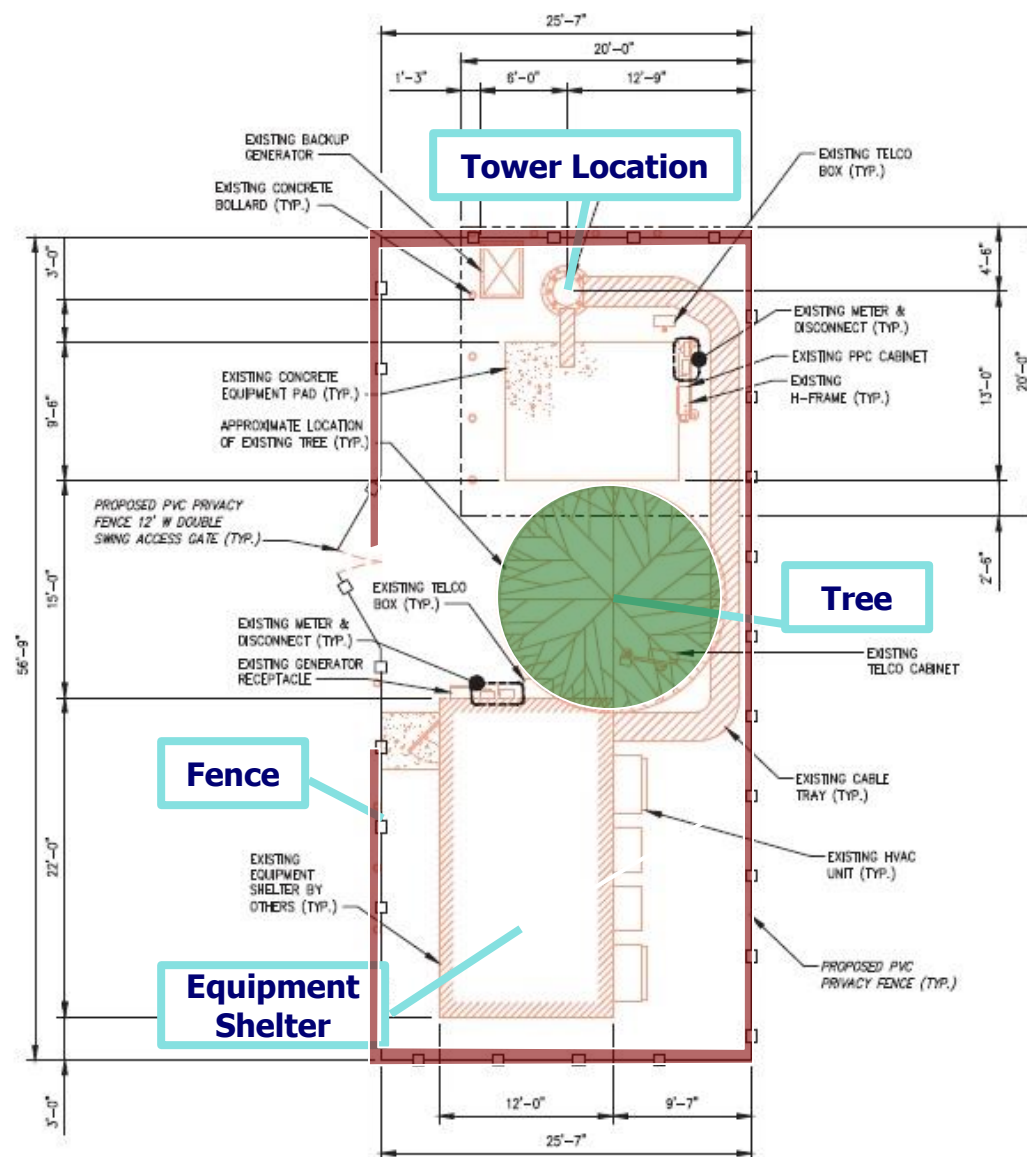
This aerial map shows a large industrial or construction site outlined in cyan. The site is situated north of a multi-lane highway, I-76, which runs diagonally across the lower half of the image. To the west of the site is a winding waterway, Clear Creek. The site itself contains several large buildings, parking lots filled with vehicles, and various pieces of construction equipment. A callout box labeled 'Tower Location' points to a specific area within the site. Another callout box labeled 'Clear Creek' points to the waterway. A third callout box labeled 'I-76' points to the highway. In the bottom right corner, a white box with the word 'SITE' in blue letters identifies the overall area. The surrounding landscape includes a large pond to the north and residential areas with streets like W 55th Pl and W 60th Pl to the south.

Clear Creek

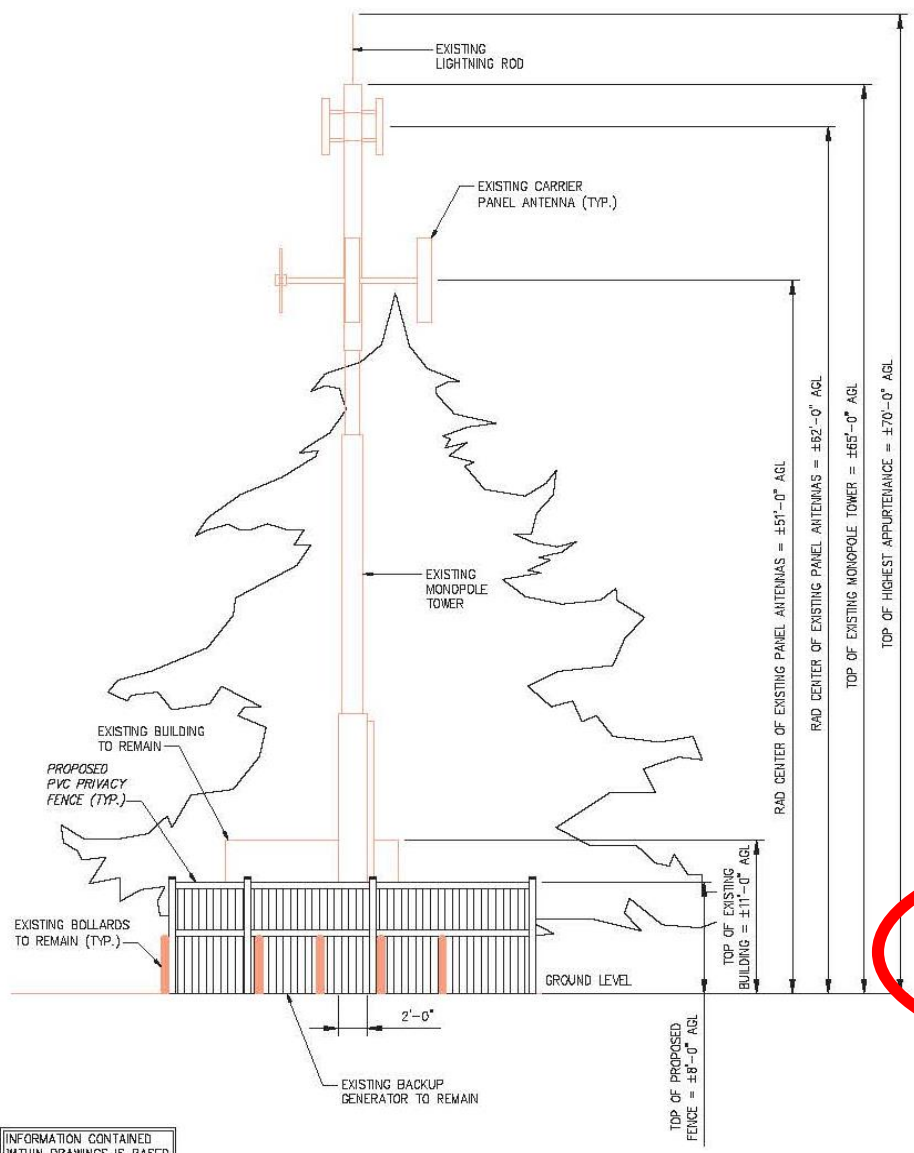
I-76

SITE





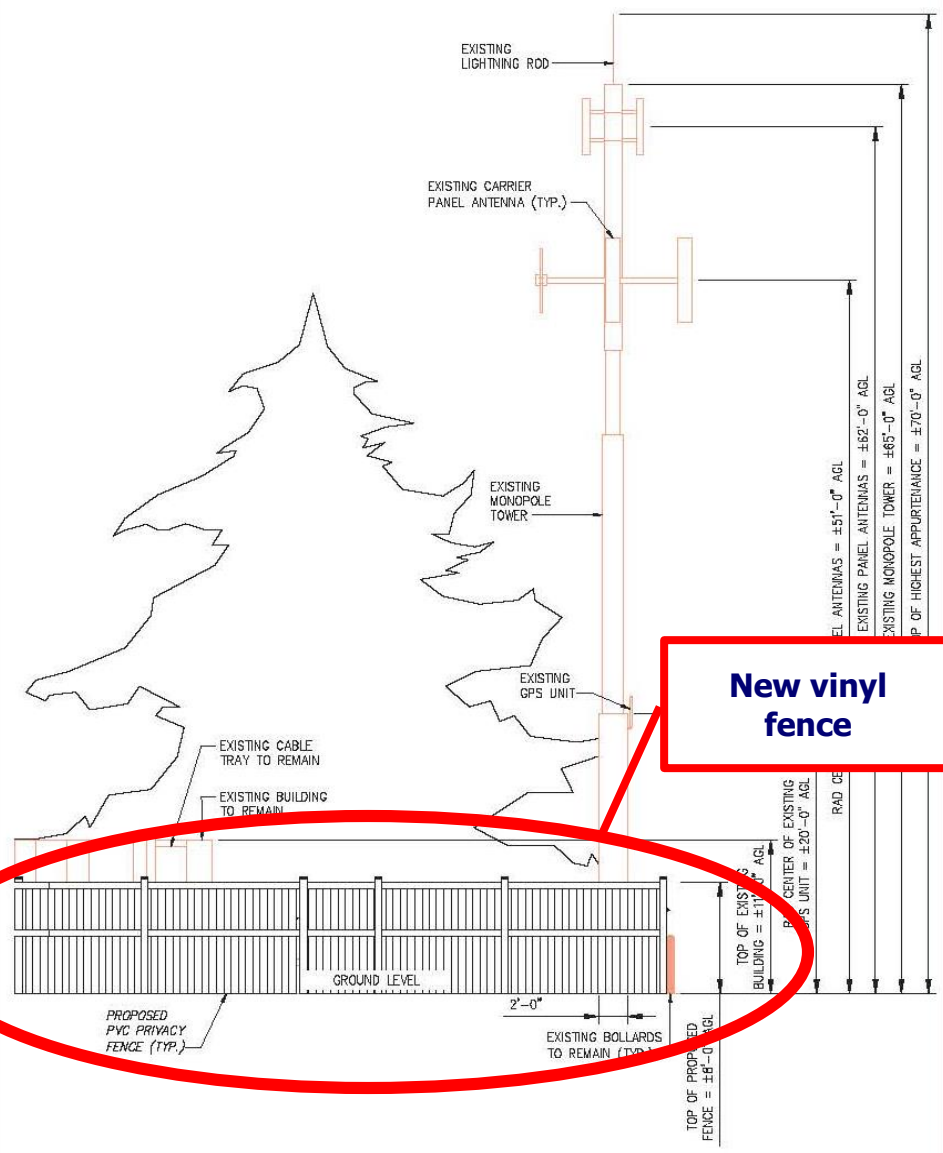
INFINIGY ENGINEERING HAS NOT EVALUATED THE
TOWER OR MOUNT FOR THIS SITE AND ASSUMES
NO RESPONSIBILITY FOR ITS STRUCTURAL
INTEGRITY. REFER TO STRUCTURAL ANALYSIS BY
OTHERS PRIOR TO ANY CONSTRUCTION.



EXISTING (NORTH) TOWER ELEVATION

NO SCALE

1



EXISTING (WEST) TOWER ELEVATION

NO SCALE

2

INFORMATION CONTAINED
WITHIN DRAWINGS IS BASED
ON PROVIDED INFORMATION.



TOWER FROM NORTH

- **Mature trees block view from I-76.**
- **Fencing required to screen equipment at base.**

TOWER FROM WEST

- **Mature trees block view from I-76.**

- **Fencing required to screen equipment at base.**





ACCESS ROAD

- Private Access road from Sheridan Boulevard into site.



Referral Period

Notices sent to property owners*	# of Comments Received
19	0

* Property owners within 1,000 feet were notified

Referral Agency Comments:

None

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Section 2-02-08-06

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Staff Analysis

- Use appropriate for zone district
- Existing landscaping shields from public roadways
- Improved fencing to better comply with standards
- Site plan adequate for use
- Harmonious and compatible

PC Update

Public Hearing on April 26, 2018.

Approval of RCU2017-00014 – Crown Castle I with:

- 8 Findings-of-Fact
- 5 Conditions

Recommended Conditions

1. 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.
2. The Conditional Use Permit shall expire on May 15, 2028.
3. The height of the freestanding telecommunications tower shall not exceed 70 feet.
4. The tower shall provide co-location opportunities for other telecommunication tower providers.
5. The proposed eight foot tall PVC fence shown on the site plan will be forest green in color. If at any time, the fence should fall into disrepair, the fence must be replaced no later than sixty days.