


Crown Castle II

RCU2017-00015

209 N. Kuner Road

September 11, 2018

Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Greg Barnes



Request

- Renewal of a conditional use permit to allow a commercial telecommunications tower in the Industrial-2 (I-2) zone district.

Background

- Existing 93' commercial telecommunications tower
- History
 - 1997: CUP approved for tower for 5 years
 - 2002: CUP renewed for 5 years
 - 2007: CUP renewed for 10 years
 - 2017: Application filed for renewal of the CUP

Aerial View of Location



US-85

SITE

Main St.

Bridge St.

**Current Zoning:
Industrial-2**

Brighton

I-2

6

1559

Brighton St

Brighton

W. Walnut St

Kuner Rd

Great Western Rd

85

Brighton St

N 1st Ave

Future Land Use

**Mixed-Use
Employment**

Brighton

1569

85

Brighton St

W Walnut St

Brighton St

N 1st Ave

Great Western Rd

Kline Rd

Criteria for Conditional Use

Section 2-02-08-06

1. Permitted in zone district
2. Consistent with regulations
3. Complies 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

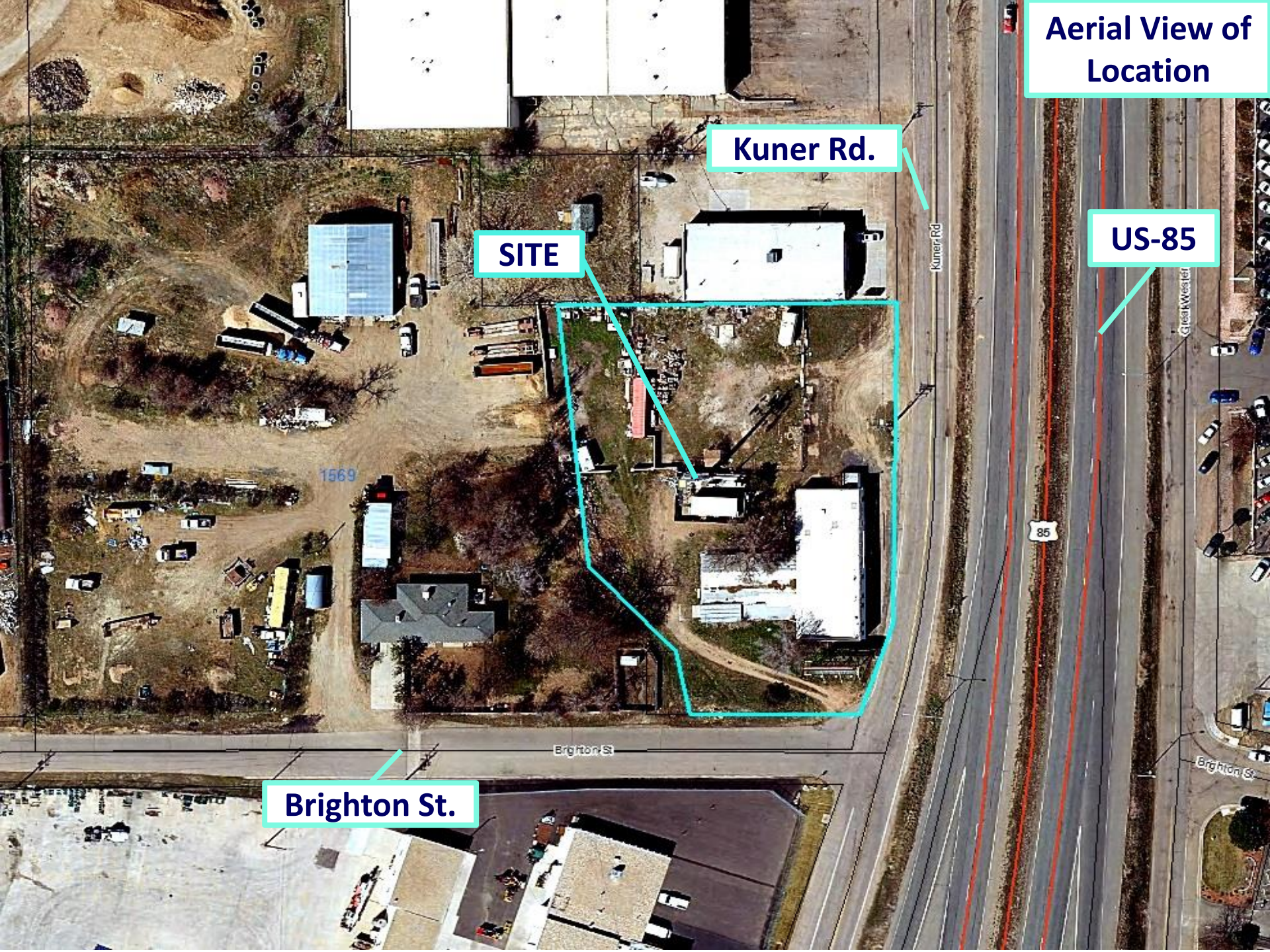
**Aerial View of
Location**

Kuner Rd.

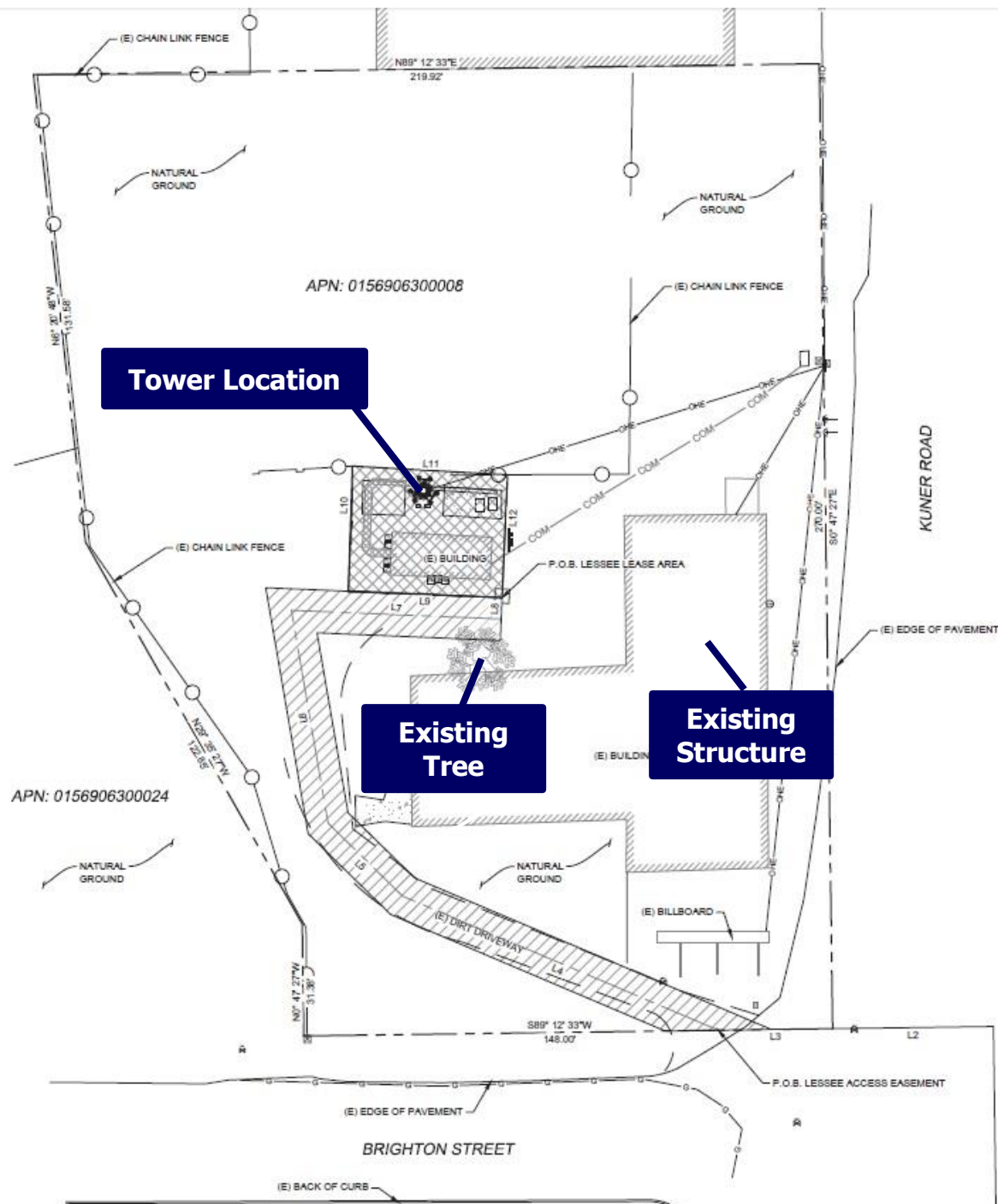
SITE

US-85

Brighton St.



SITE PLAN



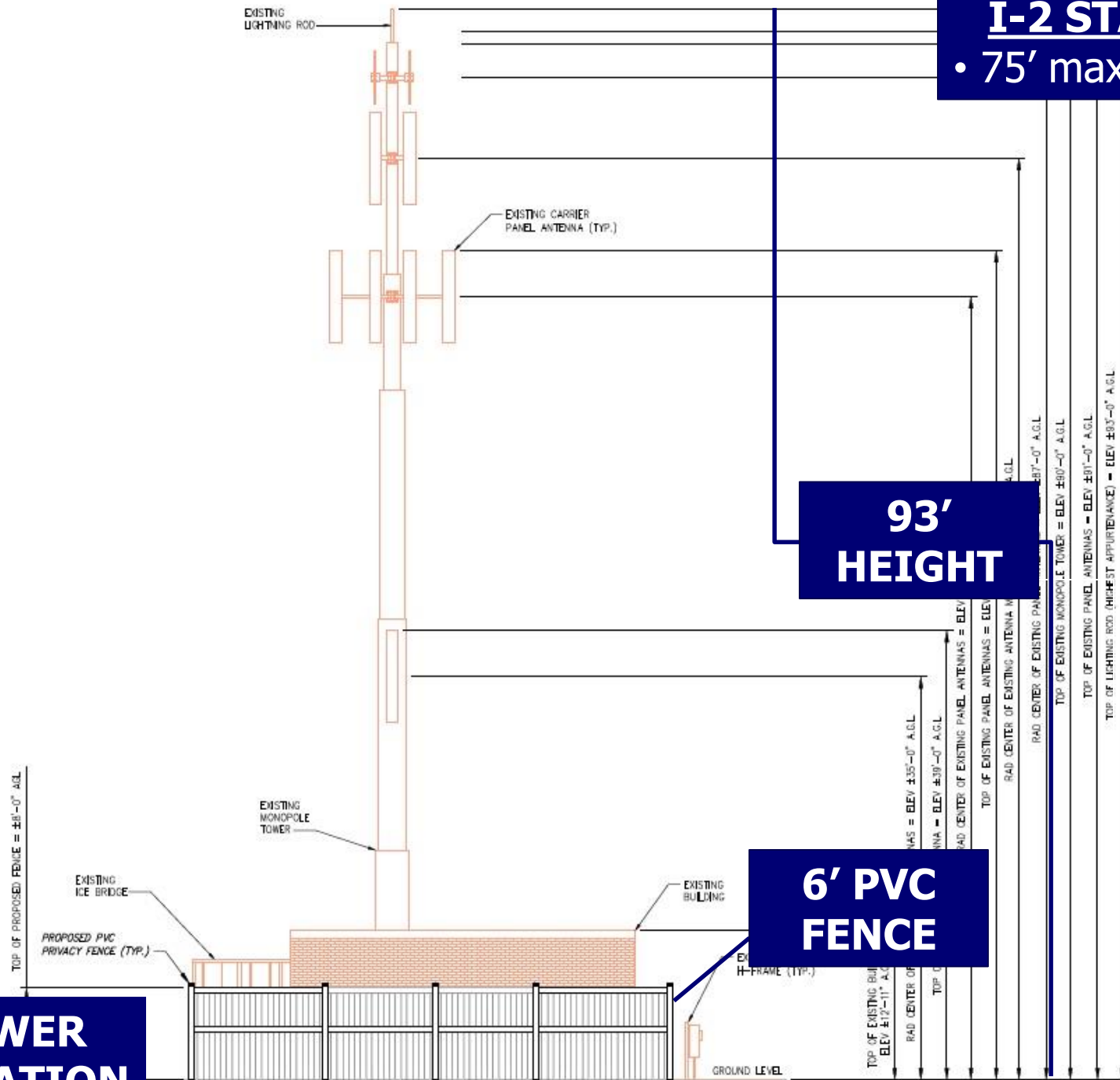
I-2 STANDARDS

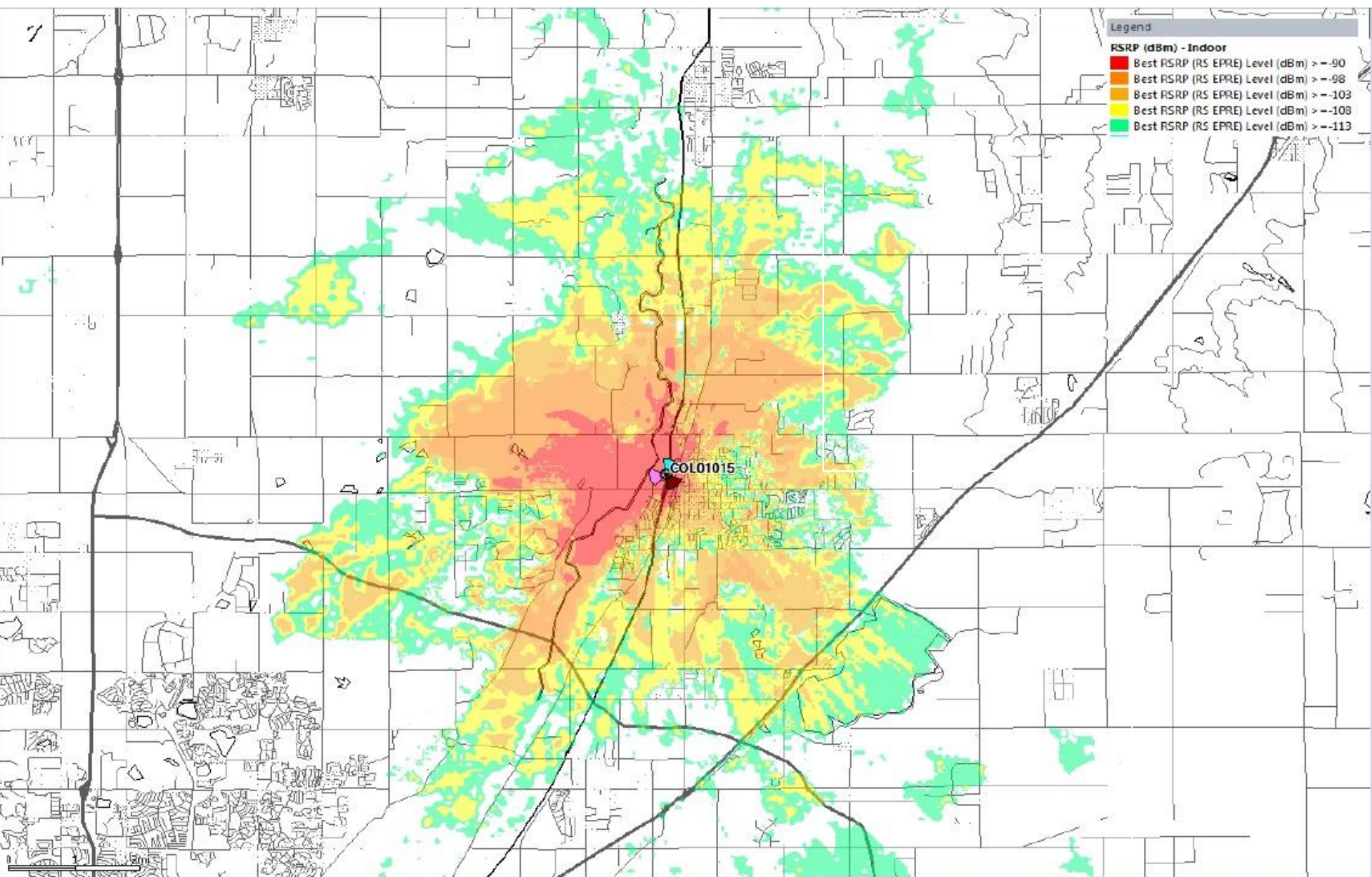
- 75' max. height

93'
HEIGHT

6' PVC
FENCE

TOWER
ELEVATION









ES
REFRIGERATOR

DAILY'S WHSE

GE WASHER
PARTS & SERVICE

209

OPEN 10-5
SAT 10-3







Referral Period

Notices Sent	Comments Received
72	0

750 foot referral distance

No Concerns:

Brighton Fire
CDOT
CDPHE
School District 27J
Tri-County Health
United Power
Xcel Energy

Summary

- Complies with purpose of standards
- Need for tower has been demonstrated
- Additional screen fencing to mitigate impacts
- The surrounding area is largely industrial
- Residential use is surrounded by industrial

Planning Commission Update

August 23, 2018

No members of public to testify

- Landscaping opportunities on northern edge of property

Recommendation

RCU2017-00015 – Crown Castle II

Approval of conditional use permit with 8 Findings-of-Fact and 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 August 23, 2028.
3. The height of the freestanding telecommunications tower shall not exceed 93 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 within sixty (60) days of receiving notice.