

# **American Tower Brighton**

RCU2018-00034

10220 Brighton Road

July 16, 2019

Planning Commission Public Hearing

Community and Economic Development Department

Case Manager: Greg Barnes



# Request

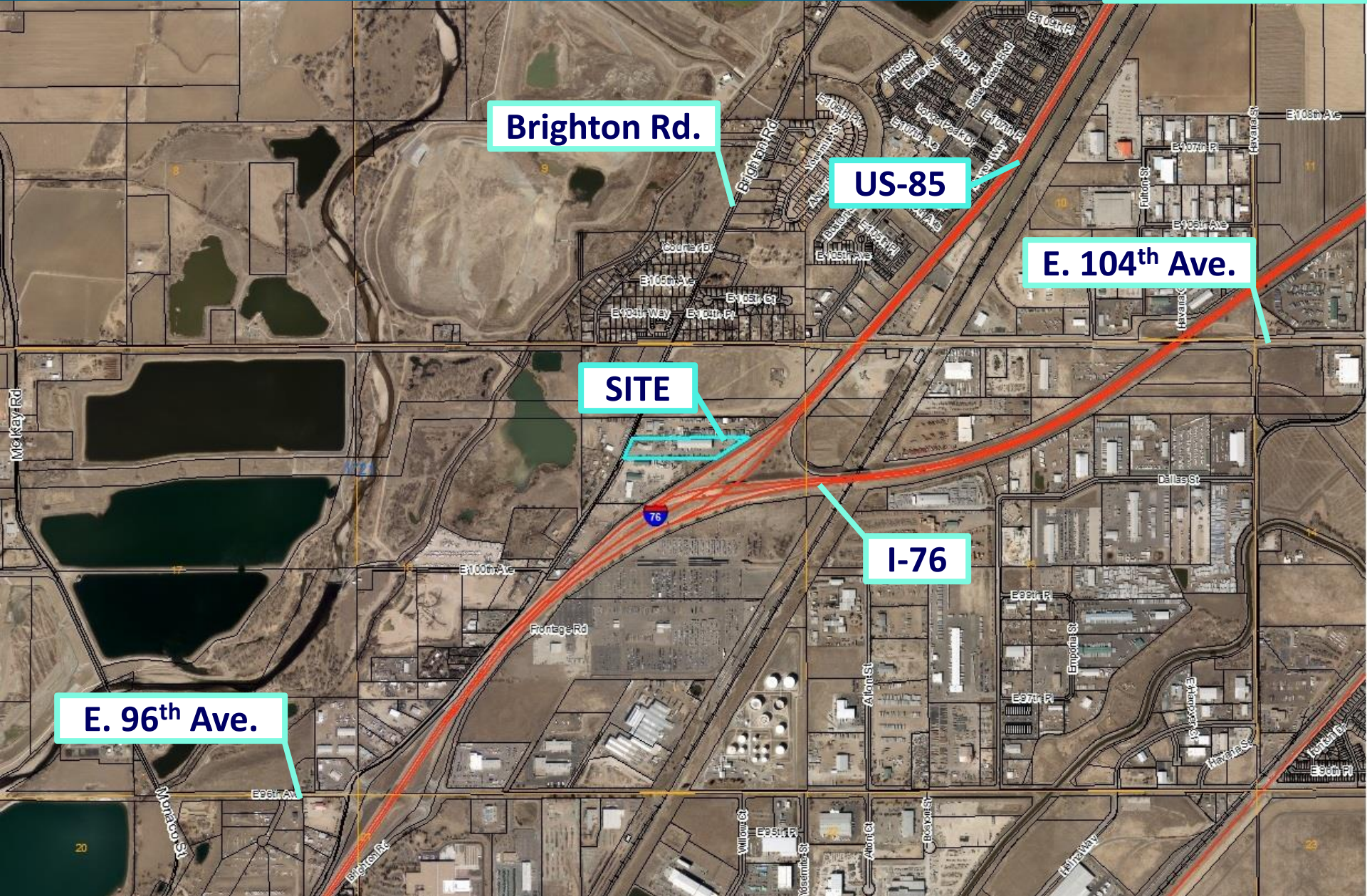
Renewal of a conditional use permit to allow a commercial telecommunications tower in the Industrial-2 (I-2) zone district.

# Background

- Existing 89' commercial telecommunications tower
- History
  - 1993: CUP approved
  - 2001: CUP renewed
  - 2008: CUP renewed for 10 years



## Aerial View of Location





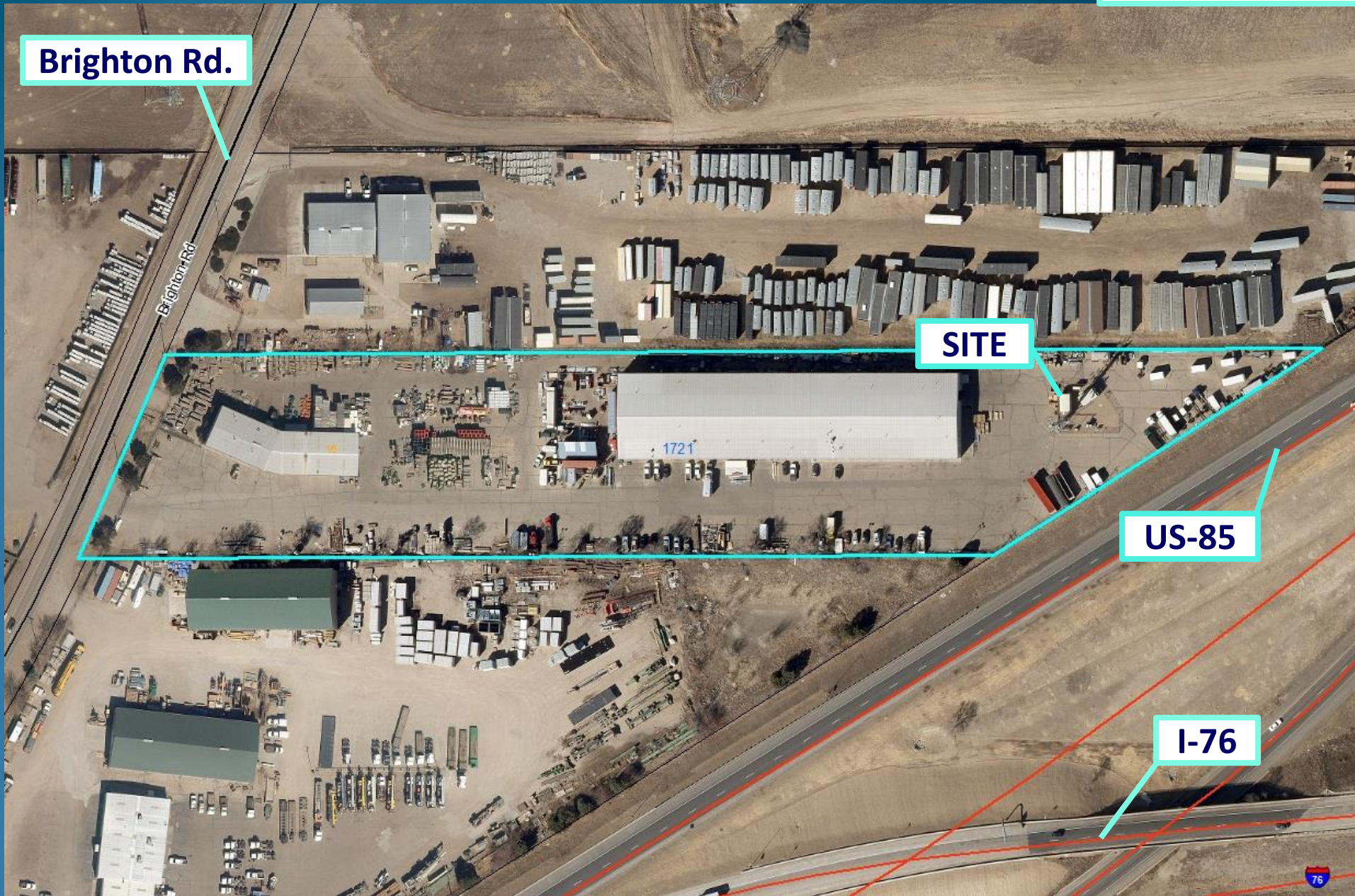
# Aerial View of Location

Brighton Rd.

SITE

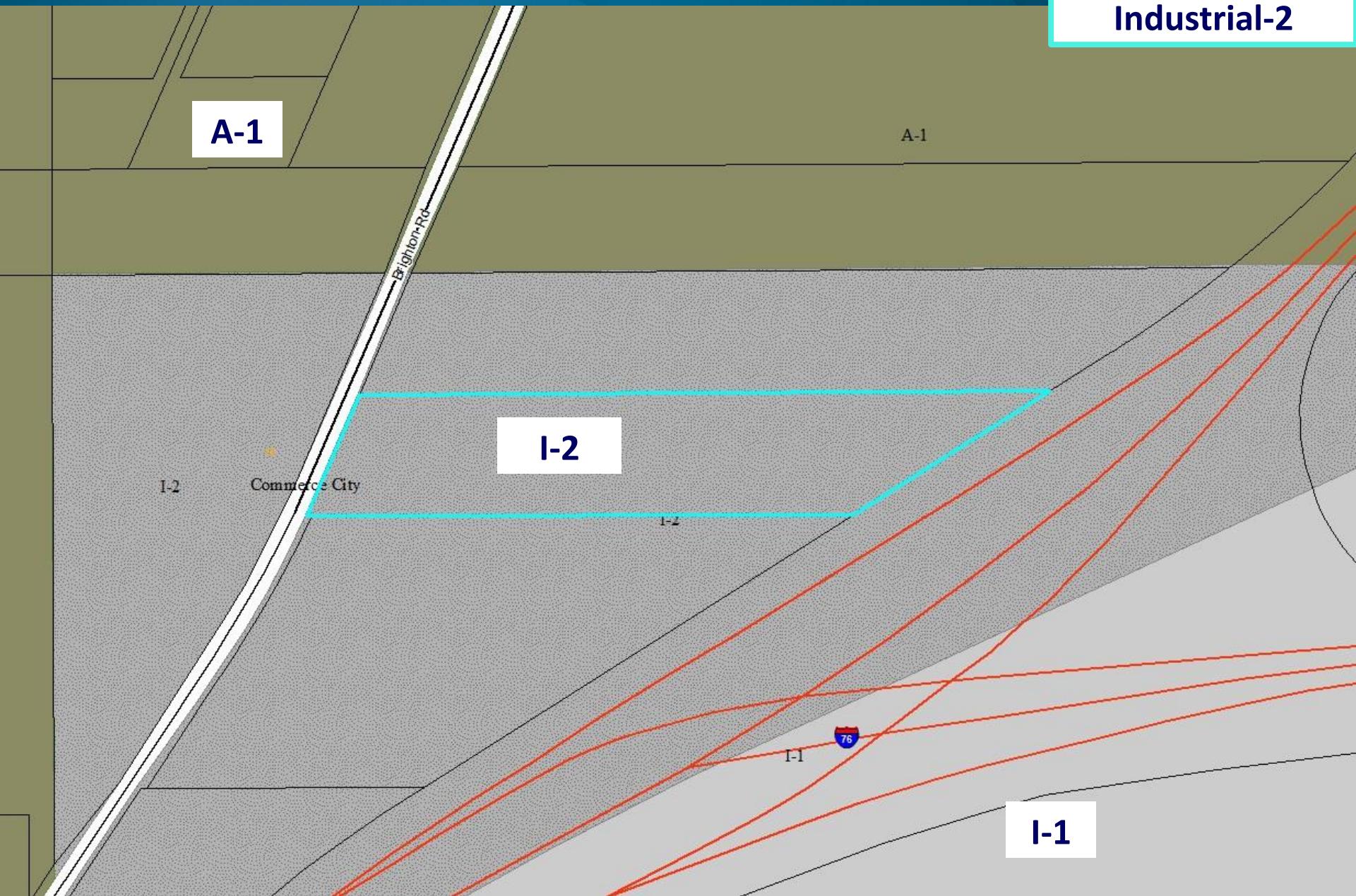
US-85

I-76

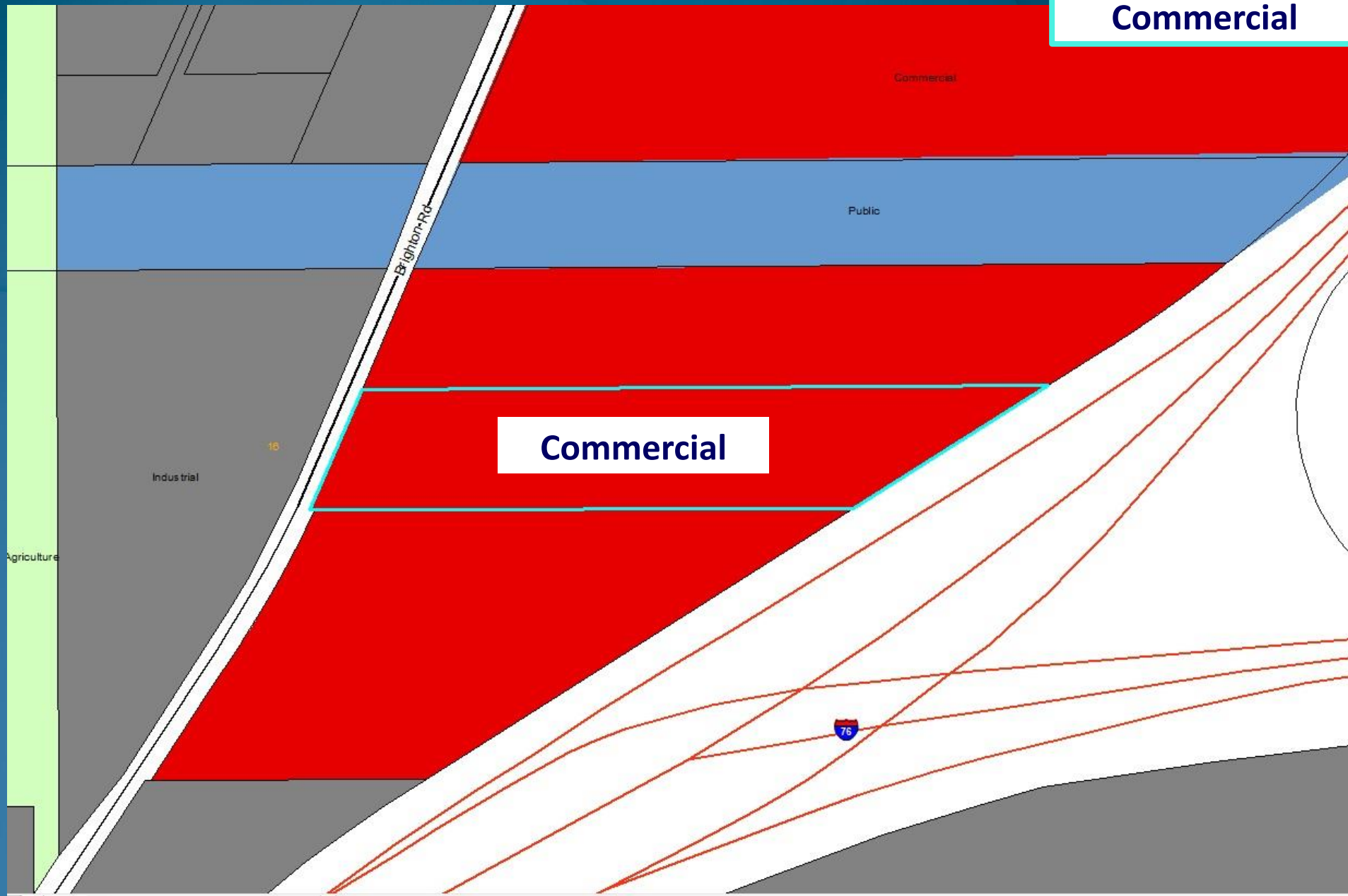




# Current Zoning: Industrial-2



# Future Land Use: Commercial



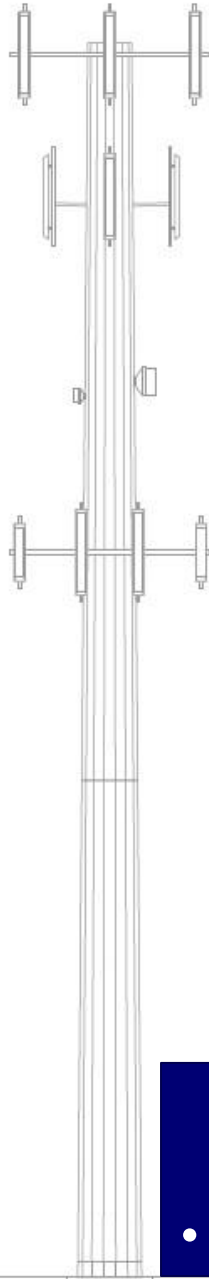
# Criteria for Conditional Use

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



TOP OF HIGHEST APPURTENANCE  
ELEV. 89'-0" A.G.L.  
TOP OF EXISTING TOWER  
ELEV. 86'-10" A.G.L.



EXISTING SPRINT NEXTEL ANTENNAS  
RAD. CENTER @ 66'-0" A.G.L.

EXISTING CRICKET ANTENNAS  
RAD. CENTER @ 76'-0" A.G.L.

EXISTING CARRIER ANTENNAS  
RAD. CENTER @ 63'-0" A.G.L.  
EXISTING CARRIER ANTENNAS  
RAD. CENTER @ 62'-0" A.G.L.

EXISTING VERIZON ANTENNAS  
RAD. CENTER @ 51'-0" A.G.L.

**89'  
HEIGHT**

**I-2 ZONE  
STANDARDS**

• Max. height – 75'

EXISTING GRADE  
ELEV. 0'-0" A.G.L.

**TOWER  
ELEVATION**

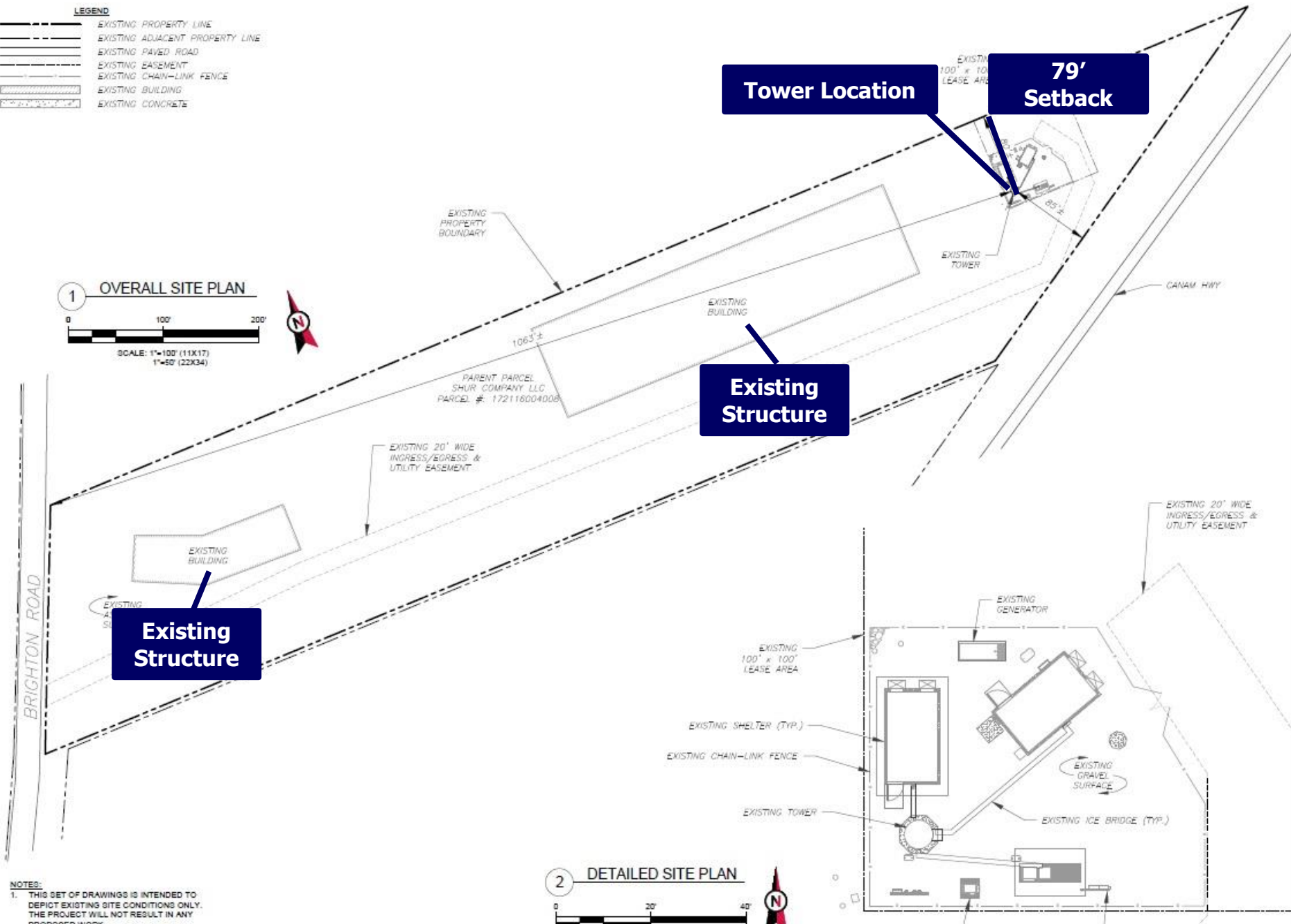
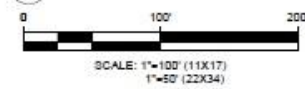


# SITE PLAN

## LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING PAVED ROAD
	EXISTING EASEMENT
	EXISTING CHAIN-LINK FENCE
	EXISTING BUILDING
	EXISTING CONCRETE

## 1 OVERALL SITE PLAN



## NOTES:

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.

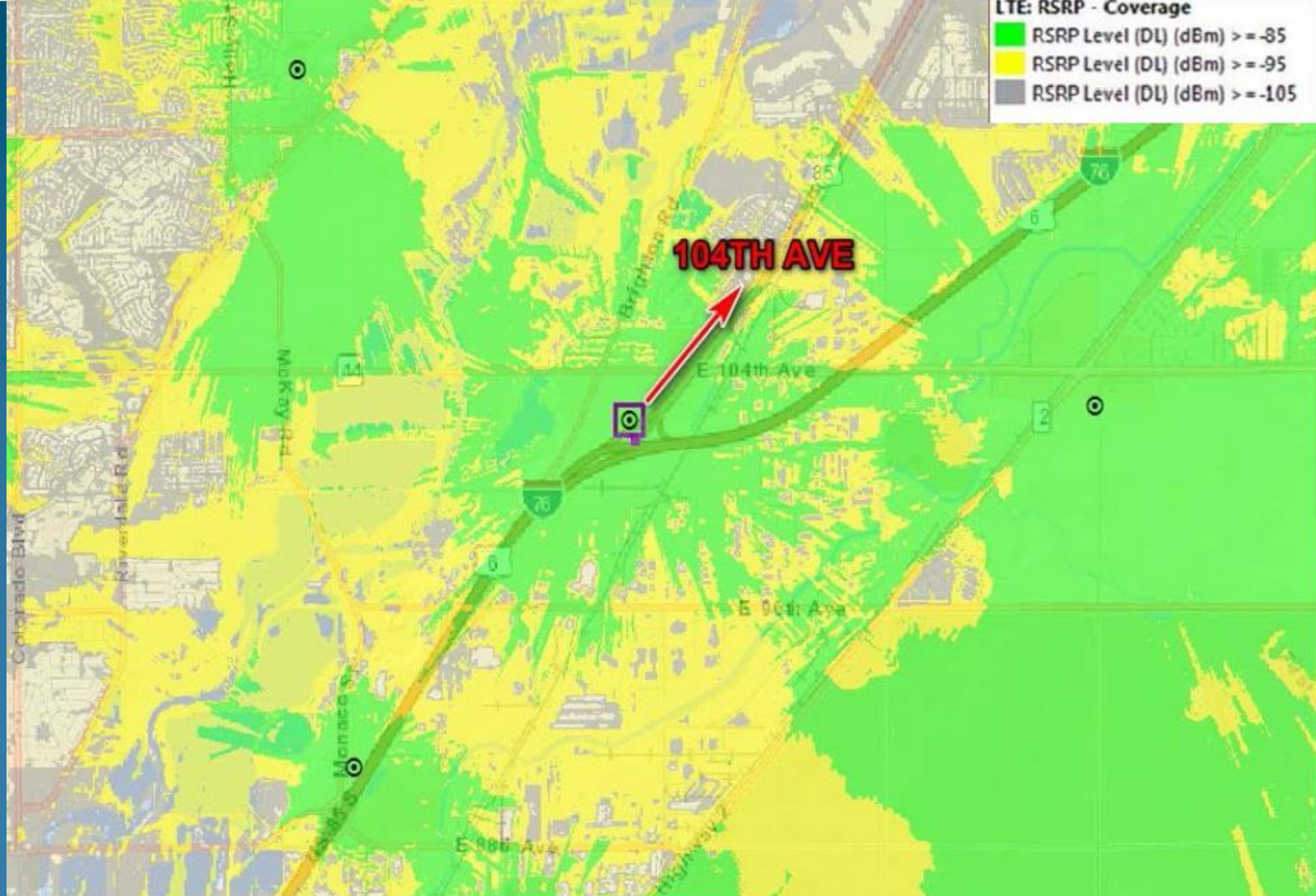
## 2 DETAILED SITE PLAN





**LTE: RSRP - Coverage**

- RSRP Level (DL) (dBm)  $\geq -85$
- RSRP Level (DL) (dBm)  $\geq -95$
- RSRP Level (DL) (dBm)  $\geq -105$



**Note: Use dB levels if required or describe as follows:**

- 105 = On-Street Coverage
- 95 = In-Vehicle Coverage
- 85 = In-Building Coverage



















# Referral Period

Notices Sent*	Comments Received
24	0

\*1,000 foot referral distance\*

No Objections:      CDOT  
                                Commerce City\*  
                                Tri-County Health  
                                Xcel Energy



# Summary

- Complies with purpose of standards
- Need for tower has been demonstrated
- Surrounded by outdoor storage
- Overhead power lines exceed tower height
- The surrounding area is largely industrial

# Planning Commission

Public Hearing: June 27, 2019

Applicant: Requested longer approval period

Staff: Recommended five-year approval period based on  
Commerce City comments

Planning Commission: Agreed that ten-year approval was  
appropriate

# Recommendation

RCU2018-00034 – American Tower Brighton

Approval of conditional use permit with 8 Findings-of-Fact, 4 Conditions, and 1 Note.



## **Recommended Conditions:**

1. The Conditional Use Permit shall expire on July 16, 2029.
2. The height of the freestanding telecommunications tower shall not exceed 89 feet.
3. The tower shall provide for co-location opportunities for other telecommunication tower providers.
4. 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 County shall have the right to enter the property to remove the tower should it cease to operate or abandoned.

## **Recommended Notes to the Applicant:**

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.