

**TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
April 5, 2017**

SUBJECT: **Agenda #17-___:**
 Consideration Of A Resolution By The Planning Commission
 Of The Town Of Erie, Colorado Favorable To The Special
 Review Use For Verizon Wireless, A Telecommunication
 Facility, Concealed Antenna And Tower, At 2700 Vista
 Parkway, Tract 15, Vista Ridge Master Final Plat, Town of
 Erie, County of Weld, State of Colorado.

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Public hearing for consideration of a Verizon Wireless, A
 Telecommunication Facility, Concealed Antenna And Tower,
 At 2700 Vista Parkway, Erie, Colorado.

DEPARTMENT: Community Development

PRESENTER: Hannah Hippely AICP, Senior Planner

STAFF RECOMMENDATION: Approval with Conditions

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Owner: Colorado National Golf Club HQ LLC
 2700 Vista Parkway
 Erie, CO 80026

Applicant: Retherford Enterprises/Verizon Wireless
 7093 Silverthorn Drive
 Evergreen, CO 80439

Location: 2700 Vista Parkway, Tract 15, Vista Ridge Master Final Plat



Existing Conditions:

Zoning: PD – Planned Development
 Lot Size: 4.89 Acres
 Existing Use: Golf Club

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	PD – Planned Development	Golf Club
SOUTH	PD – Planned Development	Vista Ridge HOA Facility
EAST	PD – Planned Development	Golf Club
WEST	PD – Planned Development	Residential

GENERAL INFORMATION:

The applicant is proposing to construct a cupola addition to the existing clubhouse in order to house and conceal a Verizon Wireless Telecommunication Facility. The addition is proposed at a maximum of 42 feet in height and will match the architecture, texture, and color of the existing structure. Housed within the structure will be the support structure, antenna, and remote radio head units. Associated equipment cabinets will be located at ground level at the north east corner of the clubhouse; these are also proposed to be screened by a wall.

After the anticipated two week construction period, the facility will be unmanned and does thus does not require water or sewer facilities.

The application materials indicate that “Verizon Wireless must construct a facility in this area to fill a gap in network coverage for voice and data demands”.

The proposal is classified in Municipal Code Title 10, Table 3-1 Table of Permitted Uses as a Telecommunication Facility, Concealed Antenna And Tower. This use type requires a Special Review Use application approval in addition to a Site Plan application approval.

SPECIAL REVIEW USE ANALYSIS:

The Special Review Use was reviewed for conformance with Municipal Code, Title 10, Section 7.13.C.9, Approval Criteria and Section 3.2.B.2.b specific to a Telecommunication Facility that is a Concealed Building Mounted Antenna or Tower. Staff finds the Special Review Use for the Telecommunication Facility in compliance with the Special Review Use Approval Criteria as listed below.

- a. The proposed use is generally consistent with the Town’s Comprehensive Master Plan and all applicable provisions of this UDC and applicable State and Federal regulations;

Staff: With the exception of the removal of one tree within the lease area, the applicant indicates that existing landscaping disturbed by construction will be restored to preconstruction condition.

The ground mounted equipment area has met the screening requirements in 10.6.4.G.9 which requires that 80% of the view of ground mounted mechanical equipment be screened from view. A 7 feet 4 inch solid enclosure is proposed around the ground equipment however, the equipment height is 8 feet 6 1/8 inches. While approximately 14 inches of the mechanical equipment may extend above the fence, this is less than the 80% threshold.

Per the UDC, this proposal also requires a Site Plan therefore approval of the Special Review Use is conditioned on the approval and execution of the Site Plan for 2700 Vista Parkway.

The applicant is required to comply with all Federal Communications Commission (FCC) regulations related to telecommunications facilities. Additionally, Federal Aviation Administration rules and regulations apply. According to the referral from the Town’s Airport Manager, Jason Hurd, “this project due the proximity to the runway at Erie Municipal airport, may require and Obstruction Evaluation/Airspace Analysis to be performed to confirm that the project does not interfere with airspace reserved for safe operation of aircraft at the airport”. Other requirements regarding flagging and lighting of equipment and airport notification were included in the referral letter from Mr. Hurd. Since this issue remains unresolved at this time as a condition of approval staff recommends that prior to issuance of a building permit for this

facility, the applicant shall demonstrate to staff's satisfaction that the issues and concerns raised by the airport manager have been fully addressed.

- b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;

Staff: The intent described in the relevant PD documents indicate that Vista Ridge was developed for residential and associated purposes including the associated parks and recreational uses such as the golf club. Wireless service demands in the area are currently unmet and thus Verizon Wireless is attempting to improve service to area residents. The proposed use is thus consistent with the residential purpose of the Vista Ridge PD zoning. A Telecommunication Facility is permitted in every Town zone district through the Special Review process.

- c. The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;

Staff: Use Standard in MC Section 3.2.B.2.b. which requires that if a concealed antenna or tower is placed on a building that "it be designed to be of the same or similar materials and colors as the structure it is located on. The element that conceals the antenna or tower shall be in scale with the building and shall not look like an add-on that is not integrated with the building". The applicant has proposed a design which utilized materials and colors that match the rest of the building. Staff believes that the use of windows which match the rest of the building is critical to meeting this criteria however exact details regarding the windows have yet to be provided. This staff recommends a condition of approval that would require that applicant to provide the details of the windows at the time of building permit for review and approval by staff.

- d. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

Staff: The proposed Telecommunications Facility is compatible with the adjacent uses. The long term anticipated impact of the facility is the potential visual impact however, in this case the visual impact has been mitigated by concealing the facility within the copula addition to the structure.

- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable;

Staff: Significant adverse impacts are not anticipated for this use.

- f. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and streets and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

Staff: Necessary utilities and services are readily available to the site.

- g. Adequate assurances of continuing maintenance have been provided; and

Staff: The applicant's narrative states that routine maintenance by Verizon Wireless will "occur approximately monthly with 1-2 technicians visiting the site".

- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.

Staff: Adverse impacts on the natural environment are not anticipated.

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held as follows:

Neighborhood Meeting Date: March 9, 2017
Neighborhood Meeting Location: Vista Ridge Academy

The required posted and mailed notice of the Neighborhood Meeting was provided as required.

PUBLIC NOTICE:

The required notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly: March 15, 2017
Property Posted: March 20, 2017
Letters to Adjacent Property Owners: March 20, 2017