

VERIZON WIRELESS- TELECOMMUNICATION FACILITY

- SPECIAL REVIEW USE
- SITE PLAN AMENDMENT
- EASEMENT

Request

50 Bonanza Street Fire Station:

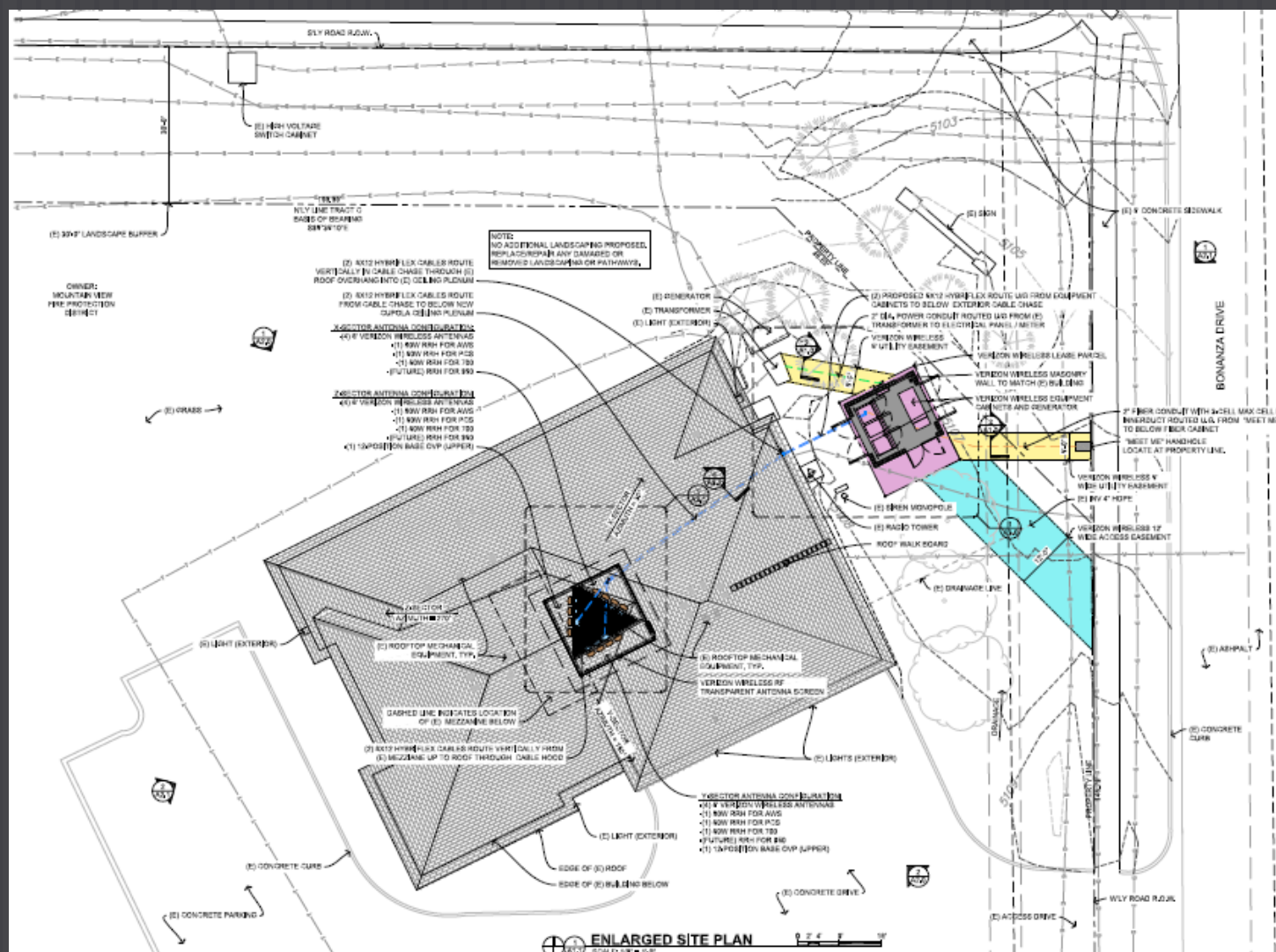
- Special Review Use
 - Allow a telecom facility
- Site Plan:
 - Construct a cupola addition to the existing Mountain View Fire station in order to house and conceal a Verizon Wireless Telecommunication Facility
- Easement: to allow utility access to the facility

Location

- Parcel Grandview Subdivision Tract C
 - 1.19 acres
 - 320 sq. ft ground lease
 - 248 sq. ft. Rooftop area
- Currently used for Mountain View Fire Station



Site Plan





Existing View



Existing View



PROPOSED VIEW



PROPOSED VIEW



Existing View



Approval Criteria: Site Plan

- a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;
- b. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
- c. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;
- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
- e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

Approval Criteria: Special Review Use

- 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;
- b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;
- c. The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;
- 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);
- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable;
- 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;
- g. Adequate assurances of continuing maintenance have been provided; and
- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.

Public Notice

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

Neighborhood Meeting Date:	February 12, 2019
Neighborhood Meeting Location:	Erie Community Center

PUBLIC NOTICE:

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

Published in the Colorado Hometown Weekly:	September 4, 2019
Property Posted:	September 6, 2019
Letters to Adjacent Property Owners:	September 4, 2019

Staff Recommendation:

1. Special Review Use: Recommend Approval

2. Site Plan: Recommended Approval with 2 conditions of approval

- a. The approval of the Site Plan Amendment is contingent upon the approval of a Special Review Use for the telecommunications facility on the Property; and
- b. Applicant shall make technical corrections to the Application and related documents as directed by Town staff.

3. Easement: Approval

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