

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Council

From: Brad Boland, Planner I, Development Services

Title: **Resolution Approving a Use by Special Review for a Personal Wireless Service Facility for Verizon Wireless on Tract B Butterfield Crossing Park**

Executive Summary

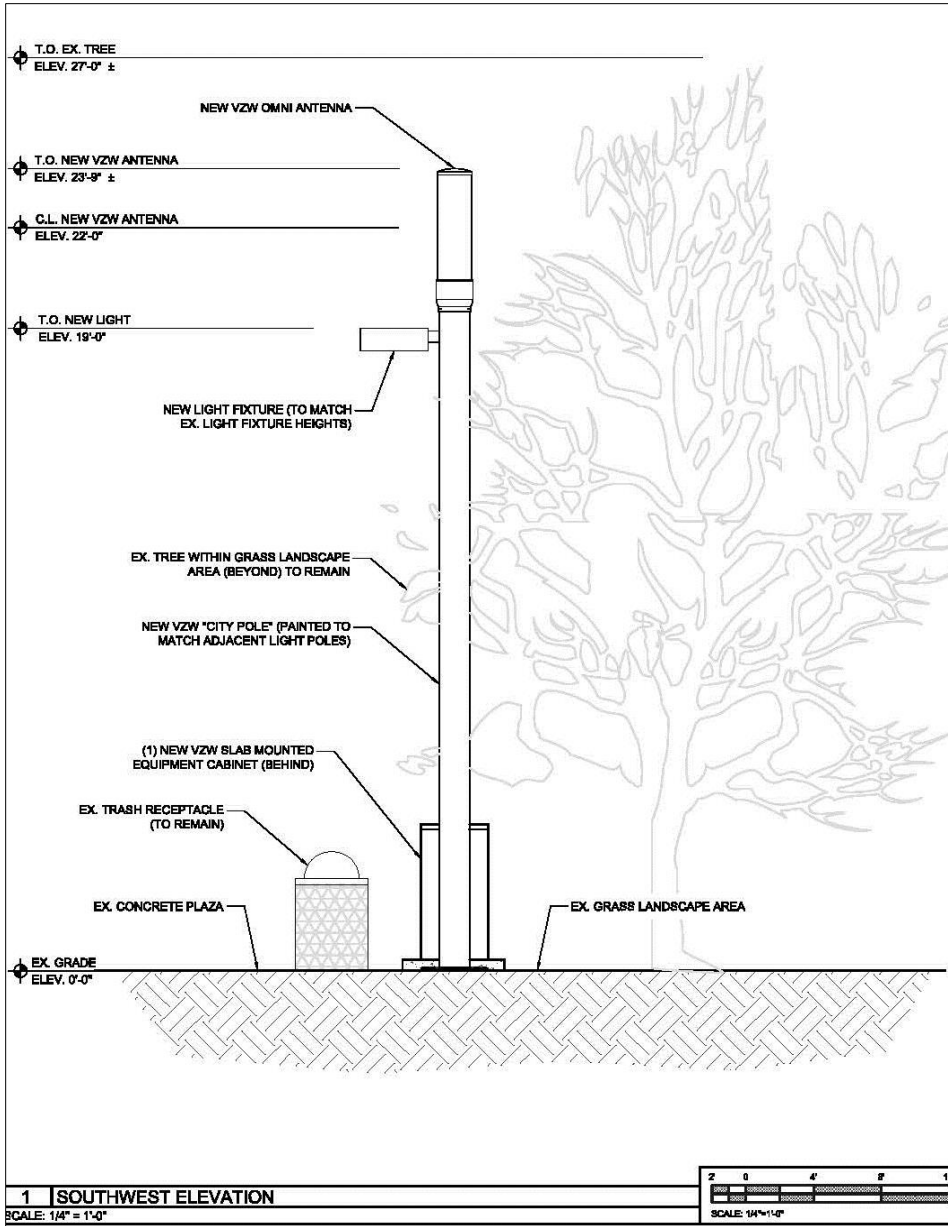
Verizon Wireless is requesting approval of a Wireless Use by Special Review (UBSR) application in order to install a wireless service facility at Butterfield Crossing Park located at 3950 Butterfield Crossing Drive (Figure 1). If approved the wireless service facility would increase capacity coverage for the residents and business owners of Castle Rock who utilize the Verizon Wireless network. On June 22, the Planning Commission made a recommendation of approval by a vote of 5-0. The Planning Commission inquired about the area that the new wireless facility would serve. The applicant stated that the facility would serve the surrounding subdivision. The applicant added that the new wireless facility would provide a higher level of service to their customers in the area compared to the service currently received. The new wireless facility would benefit the overall network by offloading those customers off the macro site currently serving the area to the new wireless facility.



Figure 1: Location Map

UBSR Discussion

Verizon Wireless is proposing to install a wireless service facility within Butterfield Crossing Park. The applicant proposes to install a single light pole on which an antenna will be placed on top (Figure 2). A small equipment cabinet will sit next to the pole. The proposed facility is categorized by the cellular industry as a small cell facility. Small cell facilities are deployed in areas that receive poor service due to high demand and/or challenging topography. Small cells are one part of a cellular provider's network and are not a replacement for macro towers. As the proposed site is Town owned property, a lease agreement will be entered into between the Town and Verizon Wireless.



Analysis

Existing Conditions

Butterfield Crossing Park is located between Butterfield Crossing Drive and Meadows Boulevard and is addressed as 3950 Butterfield Crossing Drive. Butterfield Crossing Park is surrounded by single family residential and Meadowview Elementary School on the park's northeast boundary.

The park is approximately 27.4 acres in size and has a wide variety of amenities. Amenities include multiple sports fields, basketball courts, tennis courts and a pool. The proposed location of the pole is north of the tennis courts between the picnic pavilion and pool house as seen in Figure 3. As the wireless facility is located near the center of the park, the closest residence is approximately 456 feet away.

Figure 2: Elevation Drawing

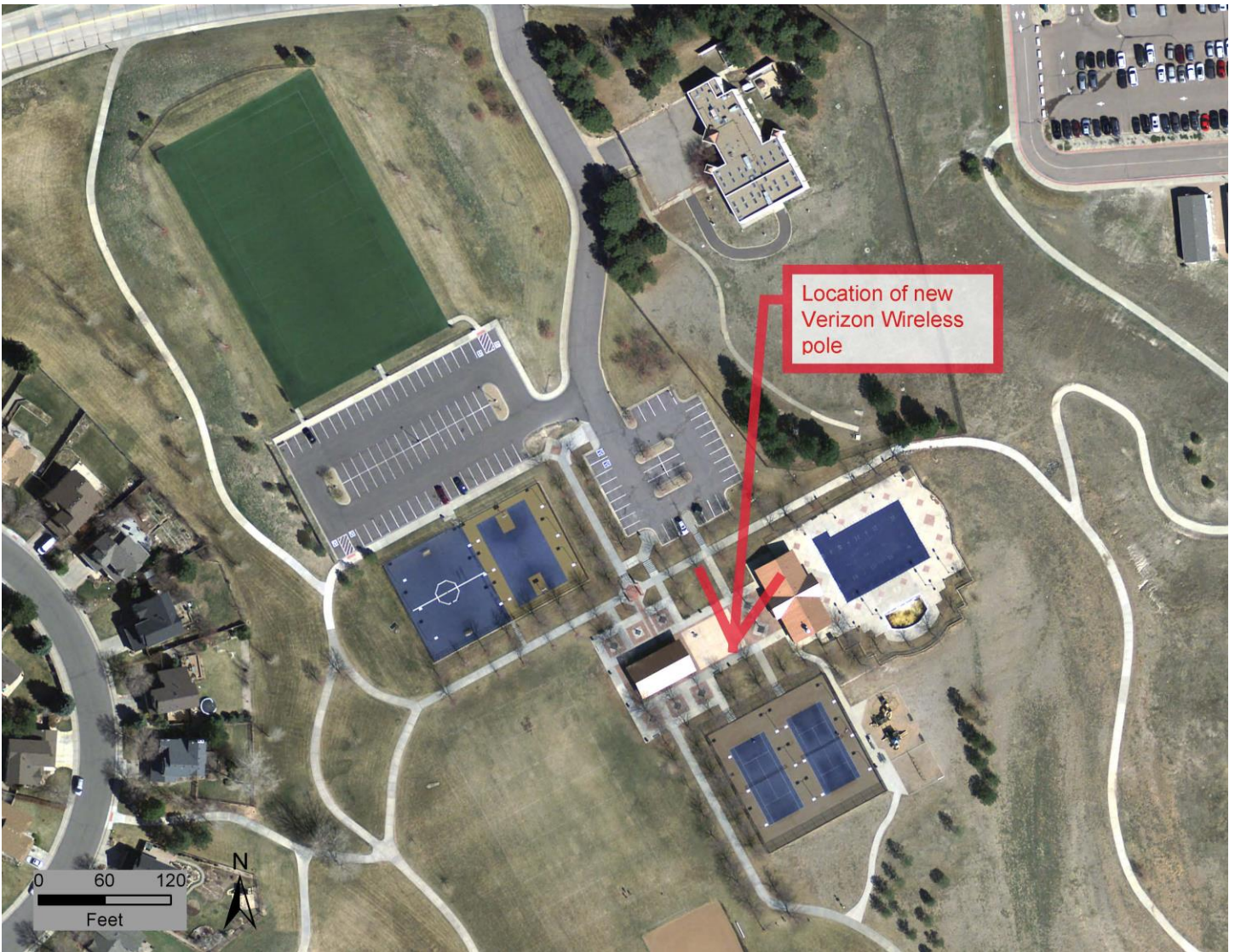


Figure 3: Facility Location Map

Zoning Regulations

The property resides within the Meadows PD – 3rd Amendment. The Town’s Personal Wireless Service Facilities regulations (Chapter 17.60 of the Castle Rock Municipal Code) establish the order of priorities for location of new communications facilities with public property the first priority. As a new facility the application must be presented to Planning Commission for recommendation, followed by Town Council for review and decision.

Design

An antenna will be placed on the top of a new light pole that will mimic the existing light poles currently found in the park. The antenna extends approximately three feet above the pole and is screened by way of a cap which will be painted the same color as the rest of the pole. The height of the pole and antenna will be approximately 24 feet. As shown in the photo simulation (Figure 4), the proposed height is similar to that of the surrounding trees and existing structures found in the park. A small equipment cabinet will sit next to the pole and will be similar in shape and size to the small electrical boxes found around the town.



Figure 4: Photo Simulation

Neighborhood Outreach, External Referrals and Notices

A neighborhood meeting was held at Philip S Miller Park on September 7, 2016 at which time no objections were raised.

External referrals were sent to various utility providers, public service providers and jurisdictional partners with no objections being reported.

On October 19, 2016 the Castle Rock Parks and Recreation Commission approved the use of the park for the proposed application by a vote of 5-0.

Posted, written and published notices were performed in accordance with the Town of Castle Rock Municipal Code.

Budget Impact

Verizon Wireless will be required to enter into a lease agreement with the Town that will produce yearly revenue for the Town. Verizon Wireless has paid the related application fees for a Use by Special Review.

Staff Findings

Staff finds that the Wireless UBSR meets the objectives and criteria of the Meadows Third Amendment Development Plan & Zoning Regulations as well as the Town's Wireless UBSR review and approval criteria.

Recommendation

On June 22, Planning Commission made a recommendation of approval by a vote of 5-0.

Proposed Motion

I move to approve the Resolution as introduced by title.

Attachments

Attachment A: Resolution

Exhibit 1: Use by Special Review