



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

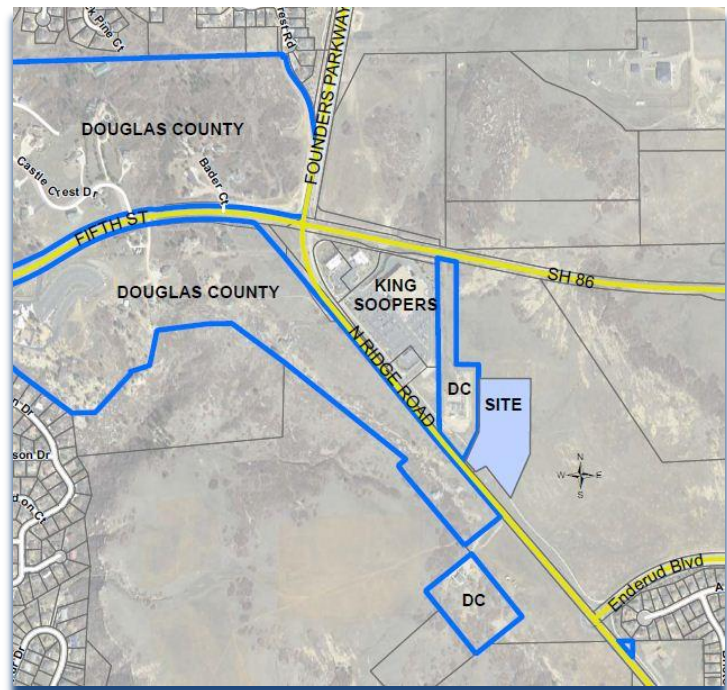
From: Julie Kirkpatrick, RLA, ASLA, Planner II
Development Services Department

Title: A Resolution Approving a Use by Special Review for a Personal Wireless Service Facility for New Cingular Wireless, aka AT&T Mobility, at a parcel of land located in the Northwest Corner of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado (472 N. Ridge Road)

Town of Castle Rock Project #USR14-0004

Executive Summary

AT&T is seeking approval of a Use by Special Review (UBSR) to construct a wireless monopole in the Castle Oaks community. The proposed monopole site is owned by the Town and is a site developed primarily for a water tank. The Town approved and allowed construction of a Verizon wireless facility on the site in 2009. Utilities has received the proposed site plan and layout and determined that a cell tower will not interfere with water system operations. Allowing the second tower on the site provides some benefits to the Town and the customers of the water system. Advantages to the Town include improved cell service. Customers of the water system will benefit from additional lease payments made by AT&T. The existence of the Verizon tower has not caused any operational issues for the Utilities Department, and a second tower is not expected to cause issues. The general terms of the lease agreement are being determined by staff and will be presented to the Council as an ordinance in the near future. The terms of the lease will be consistent with other existing lease agreements for personal wireless



Vicinity Map

facilities at other Town sites. Staff did not receive any inquiries about this application, and there was no public input at the Planning Commission public hearing.

Planning Commission and staff review of this application confirms all Town policy and code standards have been met and recommend approval of the UBSR application.

If approved by Council the UBSR would allow:

- Construction of a 70' tall monopole
- Construction of an equipment shelter
- Construction of a lease area and storage building

The AT&T tower will be co-located adjacent to an existing Verizon tower. The proposed monopole would be the same height and design as the existing Verizon stealth pole and the AT&T equipment shelter would be similar size and height to the existing Verizon shelter. AT&T explored the opportunity, but could not co-locate equipment with the existing Verizon monopole.

Notification and Public Outreach

The applicant posted signs on the property and mailed letters to property owners within 300 feet of the site. Town staff published notice on the Town's website and featured the proposal on the *In Your Backyard* map. Staff did not receive any inquiries prior to the Planning Commission or Town Council public hearings.

The applicant held a neighborhood meeting on February 10, 2014. Of the approximate 900 mailings, six residents attended the neighborhood meeting. Questions included the potential to co-locate with the existing Verizon cell tower, leasing on Town-owned property and impacts to public safety. The applicant provided acceptable responses to the resident's questions and those in attendance were satisfied with the responses and support the application.

History of Past Town Council, Boards & Commissions or Other Discussions

On May 22, 2015, Planning Commission voted 5 to 0 to approve a Skyline Variance to allow a 70 foot high structure (monopole) for this site, which is within the Moderate Skyline Protection Area. Planning Commission approval of the variance allowed AT&T to move forward with the UBSR application.

(Attachment C)

Discussion and Key Issues

The site, previously dedicated to the Town, is located in the Castle Oaks Planned Development and zoned Public Land Dedication (PLD), which allows the site to be used for personal wireless service facilities.



Skyline Exhibit



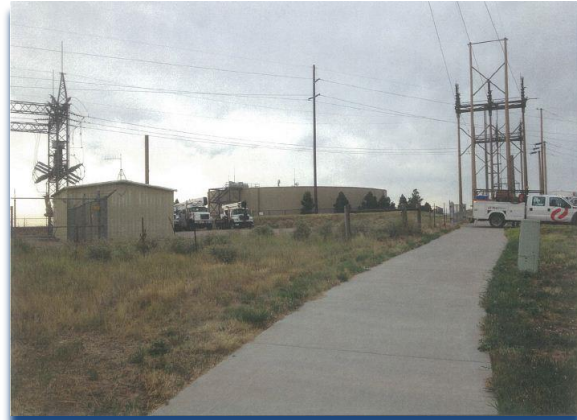
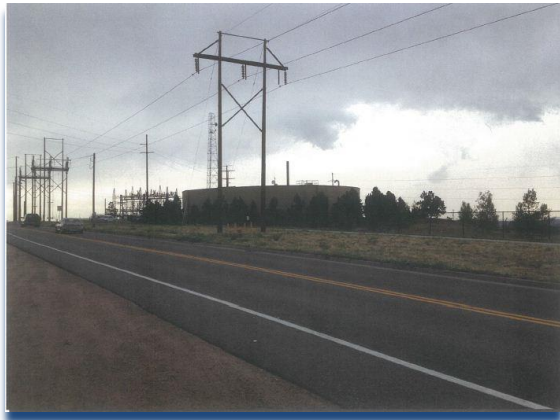
Aerial Map

The property includes a Town water tank and an existing Verizon wireless facility. The existing Verizon wireless facility includes a 70-foot tall, stealth monopole with a diameter of 30 inches and an equipment shelter measuring approximately 12 feet by 28 feet. Several mature, coniferous trees exist on the property as well as a fence around the water tank and Verizon facility.

Intermountain Rural Electric Association (IREA) owns adjacent property to the west and includes a substation with electrical lines (reference photos). Adjoining property to the south and west across Ridge Road is located in Douglas County and zoned Rural Residential. Founders Village residential community is located southeast of the site.

Properties north and east are vacant and part of the Castle Oaks Planned Development and zoned for residential and integrated business uses. The King Soopers shopping center is located northwest of the site.

Site security and access will be addressed through the lease agreement.



Existing Conditions

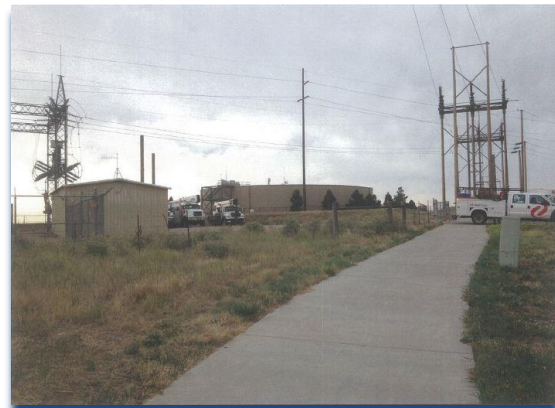
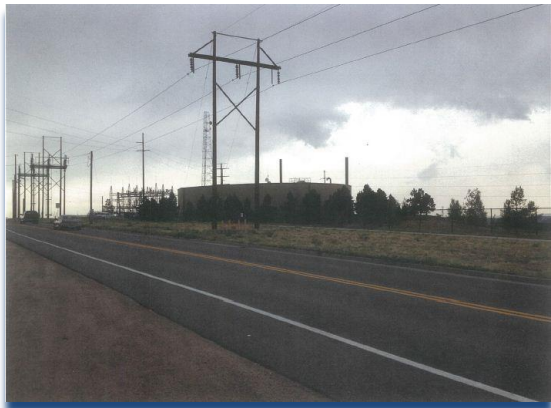


Photo simulations showing Proposed Wireless Facility and Monopole

Summary of Findings

Planning Commission and staff suggest the following findings for Council consideration:

- The UBSR application complies with Municipal Code Section 17.60, Personal Wireless Services Facilities;
- The UBSR application complies with the Planning Commission approved Skyline Variance screening, landscaping and site improvements.
- The UBSR application is consistent with all Town policy and code requirements.

Budget Impact

General terms of the lease will continue to be identified with the Utilities Department and other Town staff. The lease will be brought back to the Council for consideration in the near future.

Proposed Motion

I move to approve this Use by Special Review for a Personal Wireless Services Facility.

Attachments

- Attachment A: Resolution
 - Exhibit 1: Legal Description
 - Exhibit 2: Proposed UBSR
- Attachment B: Surrounding Uses and Zoning
- Attachment C: PC Minutes