



## AGENDA MEMORANDUM

**To:** Honorable Mayor and Members of Town 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 at a Parcel of Land Located in the Eastern Half of the Eastern Half of Section 9, Township 8 South, Range 67 West and Southwest Corner of the Southern Half of the Northwest Corner of Section 10, Township 8 South, Range 67 West of the Sixth Principal Meridian, County Of Douglas, State of Colorado [1375 West Plum Creek Parkway – Philip S. Miller Park]**

### Executive Summary

Verizon Wireless, is requesting approval of a Wireless Use by Special Review (UBSR) application in order to install three wireless service facilities at Philip S. Miller Park located at 1375 West Plum Creek Parkway (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 asked about requiring the accommodation of co-location of other wireless service providers on the proposed light poles. Staff responded that it was considered but in order to accommodate co-locations the poles would need to be taller and wider to structurally support the additional equipment. The wider and taller light poles would stand out compared to the proposed design. Staff felt that it was a fair compromise to not require co-location in exchange for a more stealth design.



Figure 1: Location Map

## UBSR Discussion

Verizon Wireless is proposing to install three wireless service facilities within Philip S. Miller Park. The applicant proposes to install a light pole at three locations within the park on which an antenna will be placed on top (Figures 3, 4, 5). The proposed facilities are categorized by the cellular industry as small cell facilities. 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

Philip S. Miller Park is located on West Plum Creek Parkway and is addressed as 1375 West Plum Creek Parkway. Large lot residential uses within unincorporated Douglas County border the park on the west and south sides of the property.

The park is approximately 223 acres in size and has a wide variety of amenities. The three proposed locations are shown in Figure 2. The light poles are located in developed areas of the park adjacent to parking lots. The closest residence is located approximately 1800 feet away.



Figure 2: Site Map

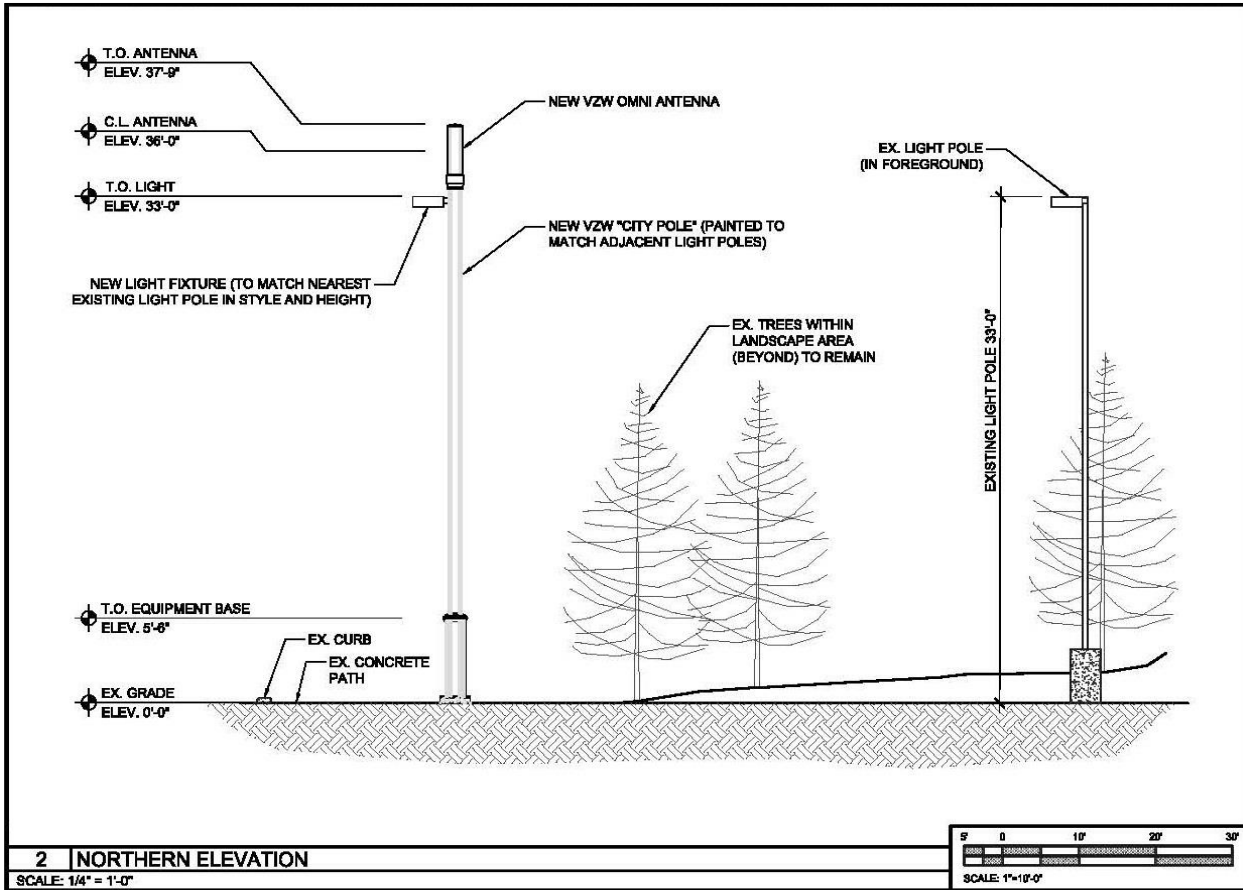


Figure 3: Location 1 Elevation

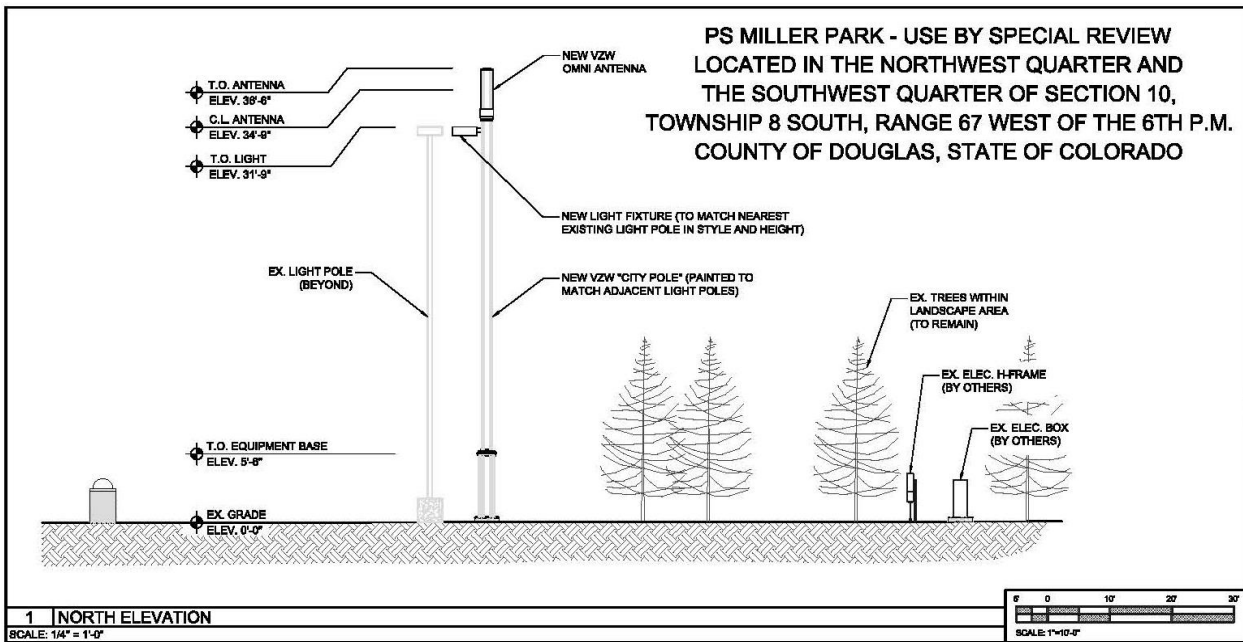


Figure 4: Location 2 Elevation

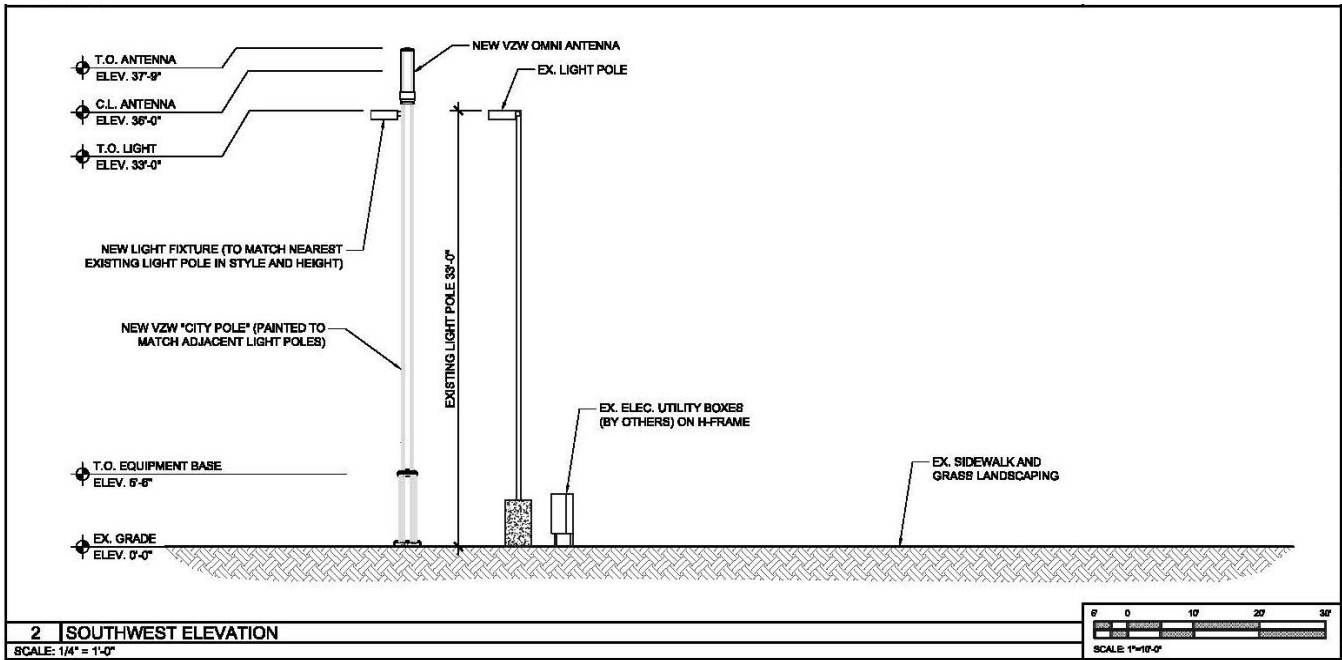


Figure 5: Location 3 Elevation

Zoning Regulations

The property resides within the Meadows PD – 4<sup>th</sup> 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

For all three locations, 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 three poles range in total height between 36 and 38 feet. For all three locations, the proposed heights are similar to that of the existing light poles found in the park, as shown in the photo simulations, (Figures 6, 7, 8). No equipment boxes are required for any of the poles.

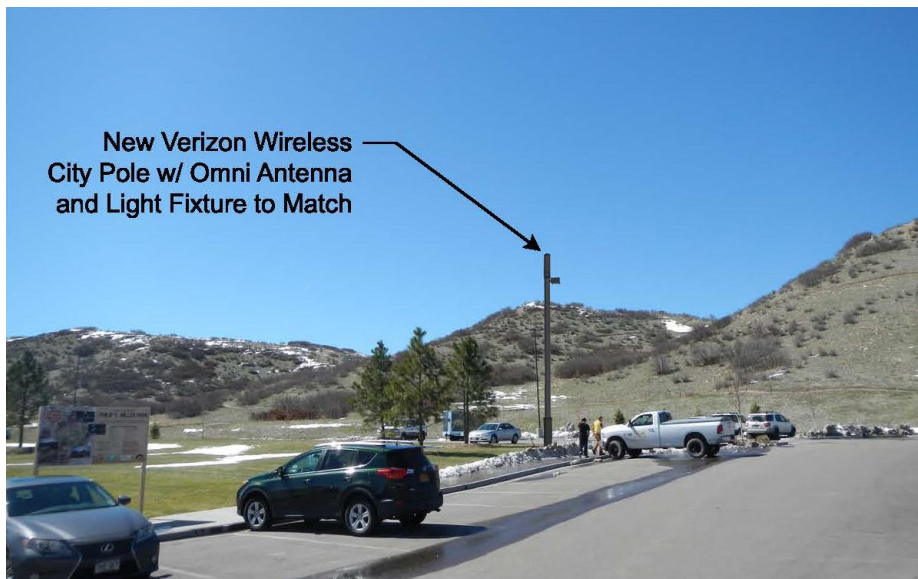


Figure 6: Photo Simulation Location #1



Figure 7: Photo Simulation Location #2



Figure 8: Photo Simulation Location #3

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 PD – 4<sup>th</sup> 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