

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Donna Ferguson, Planner II, Development Services

Title: A RESOLUTION APPROVING A USE BY SPECIAL REVIEW FOR A PERSONAL WIRELESS SERVICE FACILITY FOR VERIZON WIRELESS ON LOT 6B-1, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 9

Executive Summary

The applicant, Verizon Wireless, in conjunction with the property owner, Limelight and Meadows Development LLC, is requesting approval of a Wireless Use by Special Review (UBSR) application in order to install a wireless service facility at 3990 Limelight Avenue (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. New Wireless UBSR applications must be reviewed and approved by Town Council.



Figure 1: Location Map

UBSR Discussion

Verizon Wireless is proposing to install a wireless service facility at the commercial building, known as Hilltop Commons, which is currently being erected at 3990 Limelight Avenue. The applicant proposes to install three sets of antennas upon the top of the building behind panels which have been designed to match the architectural parapet of the building (Figure 2). The associated equipment is proposed to be located inside the building in a separate equipment room. A lease agreement has already been established between Verizon Wireless and the property owner and the Site Development Plan (SDP) for the building was approved through an Administrative SDP process on September 30, 2015.

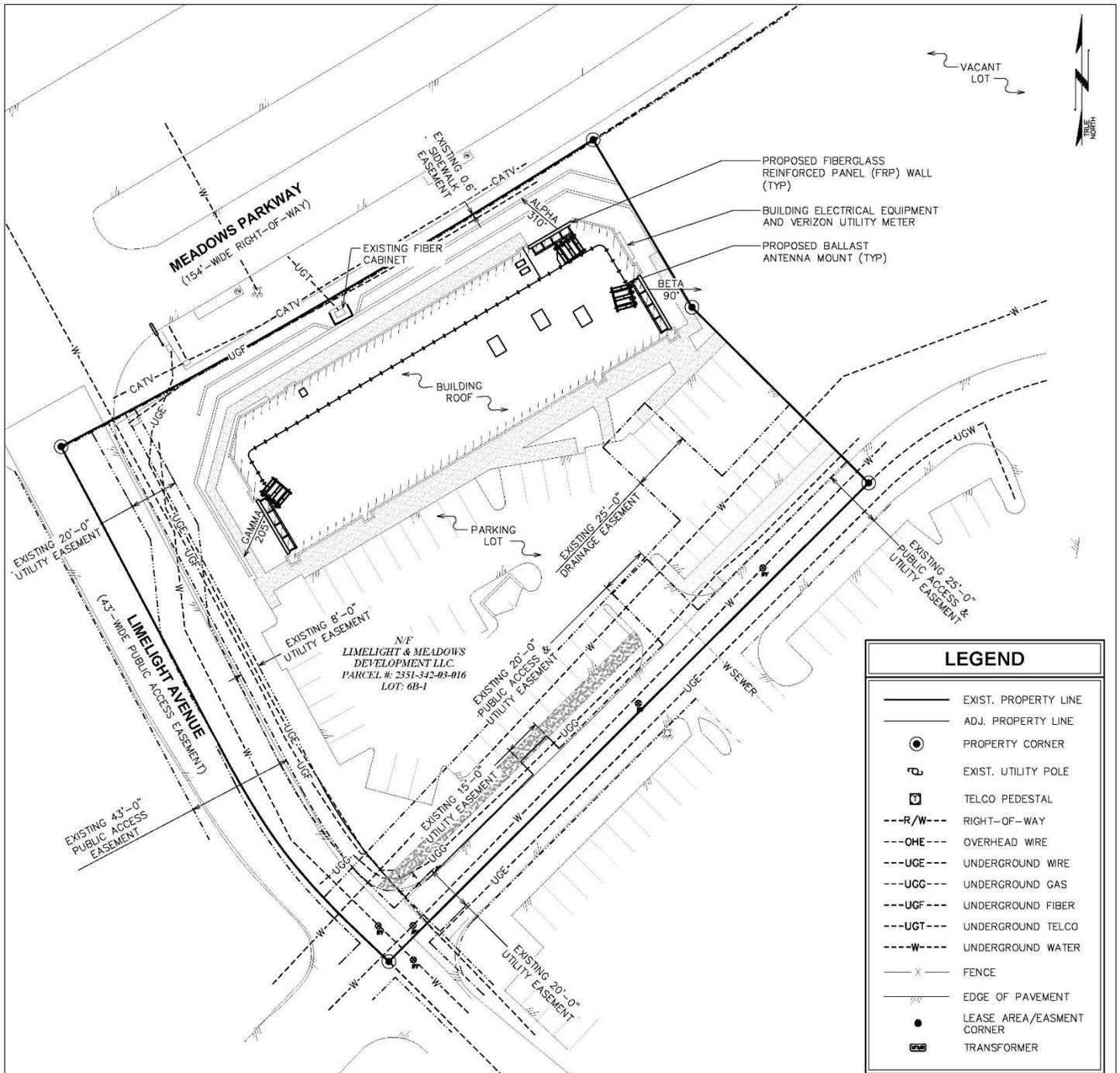


Figure 2: Site Plan of building showing location of antennas

Analysis

Existing Conditions

The property is located at the southeast corner of Meadows Parkway and Limelight Avenue where Meadows Parkway crosses under the Burlington North Santa Fe Railroad and enters into the Meadows community. To the north and east of the site is vacant property which is zoned for commercial, office and industrial uses. To the south is a theatre and a pair of commercial buildings which contain a variety of food and personal service uses. To the west resides a gas station and diagonally and across the intersection is the Castle Rock Adventist Hospital.

Zoning Regulations

The property resides within the Meadows Fourth Amendment Planned Development. Because the wireless facility is proposed to be placed upon an existing building it qualifies for an expedited review and approval process which allows the application to skip hearing before the Planning Commission and go directly to Town Council for review and approval.

Design

Each set of antennas is proposed to be mounted to an H-frame that will sit atop the building behind a fiberglass panel wall (Figure 3). The fiberglass panel wall will fully screen the antennas while allowing wireless signals to pass through. The fiberglass panel wall has been designed to match the existing color and architecture of the building's parapet. In addition the wireless service facility will be unmanned, require no ground level equipment and is being designed to accommodate other wireless service providers. As such, the wireless service facility will be compatible with the architecture of the building and pose no additional parking or site demands.

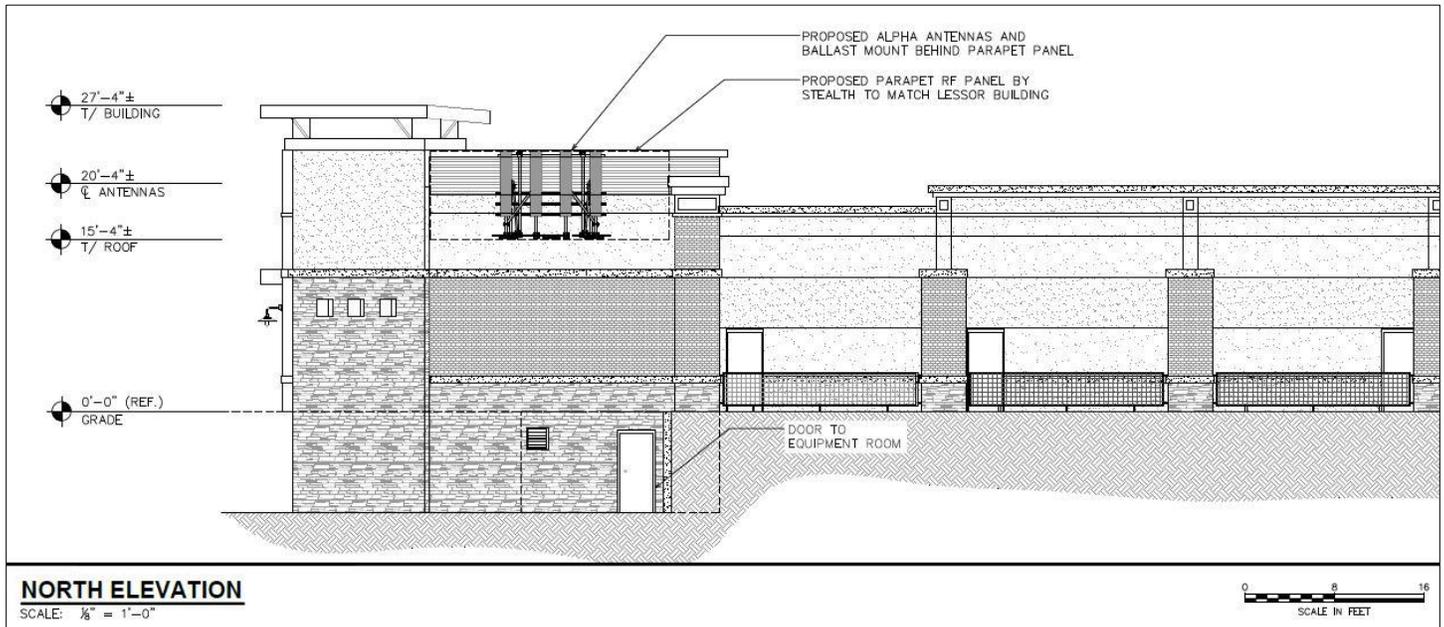


Figure 3: Elevation Site Plan of building showing location of antennas

Neighborhood Outreach, External Referrals and Notices

Because the site is surrounded by only commercial neighbors, the applicant pursued a less formal public outreach process which they undertook prior to the Town Council hearing; on October 4, 2016 the applicant sent out a letter to all property owners and tenants of buildings within 300-feet of the site

to notify them of the intent to install the wireless service facility. Neither the Town nor the applicant received any correspondence regarding the proposed cell facility.

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

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

Budget Impact

The proposed Use by Special Review will generate review fees.

Staff Findings

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

Recommendation

Staff recommends that Town Council approve the Use by Special Review for a personal wireless service facility for Verizon Wireless on lot 6b-1, the Meadows Filing no. 17, Area no 4, Amendment No. 9.

Proposed Motion

I move to approve the Resolution as introduced by title.

Attachments

Attachment A: Resolution

Exhibit 1: Use by Special Review