

DESIGN REVIEW BOARD

December 9, 2013

Case Number

DRB2013-12

Owner

Mesler Properties LLC

Applicant

Paul Slotemaker, AICP
Smartlink LLC
JD Ventures LLC
Verizon Wireless

Property Location

2412 12th Avenue South
Neighborhood Council #5

Requested Action

Design review for construction of a concealed telecommunication facility

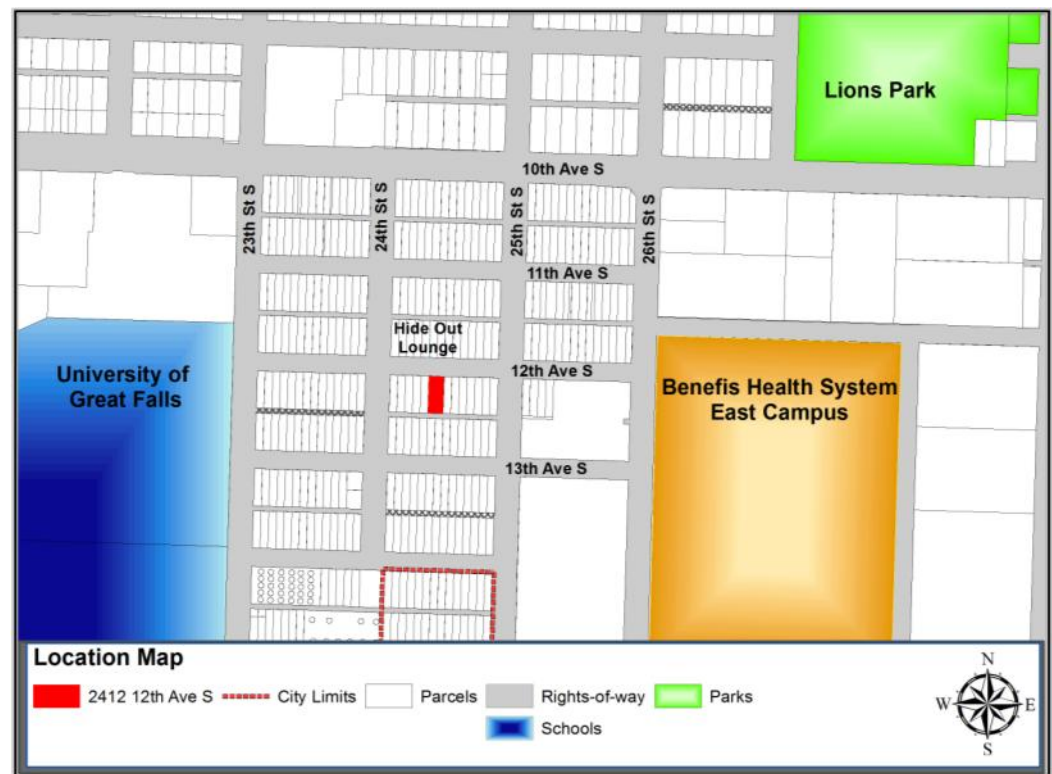
Recommendation

Approve the submitted design with conditions

Project Planner

Charles Sheets, CFM

VERIZON WIRELESS
2412 12TH AVENUE SOUTH



Project Description

The owner and applicant are proposing construction of a 45-foot concealed telecommunication tower and accompanying accessory structure located in the northeast corner of the existing parking lot. Verizon Wireless proposes the new tower in order to better serve the growing demands on existing wireless facilities. The proposed monopole design is 45-foot total height, with a light fixture placed at 30-foot.

Background

- Legal Description: Lots 1-7, Block 16, Lincoln Heights Addition
- Parcel Area: 0.49 acres or 21,000 s.f.
- Property Zoning: C-2 General Commercial
- Existing Land use: Nonconforming parking lot that was created prior to 1980
- Proposed Project Area: 50-foot by 120-foot, Lots 6 and 7, 6,000 s.f.

Project Overview

The subject property is a nonconforming parking lot owned by Mesler Properties LLC. They also own the Hide Out Lounge, across the street at 2401 12th Avenue South. The existing parking lot is nonconforming because it would not meet current code standards for a parking lot as it pertains to surface condition, landscaping within the parking area, boulevard landscaping, parking space striping and drive aisles. The parking lot is utilized by the patrons of the Hide Out Lounge and by employees of surrounding professional and medical offices.

Conformance with Title 17

The proposed concealed telecommunication facility appears to be compliant with the relevant requirements of Title 17 Land Development Code, including but not limited to zoning, setbacks, height, design, and visibility. The applicant's proposed design is generally consistent with what staff have seen previously for architectural features of the concealed telecommunication towers. The visual aspects of the project would not diminish the character or visual quality of the surrounding properties. Staff view the project area as the easterly 6,000 s.f. of the parking lot listed on the plans as Lots 6 and 7. The proposed tower is located on the southeast corner of the parking lot, along the alley. The proposed improvements of boulevard trees along 12th Avenue South and 24th Street South are out of the project area but contribute to the intent of promoting redevelopment of existing nonconforming property and brings the parking lot closer into compliance with the code by promoting compatibility with the neighborhood, promoting street activity and enhancing visual streetscapes. Staff would make the recommendation to add a second variety of tree between every third Japanese lilac in the boulevard. The proposed telecommunication facility does not trigger the requirements of Chapter 40 Outdoor Lighting. The proposed accompanying accessory structure for the telecommunication equipment will not require additional parking spaces within the development.

Conformance with Title 15

The owner and applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 Building and Construction.

Conformance with Title 5

The owner and applicant shall develop in conformance with the relevant requirements of Title 5 Telecommunication Facility licensing requirements.

Design Review: Exhibit 28-1 Standards for New Construction of Telecommunication Tower

The submitted plans for the concealed telecommunication facility and support building meets the intent of the standards of Exhibit 28-1. The location of the tower and support building is in the southeast corner of the parking lot, on Lots 6 and 7. The owner and applicant are required to have an amended plat prepared and filed of record to eliminate the property line running directly through the project area. The site is relatively flat and surrounded by commercial development on three sides. The Soroptimist Village Retirement Home is located half a block south of the project area; the proposed project would only slightly change the existing view for the residents of the facility. From 12th Avenue South, the visual impact will be the 45-foot tower, green columnar junipers, and the six-foot chain-link fence with obscuring green slats surrounding a prefab 12' x 26' x 10' high support building. All of the mechanical equipment for the facility is inside fenced area. Staff would recommend that the owner and applicant install irrigation, sod and two additional trees in the northern portion of the 6,000 s.f. project area. Additionally, the trees placed in the boulevards must be placed so that a public sidewalk could be installed along 12th Avenue South and 24th Street South. All of the mechanical equipment for the facility is inside fenced area.

Recommendation

Staff supports this application and recommends the Design Review Board approve the submitted design with conditions.

Suggested Motion

1. Board Member moves:



“I move that the Design Review Board (approve/approve with conditions) the Design Review Application for the concealed telecommunication facility located at 2412 12th Avenue South, as shown in the conceptual development plans contained within this report and provided by the owner and applicant, subject to the following conditions:

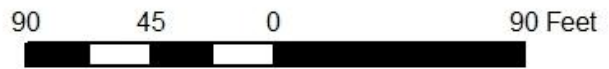
- A. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- B. If after the approval of the concept development plan as approved by this Board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.
- C. The owner and applicant shall have an amended plat prepared which shall incorporate corrections of any errors or omissions noted by Staff and filed with the Cascade County Clerk and Recorder’s Office, to eliminate the property line running through the project area (Lots 6 & 7, Block 16, Lincoln Heights Addition).
- D. The owner and applicant shall consult with landscape design professionals to develop and install irrigation and sod within the project area of Lots 6 & 7, Block 16, Lincoln Heights Addition, all surrounding the telecommunication facility.
- E. The owner and applicant shall install a second variety of tree between every third Japanese lilac in the boulevard.
- F. The owner and applicant shall install irrigation, sod and two trees in the northern and side areas within the 6,000 s.f. portion of the project area (Exhibit B - Site Plan).
- G. The owner and applicant shall submit a planting plan of the boulevard trees so that future development can install public sidewalks along 12th Avenue South and 24th Street South.

2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC Dave Dobbs, City Engineering
 Patty Cadwell, Neighborhood and Youth Council Coordinator
 Todd Seymanski, City Forester
 Paul Slotemaker, Smartlink LLC, 621 SW Alder St. Suite 660, Portland, Oregon 97205
 Mesler Properties LLC, 2401 12th Ave S, Great Falls, MT 59405

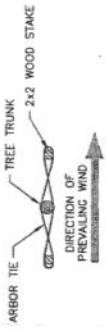


-  2400 12th Ave S
-  Tracts of Land

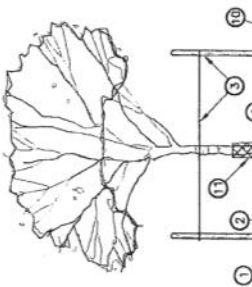




TREE & SHRUB SCHEDULE		
TREE/SHRUB TYPE	QTY.	SIZE
JAPANESE TREE LILAC (SYRINGA RETICULATA)	7	1 1/2" CALIPER
GREEN COLUMNAR JUNIPER (JUNIPERUS CHINENSIS 'HETZU COLUMNARIS')	31	5' HT. MIN.



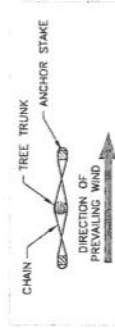
- 1 FINISH GRADE
- 2 BARK MULCH - 2" DEPTH.
- 3 TREE STAKING, SEE DETAIL - ABOVE
- 4 DO NOT COVER CROWN OF ROOTBALL WITH SOIL
- 5 UNDISTURBED NATIVE SOIL
- 6 MINIMUM PLANT PIT IS 2 TIMES THE DIAMETER OF THE CONTAINER AND EQUAL TO THE DEPTH OF THE ROOTBALL
- 7 BACKFILL SOIL MIX, 3 PARTS NATIVE SOIL TO 1 PART PEAT MOSS, WATER SETTLE AND TAMP BETWEEN LITS TO REMOVE AIR POCKETS. SECOND WATERING SHALL BE WITHIN 24 HOURS.
- 8 ROOT BALL, SCARIFY ON SIDE PRIOR TO PLANTING
- 9 FERTILIZER TABLETS, AGRIFORM (2) GRAM PER 15 GAL TREE (OR 1" PER 4" OF ROOTBALL DIAMETER) PLACED 3" BELOW FINISH GRADE ALONG ROOTBALL
- 10 CONSTRUCT EARTHEN SAUCER 2 1/2 TIMES THE ROOTBALL WIDTH AND 3" MIN. HEIGHT.
- 11 ARBOR GUARD.



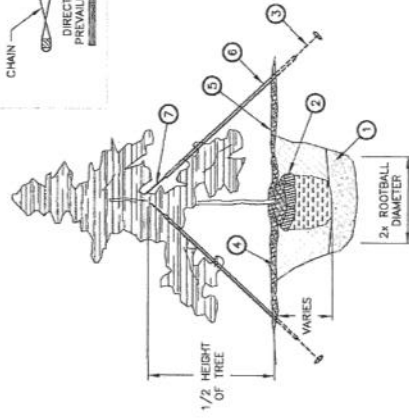
- NOTES:
1. DO NOT PRUNE HEAVILY AFTER PLANTING. PRUNE ONLY CROSSOVER LIMBS AND DEAD OR BROKEN BRANCHES.
 2. MARK NORTH SIDE OF TREE AT NURSERY AND FACE NORTH ON SITE.
 3. REMOVE WIRE BASKET FROM TOP HALF OF ROOTBALL. IF TREE IS SHIPPED WITH WIRE BASKET REMOVE FROM ROOTBALL PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO BREAK ROOTBALL TO BE EQUAL IN HEIGHT TO THE ADJACENT GRADE.
 4. SPRAY WITH WILT-PROOF WHEN FOLIAGE IS PRESENT.

2 DECIDUOUS TREE PLANTING

L-1 SCALE: NTS



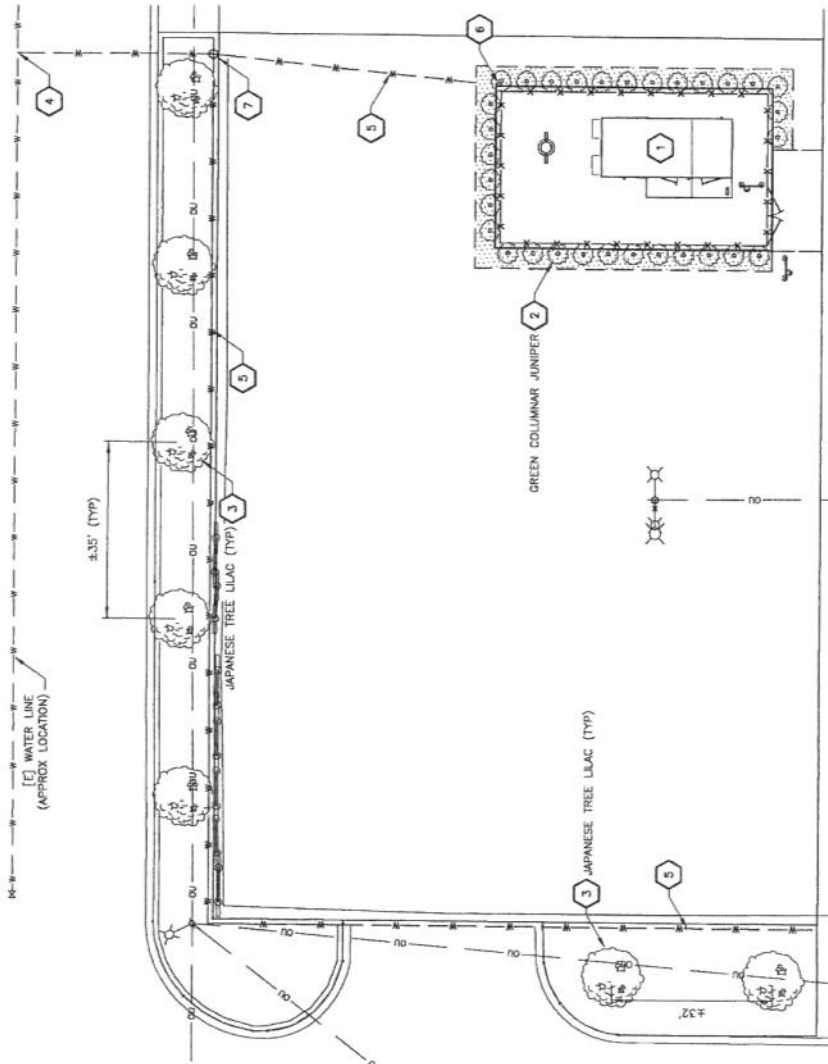
- 1 UNDISTURBED SOIL
- 2 REMOVE TOP 1/3 OF BURLAP. SLIT REMAINING. REMOVE ALL WIRE AND TWINE [TYPICAL].
- 3 DUCKBILL ANCHOR
- 4 FINISH GRADE
- 5 MULCH AS SPECIFIED.
- 6 SKED 40 P.W.C. BURY END 6".
- 7 TREE CHAIN - CONNECT TO END OF DUCKBILL CABLE AND TIGHTEN.



- NOTES:
1. BACKFILL WITH 3 PARTS NATIVE SOIL X 1 PART PEAT MOSS SOIL MIX.
 2. PROVIDE 3" DIA. BARK MULCH AREA - 3' DEPTH.
 3. SPRAY WITH WILT-PROOF

4 CONIFER TREE PLANTING

L-1 SCALE: NTS

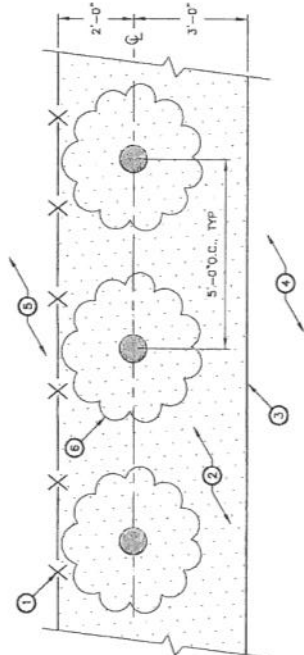


1 LANDSCAPING AND IRRIGATION PLAN

L-1 SCALE: 1"=30'

LANDSCAPING NOTES:

1. ALL LANDSCAPING SHALL MEET OFFICIAL CODE OF THE CITY OF GREAT FALLS, MONTANA.
2. A TREE PLANTING PERMIT IS REQUIRED AND MAY BE PURCHASED FROM CITY OF GREAT FALLS PARKS AND RECREATION DEPARTMENT.
3. AN APPROVED AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER NEW TREE AND SHRUB PLANTINGS. SEE SHEET L-2.
4. ALL TREES SHALL BE WATERED WITH A SEPARATE IRRIGATION ZONE(S) SPECIFIC FOR THE TREES. TREE IRRIGATION MAY USE EITHER BUBBLERS OR DRIP.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MAINTENANCE, REPAIR AND REPLACEMENT OF LANDSCAPE IRRIGATION PLANTS FOR A PERIOD OF 1 YEAR FROM LANDSCAPE INSTALLATION.
6. FOR SHRUB PLANTING USE PLANT HOLE, SOIL MIX AND MULCH SHOWN IN THE CONIFER TREE PLANTING DETAIL.
7. USE 'WILT-PROOF' ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
8. ADDITIONAL SITE INFORMATION IS AVAILABLE ON THE CIVIL DRAWING SHEETS.



3 5' VISUAL PLANTING SCREEN

L-1 SCALE: NTS

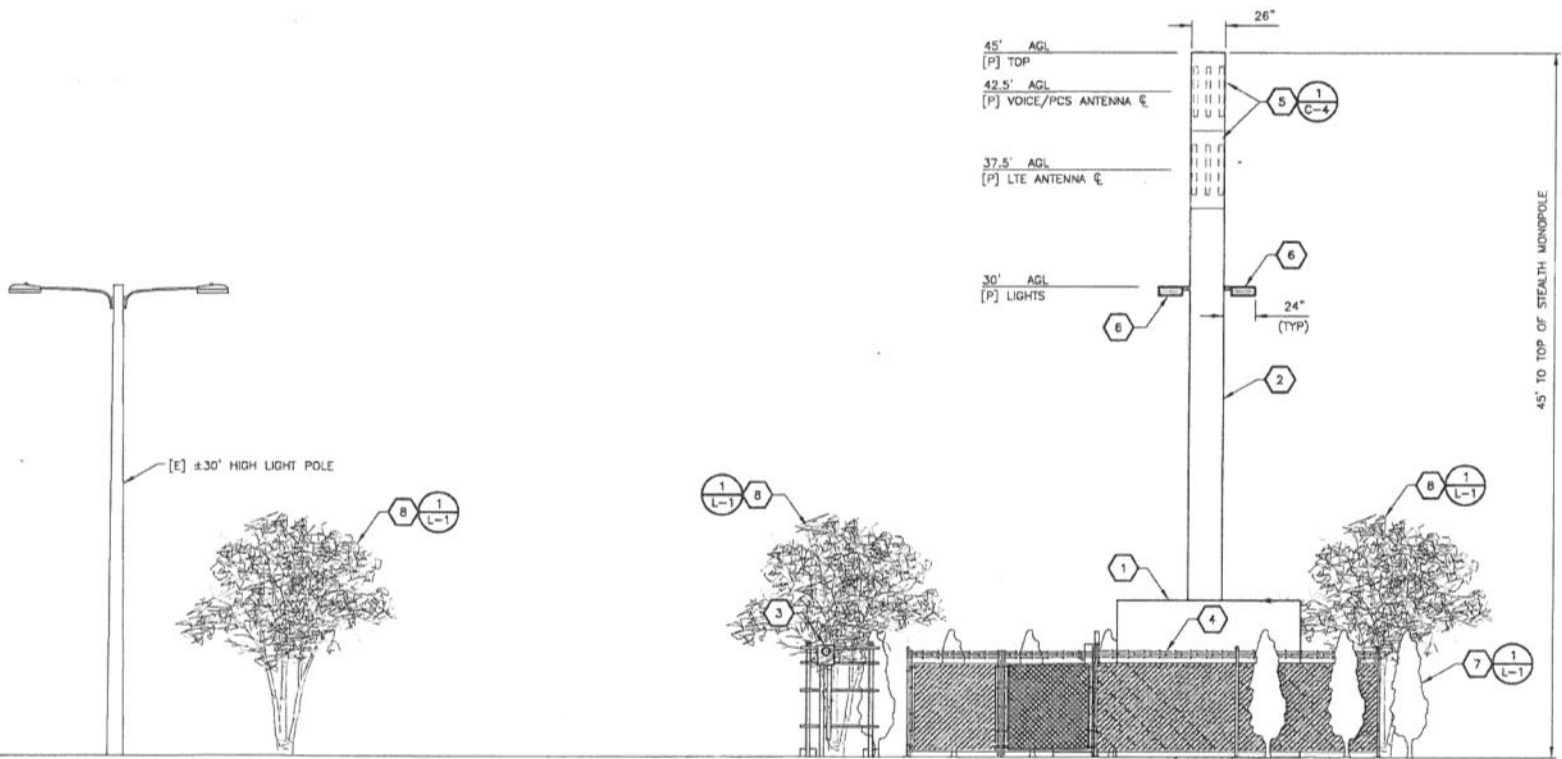
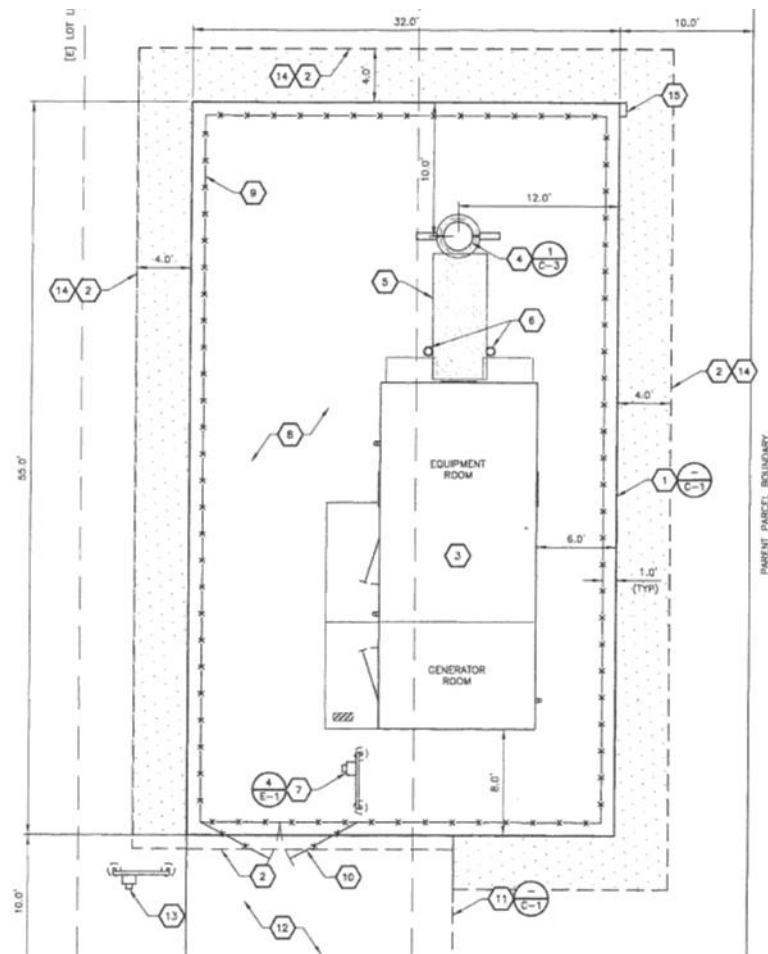


EXHIBIT D - IMPROVEMENT FOOTPRINT





SOUTHEAST VIEW



SOUTH VIEW

