

DESIGN REVIEW BOARD

April 28, 2014

Case Number

DRB2014-5

Owner

David G Kelman

Applicant

Paul Slotemaker, AICP
Smartlink, LLC
Verizon Wireless

Property Location

842 2nd Street South
Neighborhood Council #7

Requested Action

Design review for construction of a concealed telecommunication facility

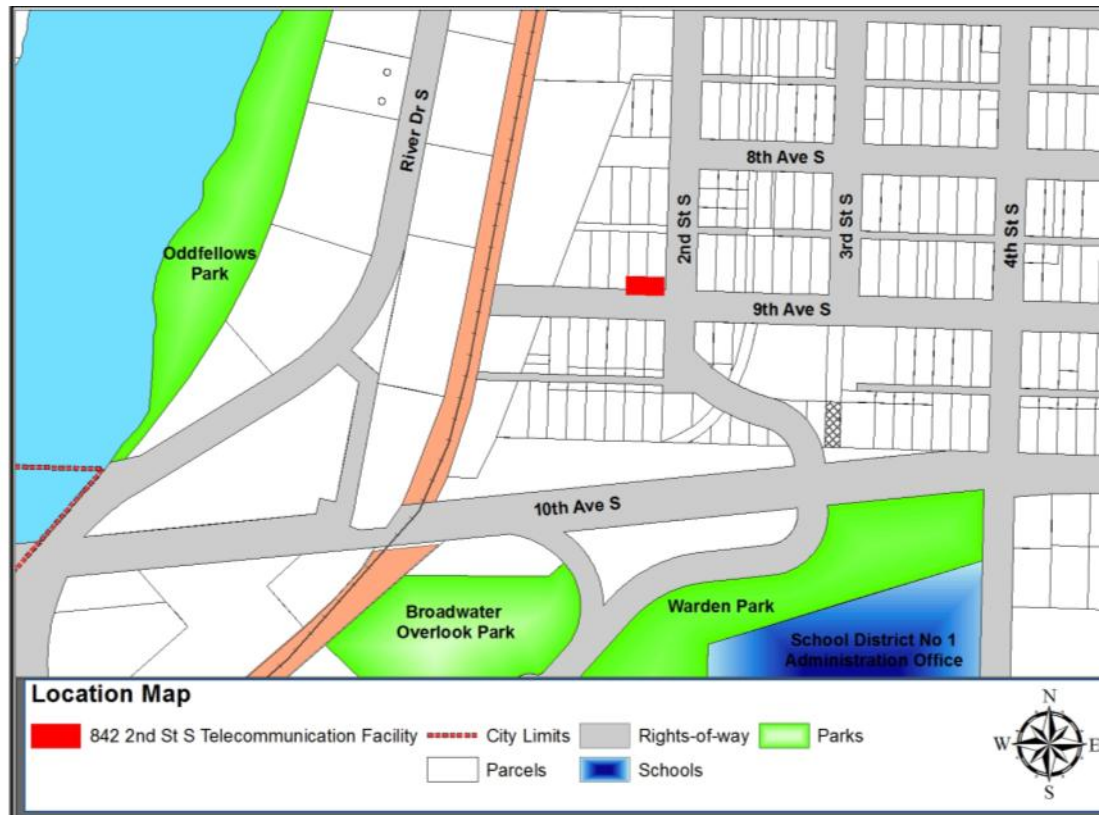
Recommendation

Approve the submitted design with conditions

Project Planner

Charles Sheets, CFM

VERIZON WIRELESS 842 2ND STREET SOUTH



Project Description

The owner and applicant are proposing to construction a concealed telecommunication facility on top of the existing four story Marshall-Wells Warehouse building located at 842 2nd Street South. The accompanying emergency generator and HAVC condensers will be installed at ground level on the back side of the warehouse. The proposed plan is to install the new antennas behind concealed stealth panels painted to match the architecture of the warehouse and would appear to be part of the existing penthouse on top of the warehouse.

Background

- Legal Description: Lots 5-9, Block 503, Original Townsite
- Parcel Area: 0.86 acres or 37,500 s.f.
- Property Zoning: M-2 Mixed-use transitional district
- Existing Land use: Retail and warehousing

Project Overview

The subject property is an old railroad warehouse that has been renovated on the first floor for a retail business and remains warehousing on the other floors. The proposed plan is to install the new antennas behind concealed stealth panels painted to match the architecture of the warehouse and install the emergency generator and HVAC condensers at ground level on the back side of the warehouse.

Conformance with Title 17

The proposed concealed telecommunication facility appears to be compliant with the relevant requirements of Title 17 of the Land Development Code, including but not limited to zoning, setbacks, height, design, and visibility. The applicant had proposed a couple of other versions of the project and with the input from City Staff, has come to this final concept. The antennas themselves would be screened from view and appear to be an addition to the existing penthouse on top of the warehouse. The visual aspects of the project would not diminish the character or visual quality of the historic warehouse from the public view. The proposed concealed 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 applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 Building and Construction, of the Land Development Code. .

Conformance with Title 5

The applicant shall develop in conformance with the relevant requirements of Title 5 Telecommunication Facility licensing requirements, of the Land Development Code.

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

The submitted plans for the concealed telecommunication facility and support building meets the intent of the standards of Exhibit 28-1 of the Land Development Code. The location of the antennas along side the existing penthouse and painted stealth panels to match the architecture of the warehouse will not detract from the over all historic warehouse. The site is relatively flat and surrounded by commercial and warehousing development on three sides and the Burlington Northern Railroad tracks on the west side. The penthouse is most visible from vehicles driving onto and off the Warden Bridge. The proposed project would only slightly change the existing view for the motorist with the addition to the penthouse. All of the mechanical equipment for the antennas will be inside the fenced area on the back side of the warehouse.

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 842 2nd Street South, as shown in the conceptual development plans contained within this report and provided by the 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.



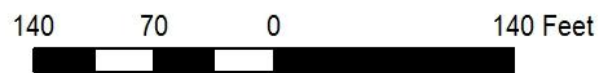
2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

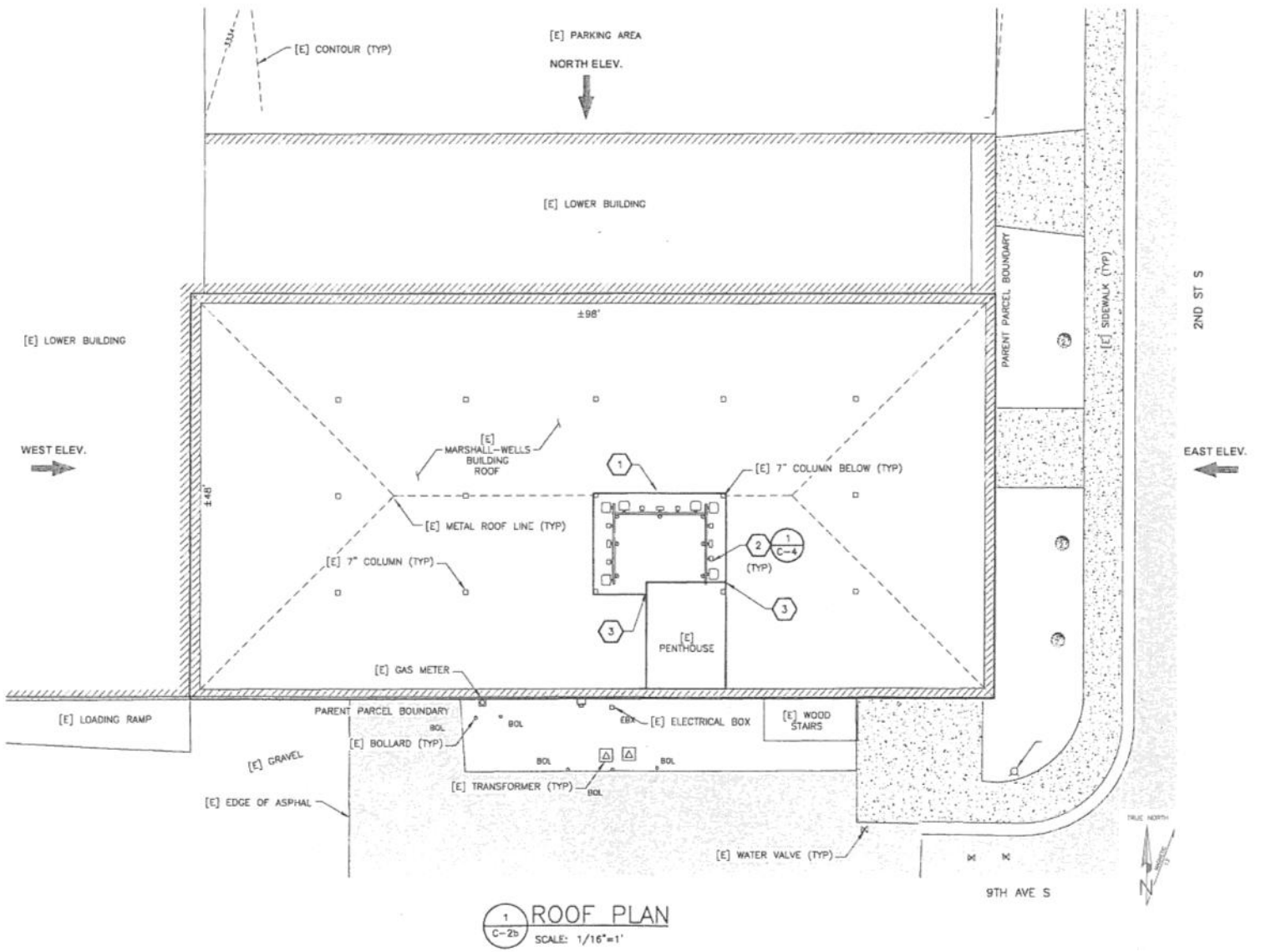
- CC Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood and Youth Council Coordinator
Todd Seymanski, City Forester
Paul Slotemaker, Smartlink, LLC, 621 SW Alder St. Suite 660, Portland, Oregon 97205
David Kelman, 115 Beckworth Dr., Taylors, SC 29687

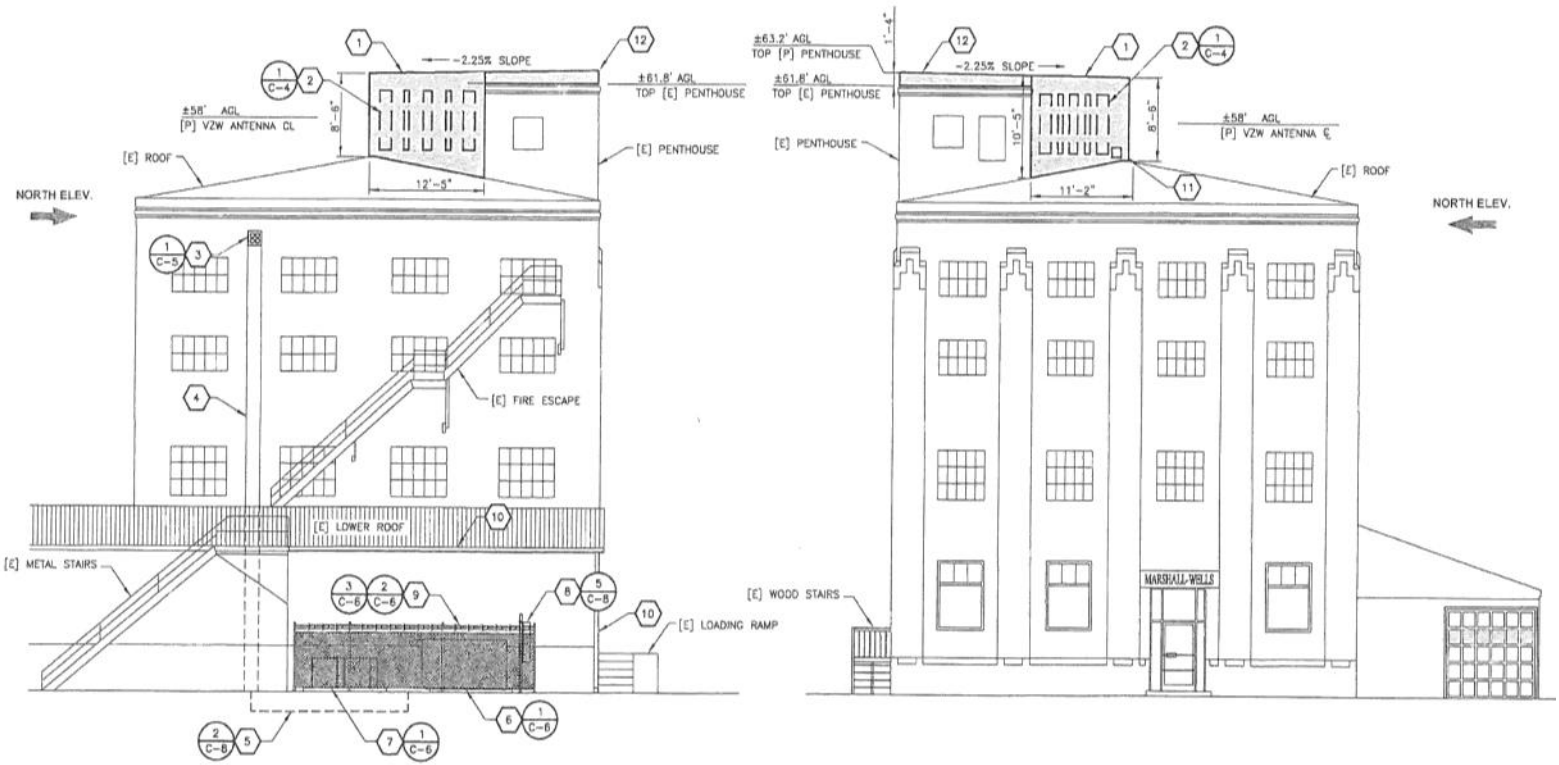


 842 2nd St S Telecommunication Facility

 Tracts of Land

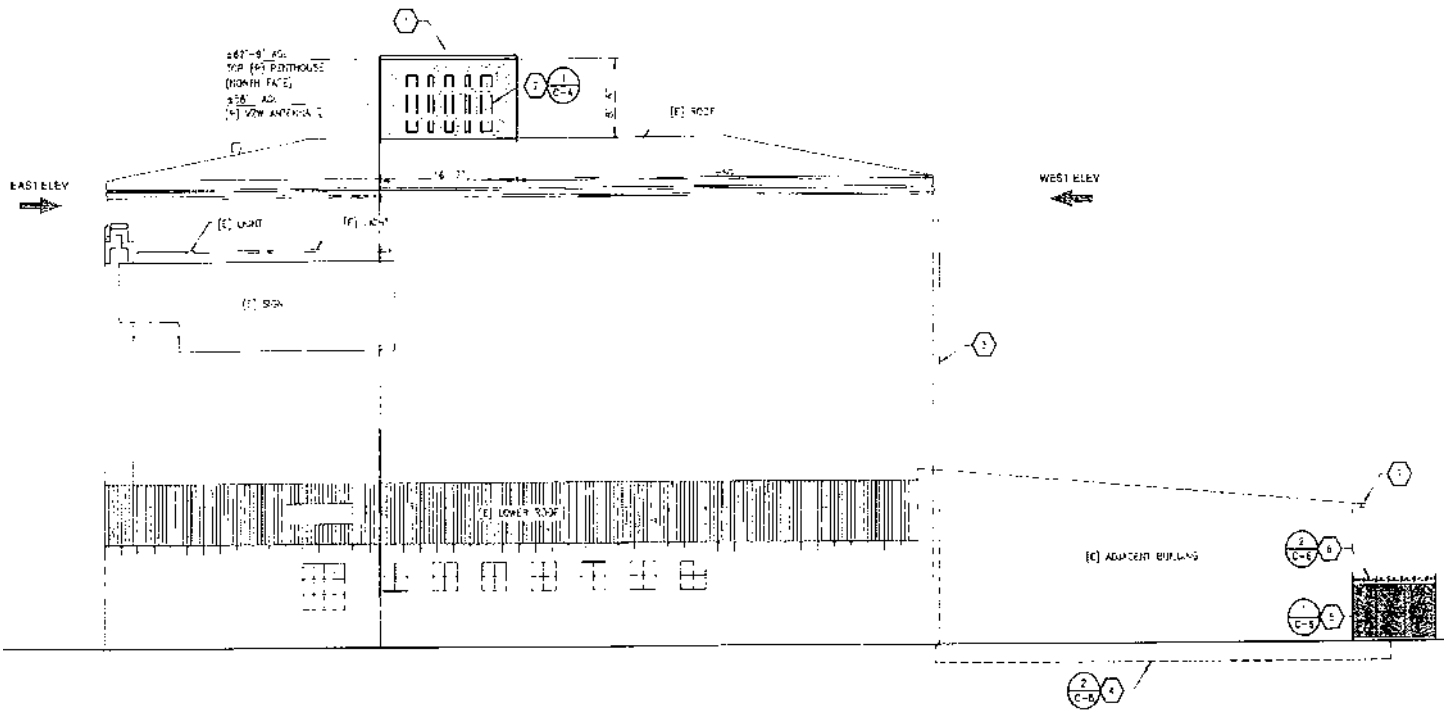






WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

