

DESIGN REVIEW BOARD

March 9, 2015

Case Number

DRB2015-5

Owner

Robert and Jan Livesay
Montana Lines
Construction Company

Applicant

Paul Slotemaker, AICP
Verizon Wireless

Property Location

2802 Upper River Road
Neighborhood Council
#6

Requested Action

Design review for construction of an unconcealed telecommunication facility

Recommendation

Approve the submitted design with conditions

Project Planner

Charles Sheets, CFM

LIVESAY—VERIZON WIRELESS 2802 UPPER RIVER ROAD



Project Description

The owner and applicant are proposing construction of an unconcealed telecommunication tower and accompanying accessory structure located in the northwest corner of the existing contractor yard of Montana Lines, Inc.. Verizon Wireless proposes the new tower in order to better serve the growing demands on existing wireless facilities in the vicinity. The proposed mono-pole design is 80-foot in height.

Background

- Legal Description: Lot 25C, McLean Garden Tracts
- Parcel Area: 3.157 acres or 137,520 s.f.
- Property Zoning: I-1 Light Industrial
- Existing Land use: Contractor yard
- Proposed Project Area: 42-foot by 60-foot, 2,520 s.f.

Project Overview

The subject property is a legal nonconforming contractor yard type 2 that has existed for 30 years and owned by Robert and Jan Livesay. The existing property contains the business building and a mix of paved and unpaved parking lot. The unconcealed, 80-foot tower is proposed to be located behind the building, next to the Burlington Santa Fe Railroad tracks. No site improvements are proposed away from the project area.

Conformance with Title 17

The proposed unconcealed 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, and design. The proposed 80-foot mono-pole design has unconcealed antennas. The pre-manufactured ground equipment building and back-up generator will not be visible from the public right-of-way. The 80-foot tower will be visible from approximately one-half mile from the property. The project area is 2,520 s.f. in a undeveloped portion of the property in the northwest corner and along the railroad tracks. The base of the tower and ground equipment will be surrounded with a 6-foot chain link fence with earth tone sight obscuring slats. 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 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 New Construction of Telecommunication Tower

The submitted plans for an unconcealed telecommunication facility and support building meet the intent of the standards of Exhibit 28-1 of the Land Development Code.

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 unconcealed telecommunication facility located at 2802 Upper River Road, 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.
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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, paul.slotemaker@taec.net
Robert and Jan Livesay, 2802 Upper River Road, Great Falls, MT 59405



TOWER LOCATION



EQUIPMENT BUILDING LOCATION

190 95 0 190 Feet







