

# DESIGN REVIEW BOARD

March 9, 2015

**Case Number**

DRB2015-6

**Owner**

GTEFFT Investments,  
LLC.

**Applicant**

Paul Slotemaker, AICP  
Verizon Wireless

**Property Location**

601 9th 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

## PICKWICK'S OFFICE WORKS-VERIZON WIRELESS 601 9TH STREET SOUTH



### Project Description

The owner and applicant are proposing construction of a 45-foot concealed telecommunication tower and accompanying accessory structure. The proposed mono-pole design is 45-foot in height, located along the alley of the property.

### Background

- Legal Description: Lots 1-3, Block 470, Great Falls Original Townsite
- Parcel Area: 0.26 acres or 11,250 s.f.
- Property Zoning: C-1 Neighborhood Commercial
- Existing Land use: Commercial / Retail / Parking lot
- Proposed Project Area: 20-foot by 40-foot, along 6th Avenue South and 10-foot by 15-foot, along 7th Alley South

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## Project Overview

The subject property is a conforming general sales business for Pickwick's Office Works owned by GTEFFT Investments, LLC. The existing commercial development is a fully developed site with a commercial retail building, paved parking lot, and existing boulevard landscaping. The tower is located at the rear of the building and the support building is located on the north side of the existing building along 6th Avenue South. Verizon Wireless proposes the new mono-pole, concealed tower in order to better serve the growing demands on existing wireless facilities in the vicinity. The proposed mono-pole design is 45-foot in height, located along the alley of the property.

### **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 proposed mono-pole design is typical of previously constructed concealed telecommunication towers. The visual aspects of the project would not diminish the character or visual quality of the surrounding properties. The project area is 950 s.f. of the paved rear loading and unloading area, in the southeast corner and along the alley. The project includes the installation of replacement trees within the boulevard along 6th Avenue South and 9th Street South, which brings the boulevard closer into compliance with the code by promoting compatibility with the neighborhood, promoting street activity and enhancing visual streetscapes. The proposed concealed telecommunication facility does not trigger the requirements of Chapter 40 Outdoor Lighting. The proposed accompanying accessory structure for the telecommunication equipment is located along 6th Avenue South in an unused portion of paved parking lot. The ground equipment building and generator is enclosed in a 6-foot high chain link fence with tan-colored slats and surrounded with a 4-foot wide landscape buffer. The proposed buffer is 6-foot high column junipers.

### **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 a concealed telecommunication facility and support building meet the intent of the standards of Exhibit 28-1 of the Land Development Code. The location of the tower and support building is located in portions of the existing commercial site that are currently unutilized. The owner and applicants 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 residential development on three sides.

## 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 601 9th 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.
- C. The 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 1-3, Block 470, Great Falls Original Townsite).
- D. The applicant shall consult with landscape design professionals to develop and install irrigation, trees and shrubs within the project area surrounding the telecommunication facility.
- E. The applicant shall submit a planting plan and install boulevard trees as per plan in the boulevard along 6th Avenue South and 9th Street South.

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

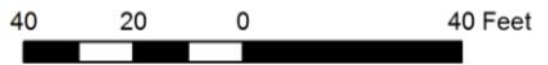
CC Dave Dobbs, City Engineering  
 Patty Cadwell, Neighborhood and Youth Council Coordinator  
 Todd Seymanski, City Forester  
 Paul Slotemaker, paul.slotemaker@taec.net  
 GTEFFT Investments, LLC., 601 9th St S, Great Falls, MT 59405



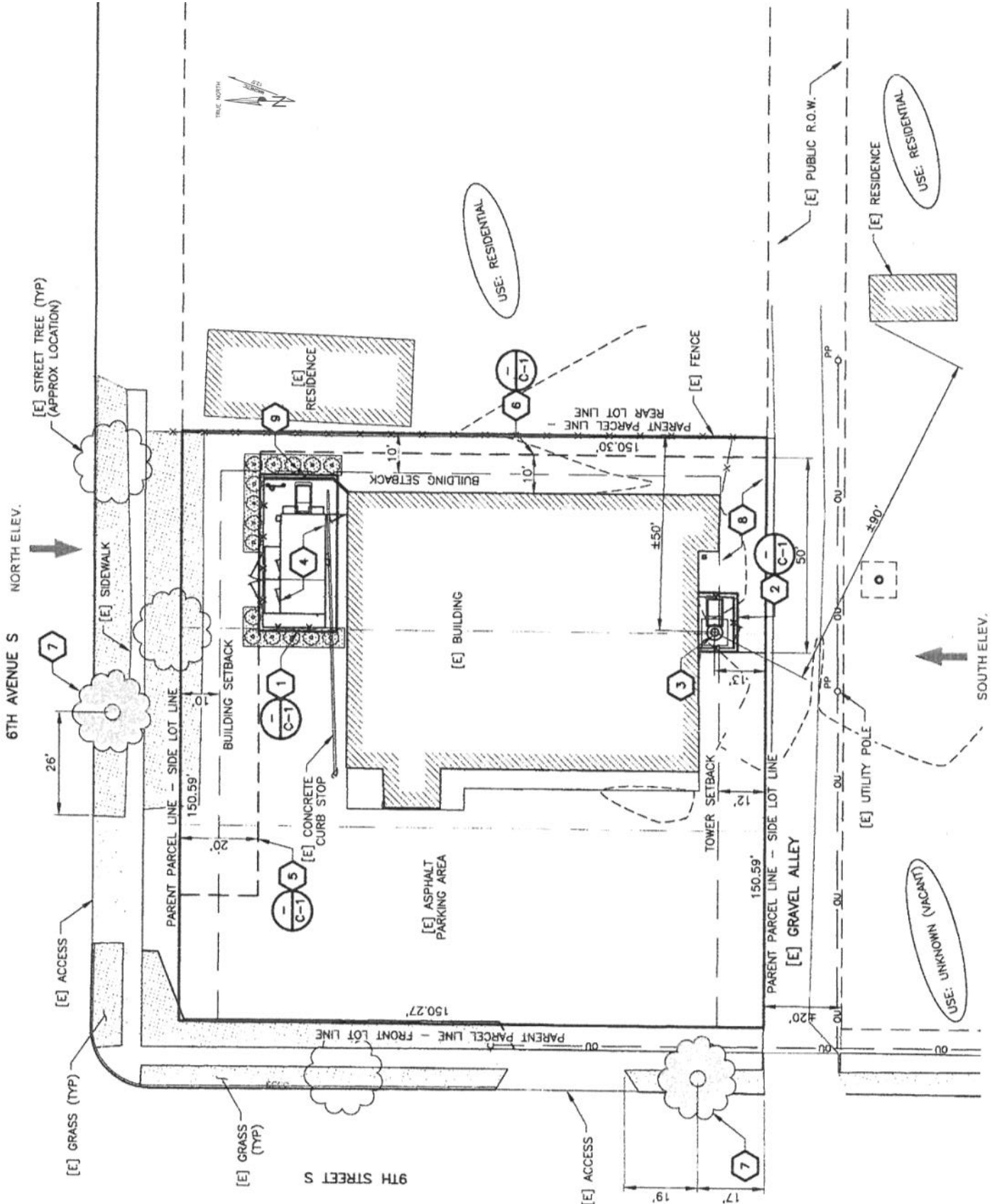
**TOWER LOCATION**

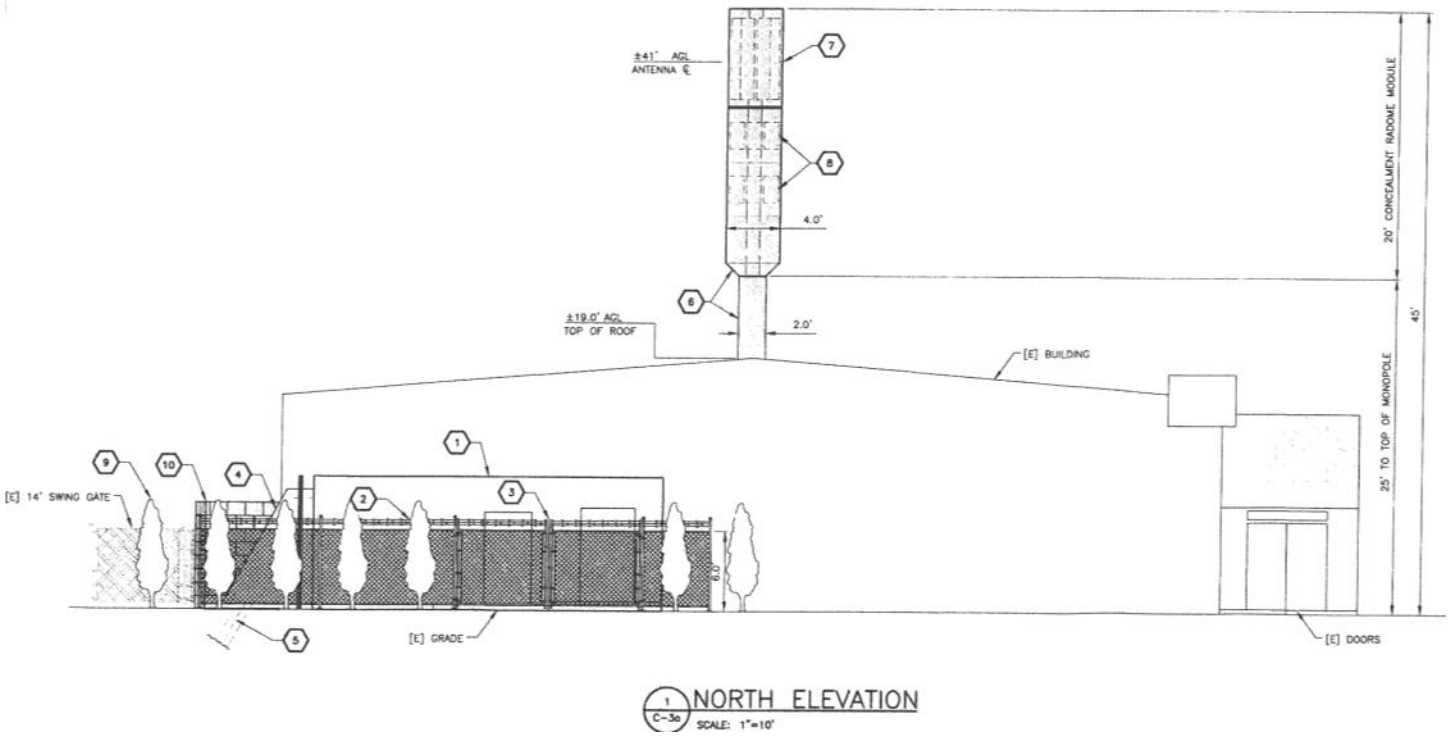
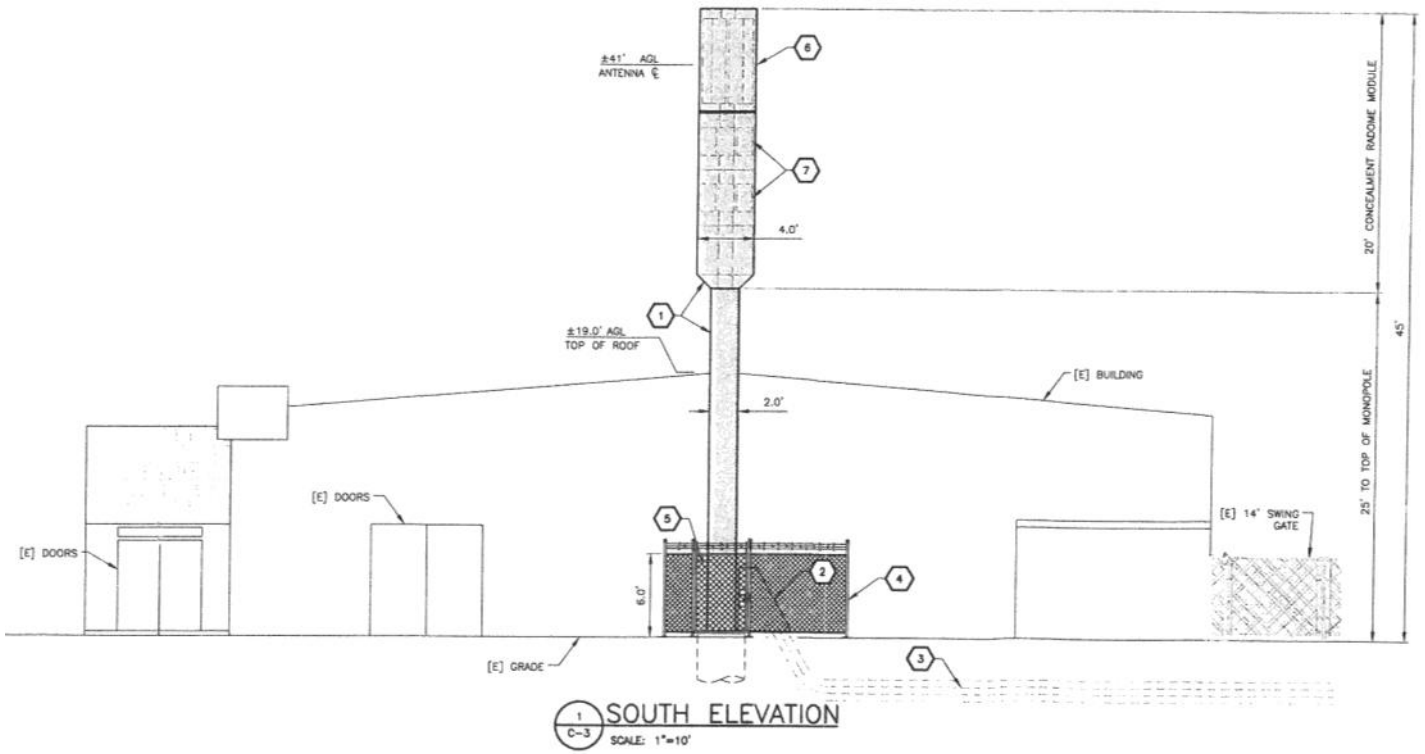


**EQUIPMENT BUILDING LOCATION**











NORTH ELEVATION



SOUTH ELEVATION





EXISTING

45' MONOPOLE AND  
RADOME WITH VERIZON  
WIRELESS ANTENNAS



GFA BOWSER  
NW ELEVATION

PROPOSED