

DESIGN REVIEW BOARD

March 9, 2015

Case Number

DRB2015-7

Owner

Eklund's Appliance & TV

Applicant

Paul Slotemaker, AICP
Verizon Wireless

Property Location

305 6th Street NW
Neighborhood Council #2

Requested Action

Design review for construction of a concealed telecommunication facility

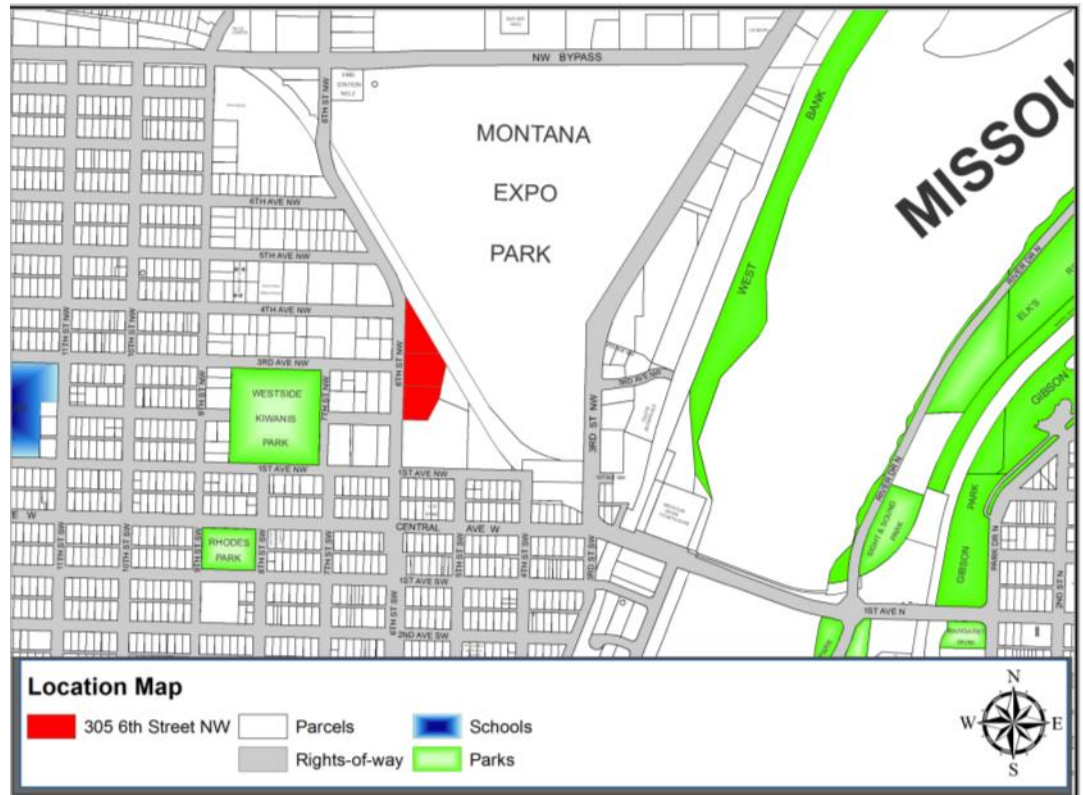
Recommendation

Approve the submitted design with conditions

Project Planner

Charles Sheets, CFM

EKLUND'S APPLIANCE & TV-VERIZON WIRELESS



Project Description

The owner and applicant are proposing construction of a 45-foot concealed telecommunication tower and accompanying accessory structure located in the south corner of the existing appliance warehouse facility. 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 45 feet in height, located along 6th Street Northwest in a paved section of the warehouse yard.

Background

- Legal Description: Lots 1, 2A, & 3A, Block 7, Fair Acreage Addition
- Parcel Area: 3.39 acres or 147,668 s.f.
- Property Zoning: C-2 General Commercial
- Existing Land use: Warehouse Facility
- Proposed Project Area: 35-foot by 70-foot, along 6th Street Northwest

Project Overview

The subject property is a nonconforming warehouse appliance warehouse facility for Eklund's Appliance and TV Store. The parking lot is utilized for outside storage. 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, parking space striping and drive aisles. The boulevard along 6th Street is landscaped with turf grass and canopy trees. The proposed 45-foot concealed telecommunication tower is a mono-pole design and the accompanying accessory structure is a prefab earth tone structure located in the south corner of the existing appliance warehouse facility.

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 in the community. The visual aspects of the project would not diminish the character or visual quality of the surrounding properties. The project area is 2,500 s.f. of parking lot, in the southeast corner and along 6th Street NW. 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 5-foot high columnar junipers. 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 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 in the southeast corner of the parking lot. From 6th Street NW, the visual impact will be the 45-foot tower, green columnar junipers, and the 6-foot chain-link fence with obscuring earth tone slats surrounding a prefab 12' x 26' x 10' high support building. All of the mechanical equipment for the facility is inside a fenced area. The project shall include the installation of the irrigation system for the new and future landscaping.

Recommendation

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

Suggested Motion

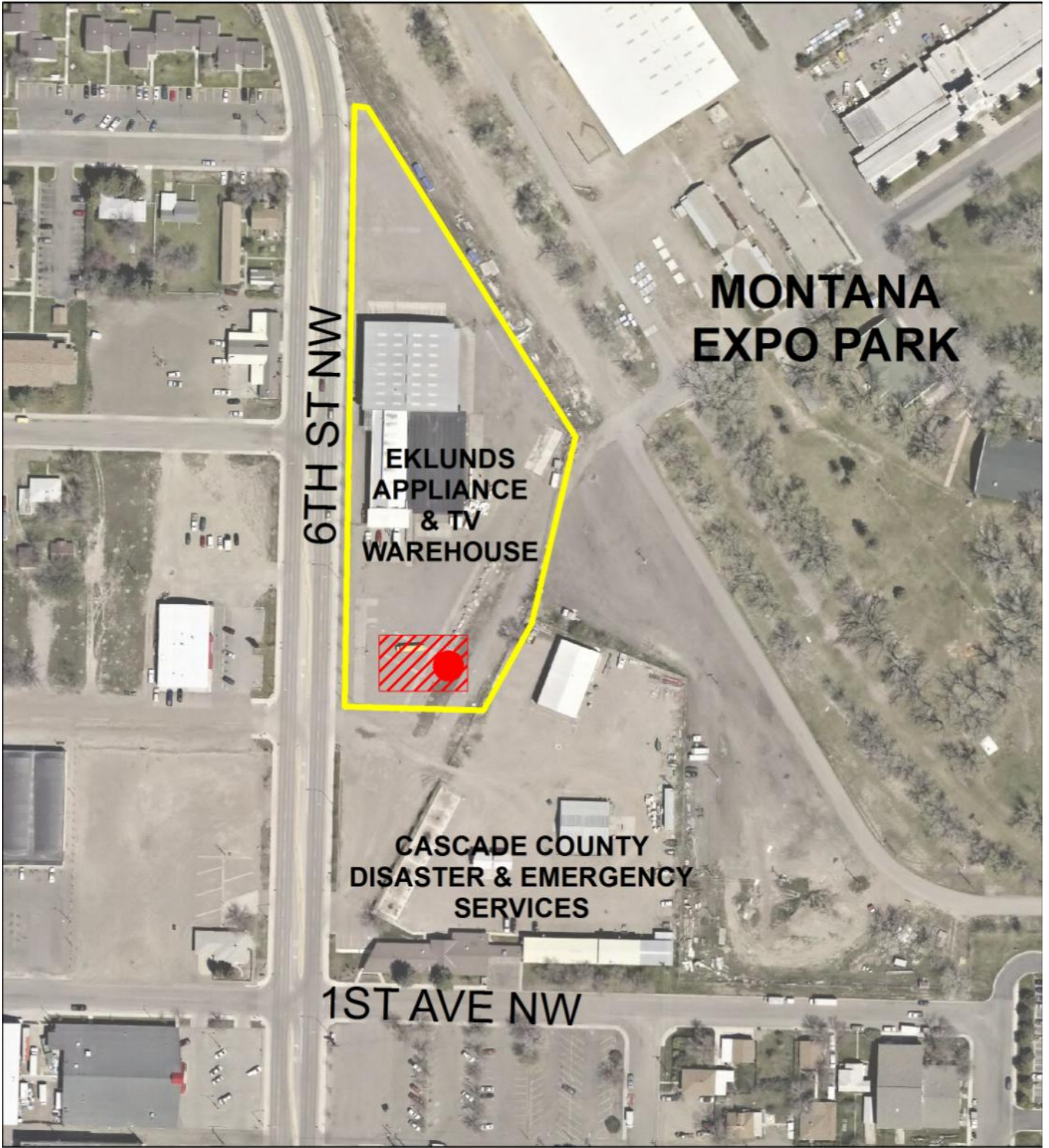
1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application for the concealed telecommunication facility located at 305 6th Street Northwest, 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 consult with landscape design professionals to develop and install irrigation, trees and shrubs within the project area surrounding the telecommunication facility.
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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
Eklund’s Appliance & TV, 1007 Central Ave West, Great Falls, MT 59404



TOWER LOCATION

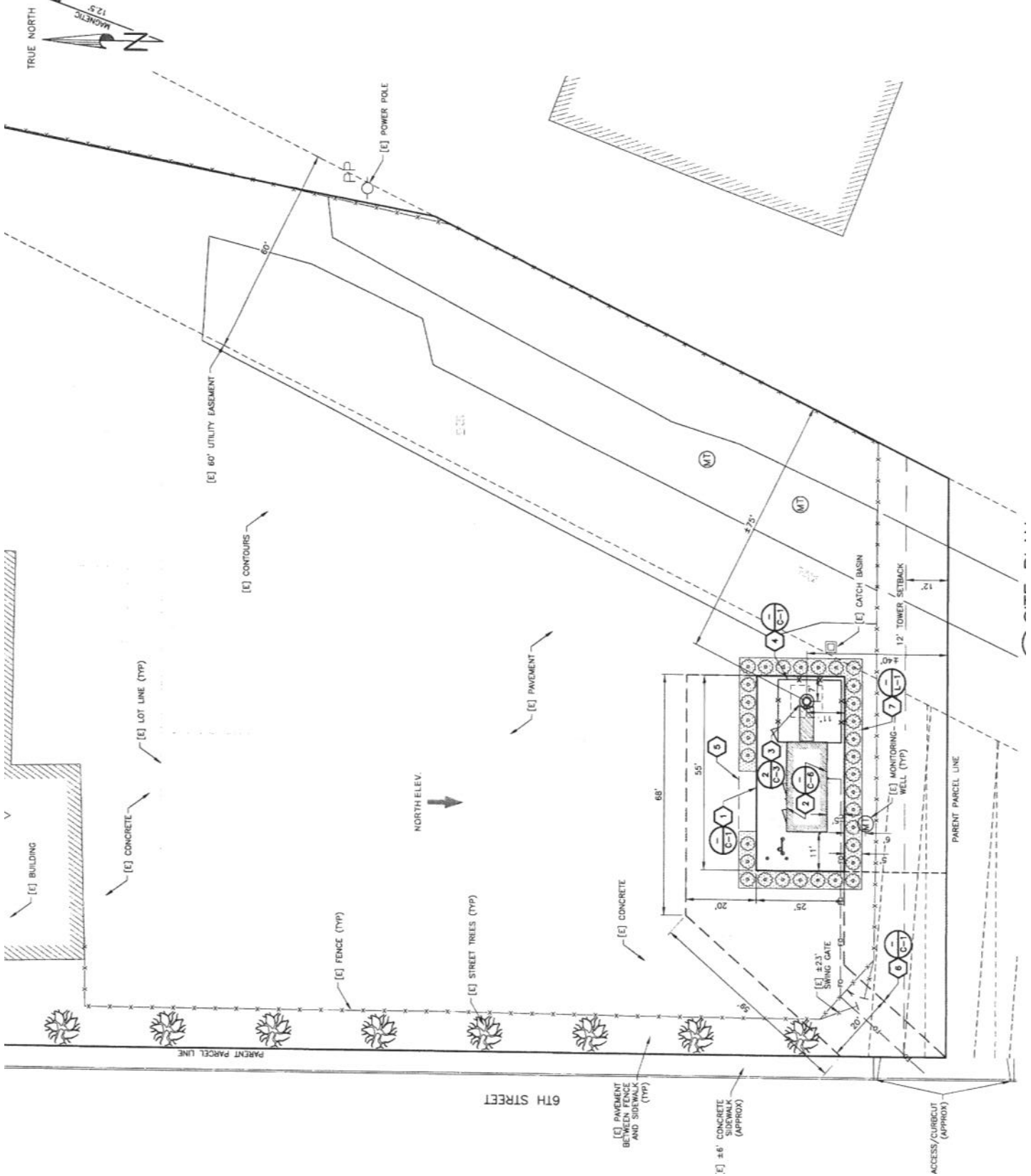


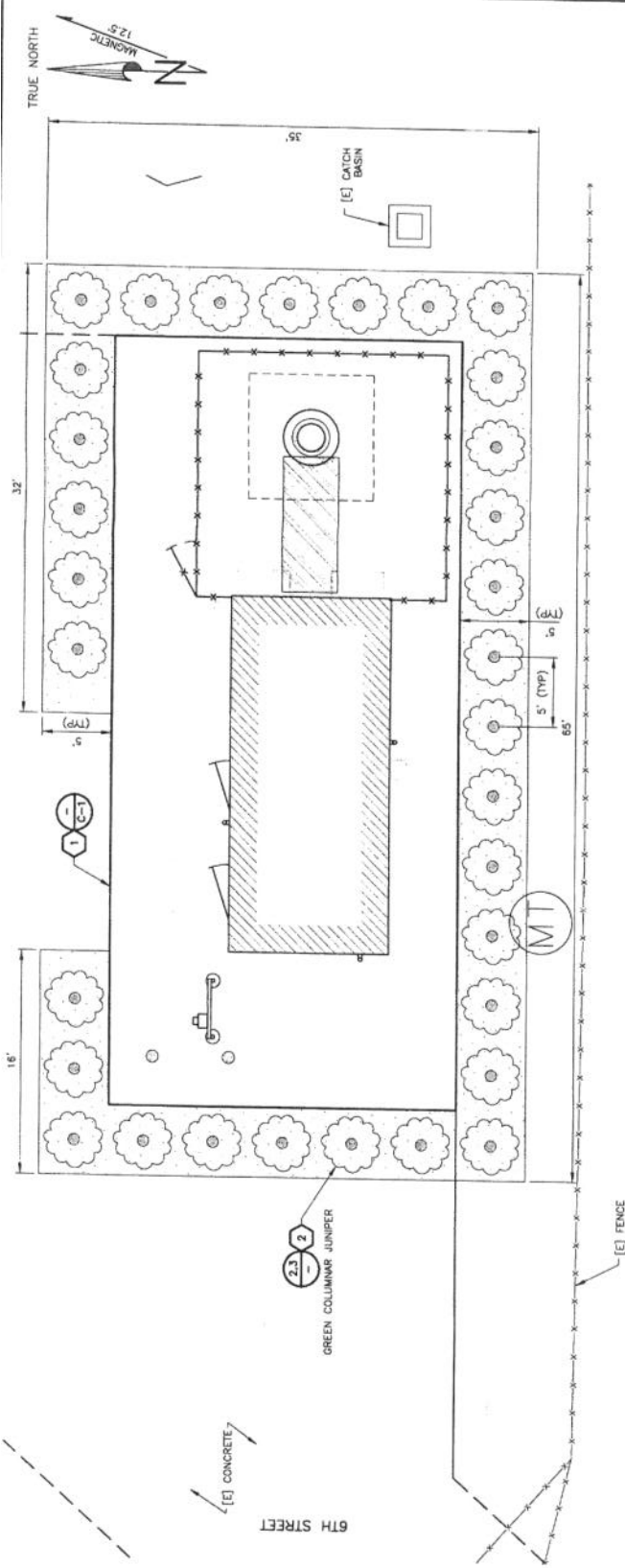
EQUIPMENT BUILDING LOCATION

225 112.5 0 225 Feet



EXHIBIT B - SITE PLAN





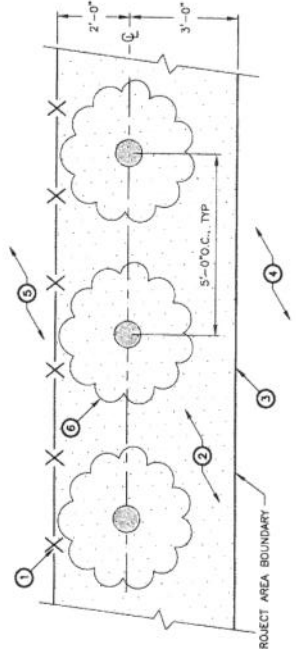
1 LANDSCAPING AND IRRIGATION PLAN

SCALE: 1"=10'

TREE/SHRUB TYPE	QTY.	SIZE
GREEN COLUMNAR JUNIPER (JUNIPERUS CHINENSIS 'HETZL' COLUMNARIS*)	32	5' HT. MIN.

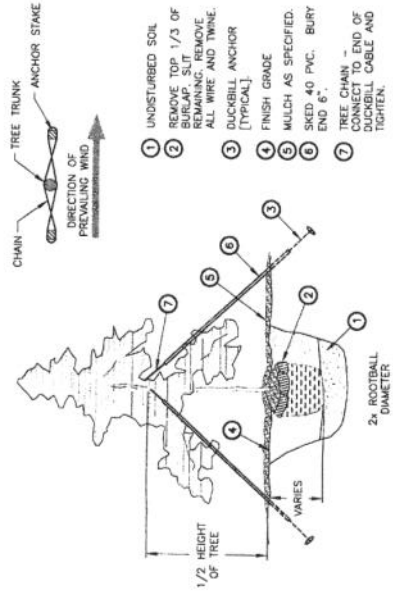
LANDSCAPING NOTES:

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



2 5' VISUAL PLANTING SCREEN

SCALE: NTS

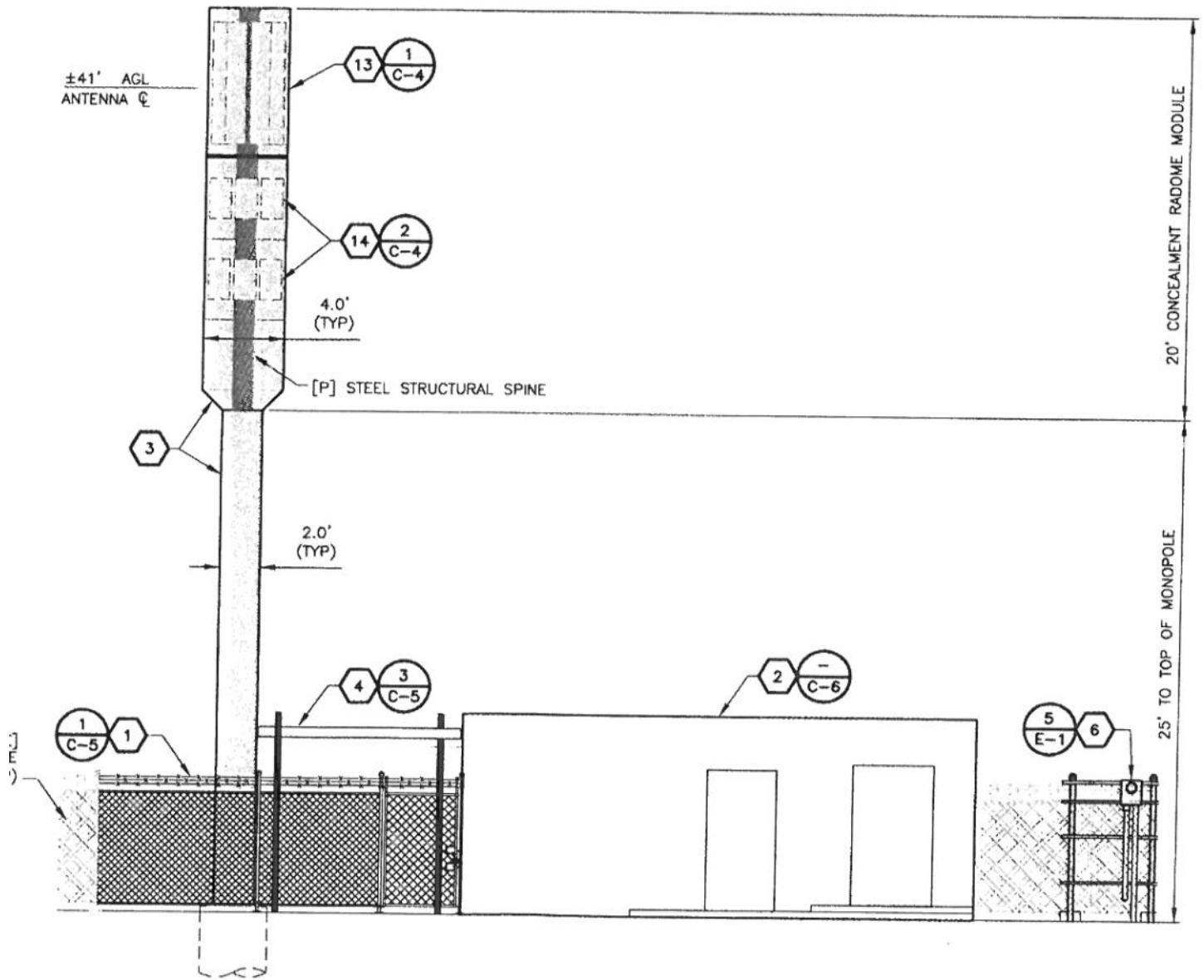


3 CONIFER TREE PLANTING

SCALE: NTS

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

- CHAIN LINK FENCE WITH GREEN-COLORED VINYL SLATS, SEE DETAIL 4 ON SHEET C-3.
- SHREDDED BARK MULCH, 4" DEPTH: PREFERABLY WITH SUITABLE LANDSCAPE SURFLAN OR EQUAL PRE-EMERGENT HERBICIDE PRIOR TO INSTALLATION OF BARK MULCH.
- POLY EDGING: PROFESSIONAL GRADE BLACK POLY LAWN EDGING WITH 9"x1" BLACK POLY LAWN SLATES INSTALL PER MANUFACTURER'S RECOMMENDATIONS, OR CONCRETE CURB.
- ADJACENT AREA.
- CELLULAR FACILITY - INTERIOR.
- EVERGREEN TREE, TYP. AS SPECIFIED.

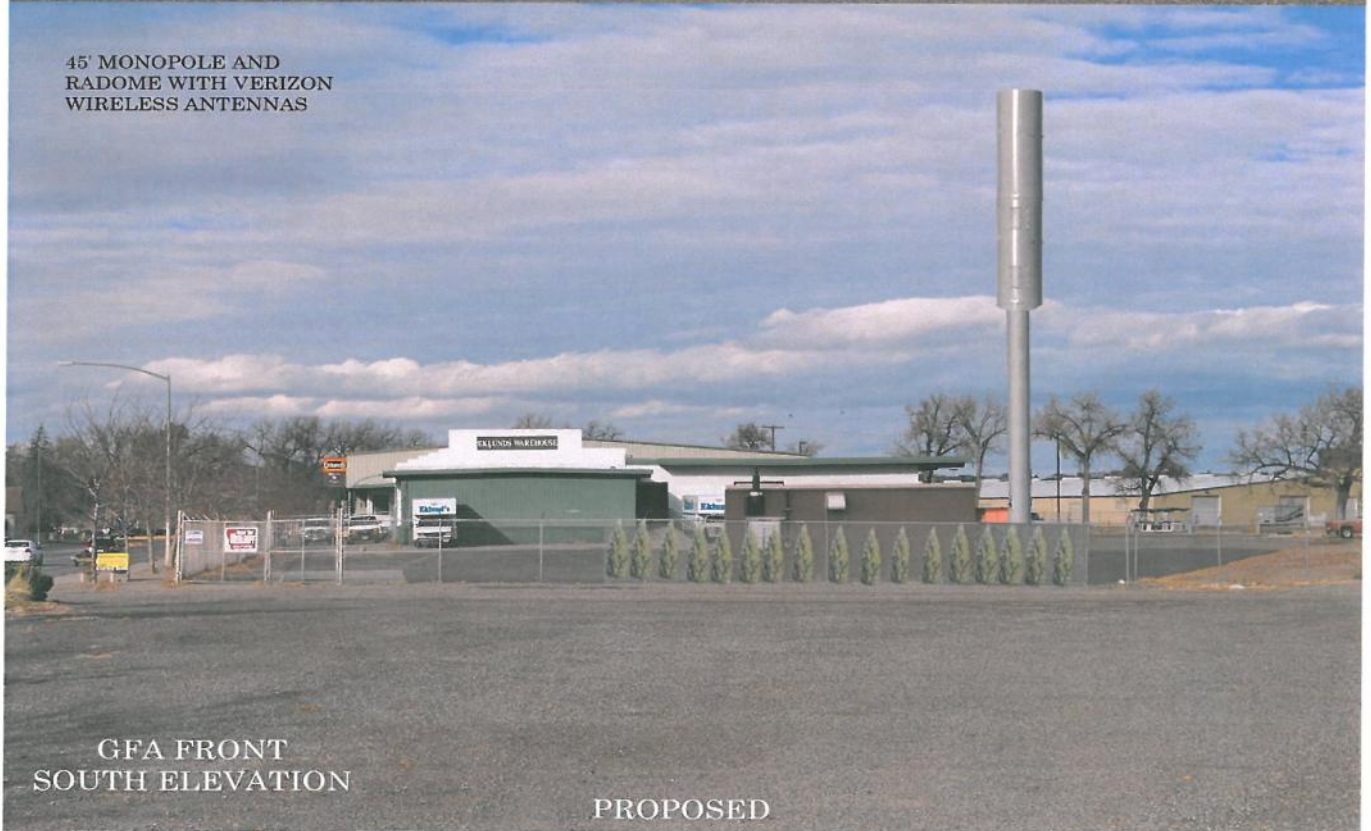
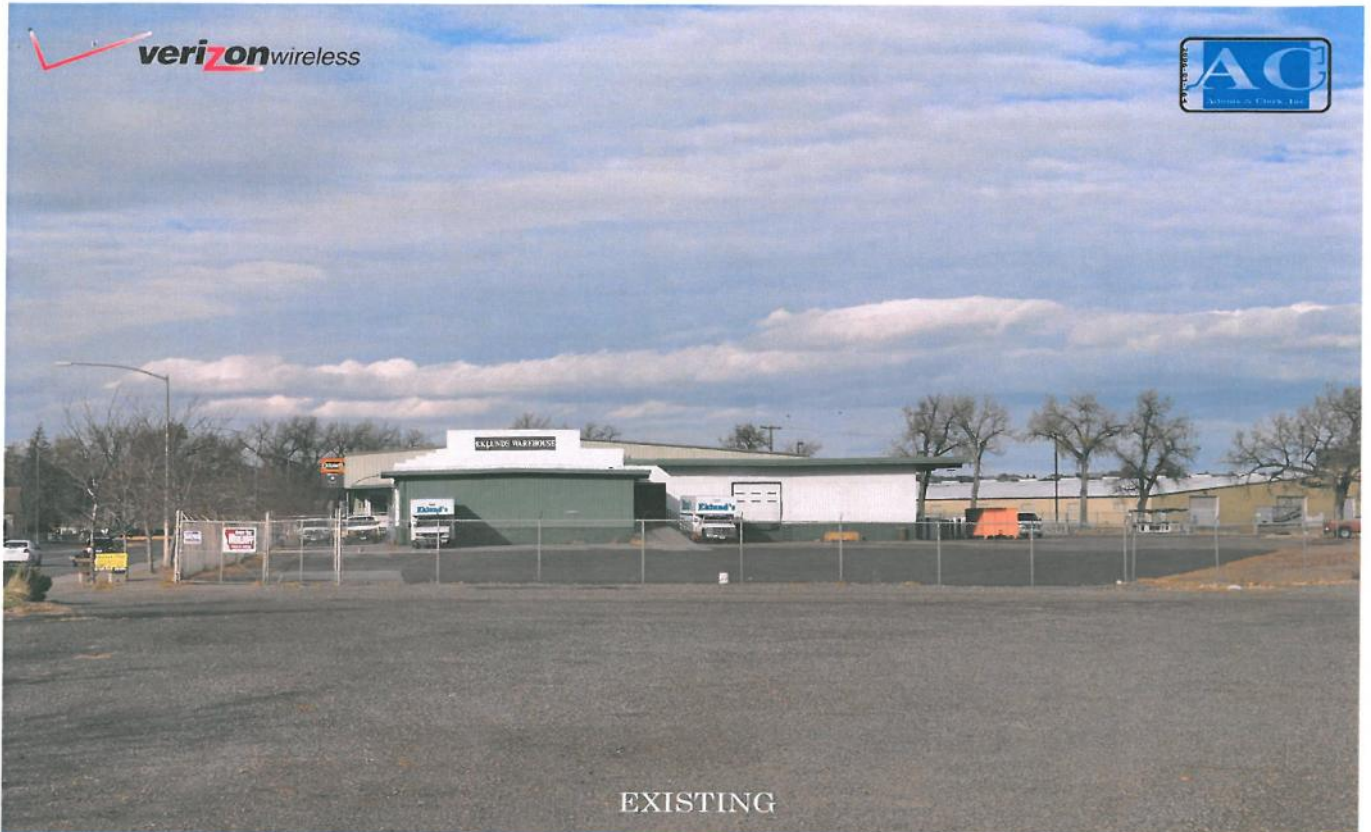




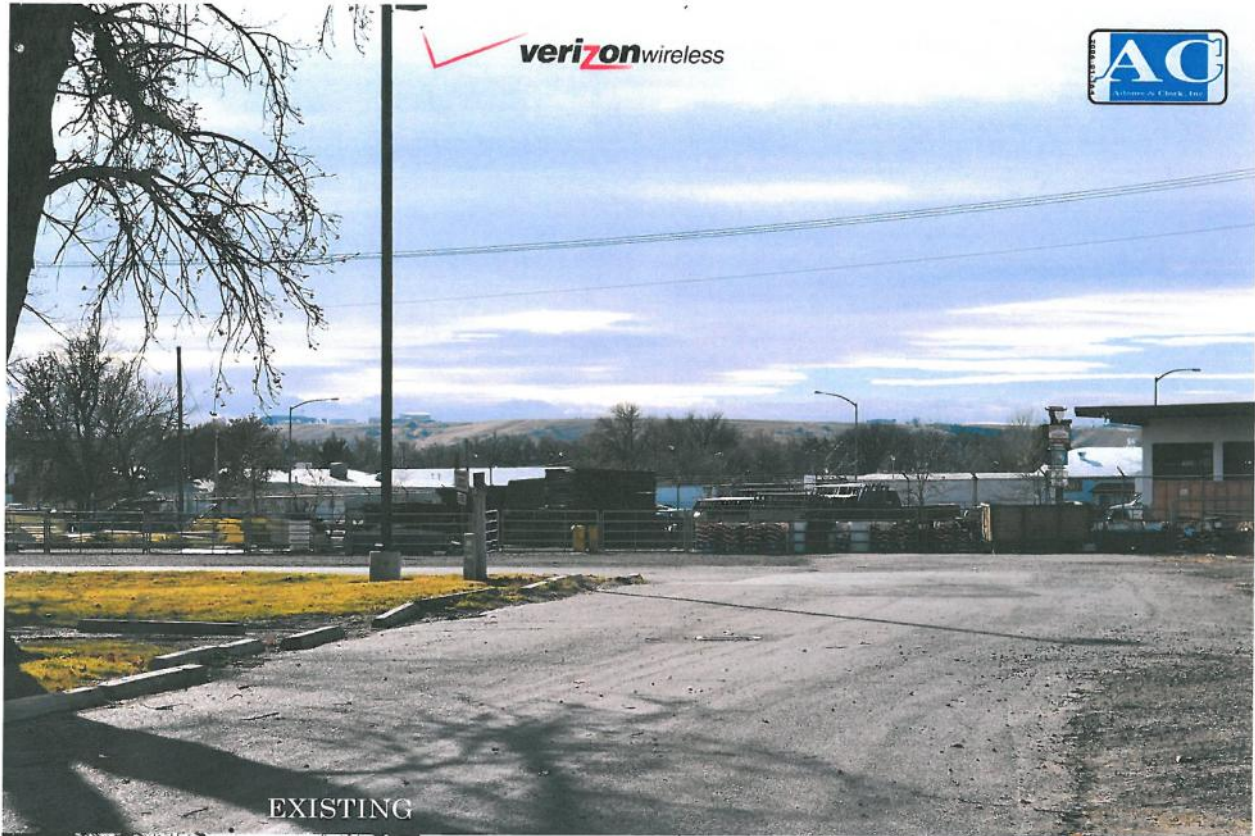
NORTHEAST VIEW



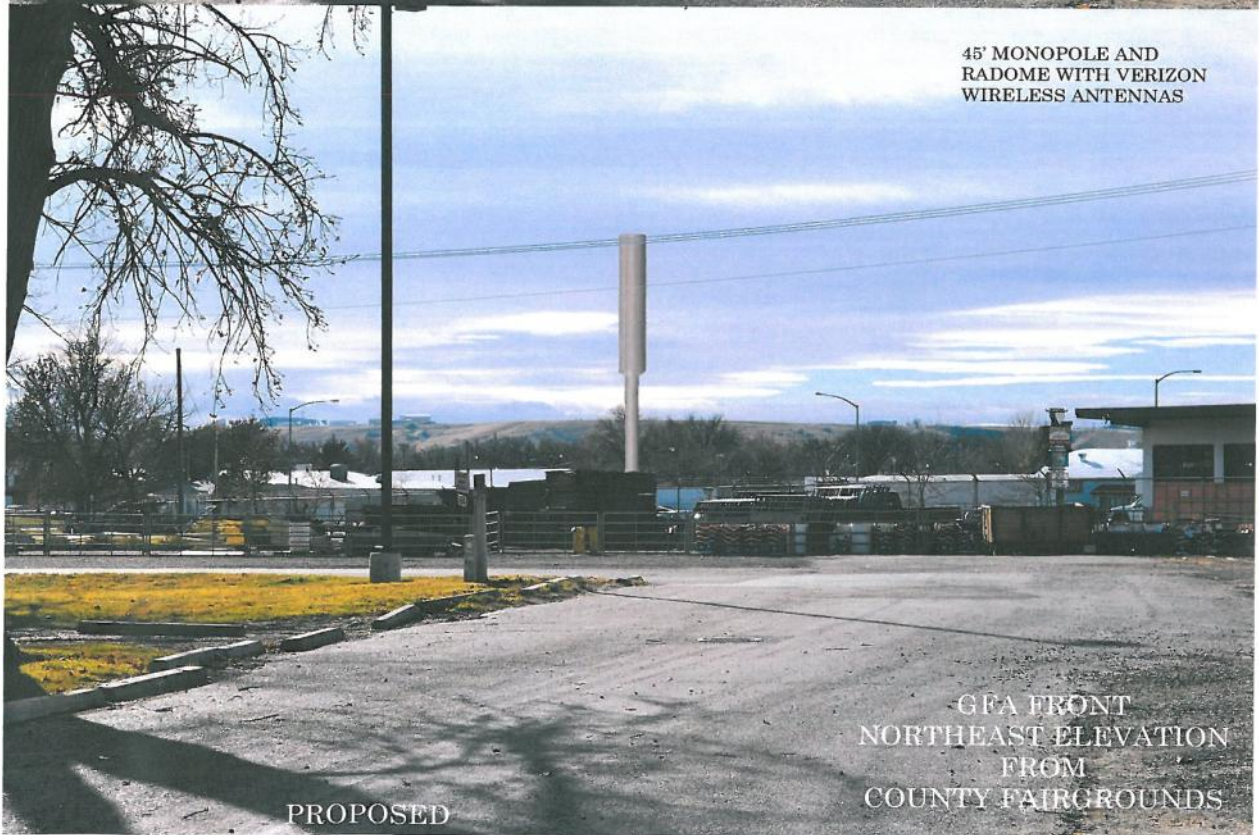
EAST VIEW



NORTH VIEW



EXISTING



45' MONOPOLE AND
RADOME WITH VERIZON
WIRELESS ANTENNAS

GFA FRONT
NORTHEAST ELEVATION
FROM
COUNTY FAIRGROUNDS

PROPOSED

WEST VIEW FROM MONTANA EXPO PARK