

DESIGN REVIEW BOARD

January 11, 2016

Case Number

DRB2016-1

Owner

Owen Robinson

Applicant

Paul Slotemaker, AICP
Verizon Wireless

Property Location

1025 11th St N
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 TELECOMMUNICATION TOWER 1025 11TH STREET NORTH



Project Description

The owner and applicant are proposing construction of a 50-foot concealed telecommunication tower and accompanying accessory structure located in the south corner of the existing vacant lot. 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 located along 11th Street North, north of the existing Burlington Northern Santa Fe Railroad spur and next to the Lumber Yard Supply exterior storage yard.

Background

- Legal Description: Lot 1, Block 35, Fair Addition to Great Falls Townsite
- Parcel Area: 0.22 acres or 9,500 square feet
- Property Zoning: I-1 Light Industrial district
- Existing Land use: Vacant (former hide warehouse of Pacific Hide and Fur, which was demolished in 2010)
- Proposed Project Area: 42 feet by 60 feet

Project Overview

The subject property is the former Pacific Hide and Fur pelt warehouse that was demolished in 2010 and currently remains a vacant gravel lot. The street is maintained as a paved section with no curb, gutter, or sidewalk. The right-of-way for 11th Street North is 80 feet wide and the existing paved section is approximately 28 feet wide. The proposed 50-foot concealed telecommunication tower is a mono-pole design and the accompanying accessory structure is a prefab earth tone structure surrounded by a 6-foot chain link fence.

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 has a diameter of two feet from the bottom to a height of 30 feet, where the diameter expands to four feet for the remaining top 20 feet of the pole. This design is typical of other towers that have recently been constructed in our community. The existing utility poles that belong to Northwest Energy are 35 feet tall. The visual aspects of the project would not diminish the character or visual quality of the surrounding properties. The project area is 3,360 square feet and runs along 11th Street North, with the tower and support building placed in the south end of the lot. The ground equipment building and generator would be enclosed in a 6-foot high chain link fence with tan-colored slats on the north, west, and south boundaries of the project area. The proposed landscaping would be to install and irrigate boulevard trees a minimum of 35 feet on center along 11th Street North, within the boulevard. 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 license and registration the telecommunication tower 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 plan for a concealed telecommunication facility meets 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 south corner of the lot, next to the existing railroad spur and along side the exterior storage of the lumber yard. The tower would be visible from River Drive North and have minimal visual impact. All of the mechanical equipment for the facility is inside a screened fenced. The project shall include the installation of the irrigation system for the new boulevard trees. Additionally, the property owner would be required to participate in any area wide street improvement, to bring the current street into compliance with the street and curb standard, when deemed necessary by the City Public Works Department.

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 1025 11th Street North, 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 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 install boulevard trees and install the irrigation system within the abutting boulevard of the telecommunication facility.
 - D. The property owner agrees to participate and pay any proportionate share of street and curb improvements as deemed necessary by the City Public Works Department.
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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
Owen Robinson, 1027 17th Ave SW, Great Falls, MT 59404



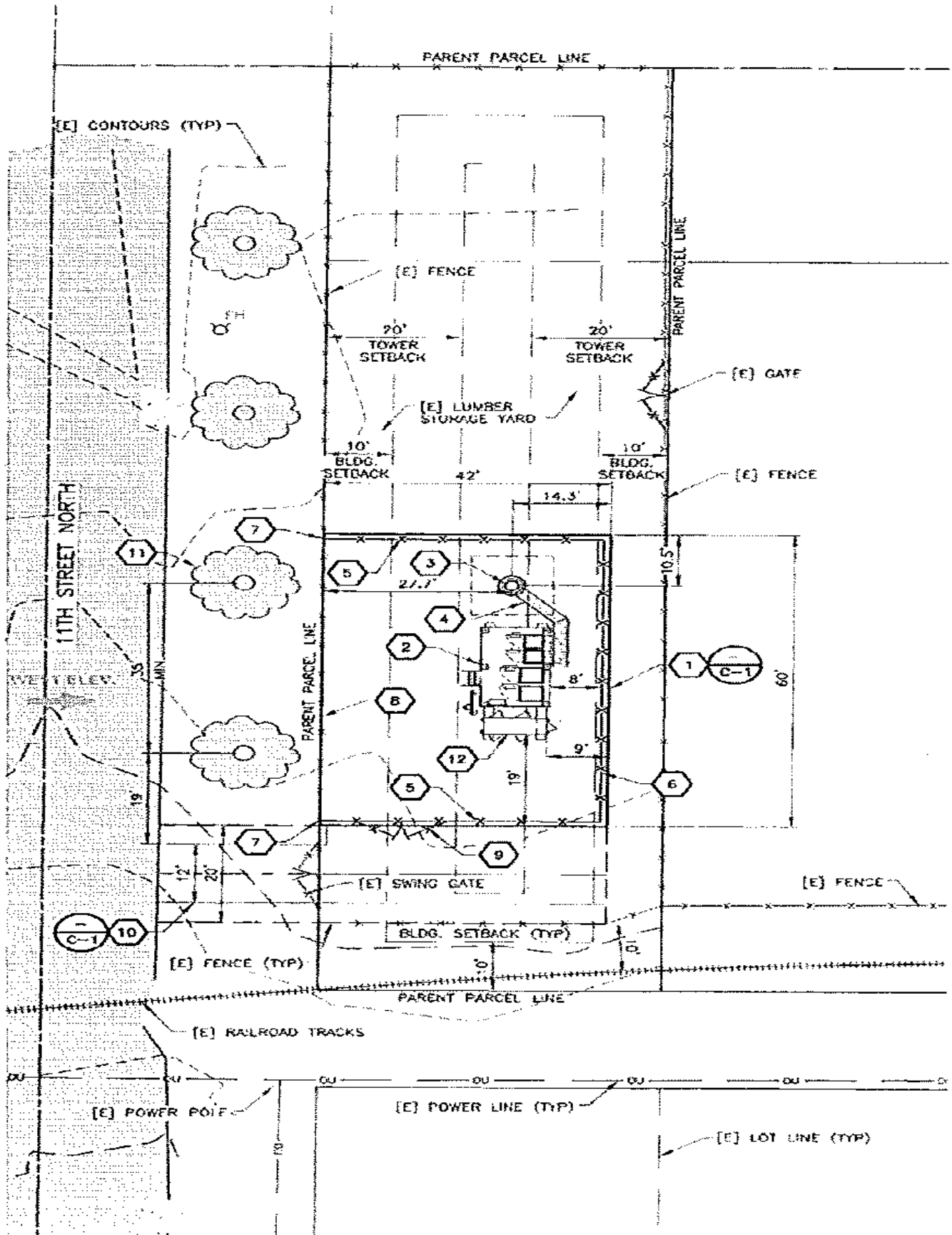
90 45 0 90 Feet

 **TOWER LOCATION**

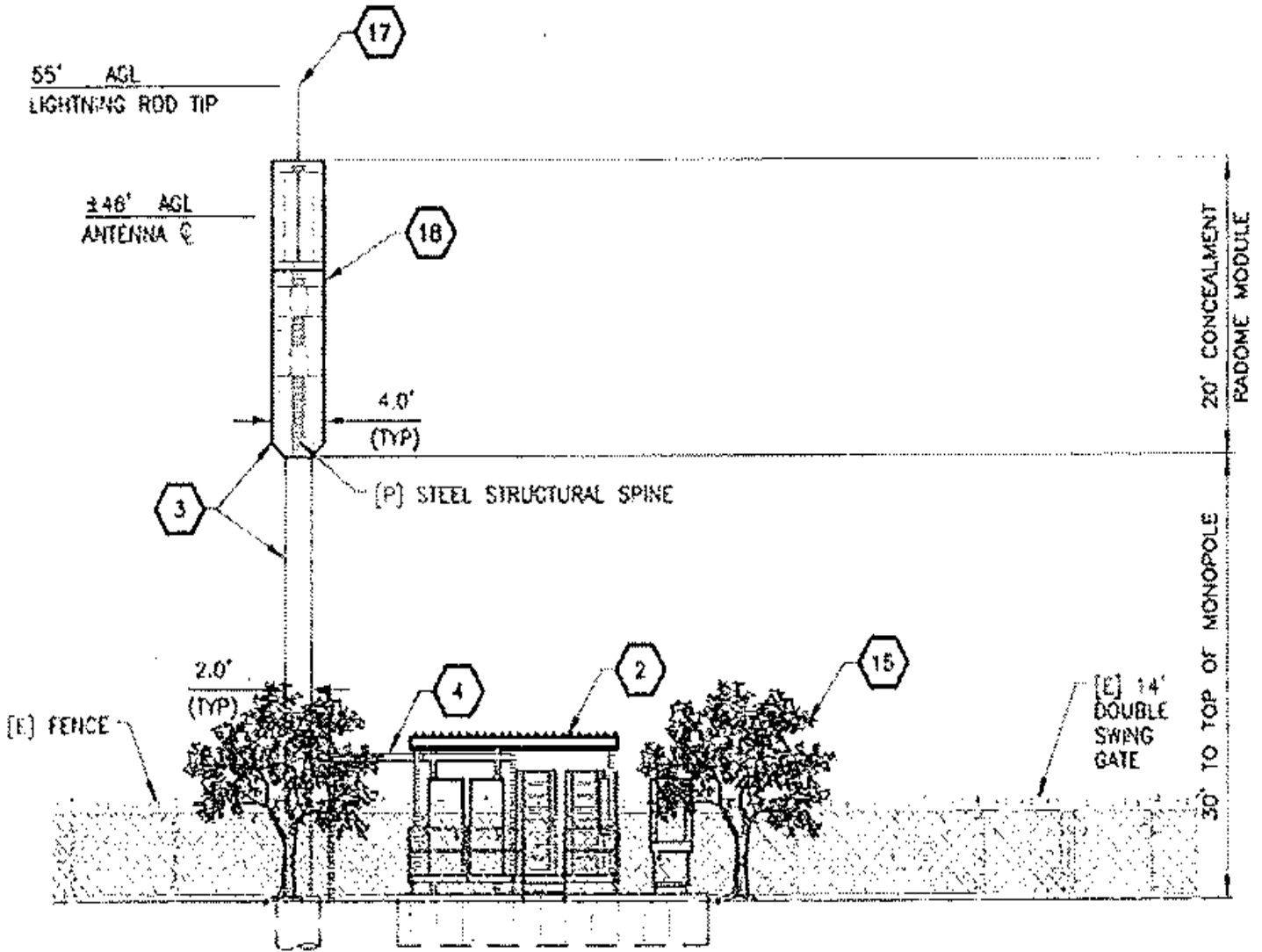
 **EQUIPMENT BUILDING LOCATION**

N





2 SITE PLAN
C-2 SCALE: 1"=30'



2 WEST ELEVATION
C-3 SCALE: 1"=20'



EXISTING 45 FOOT TOWER LOCATED AT 305 6TH STREET SOUTH.



NORTHEAST VIEW



EAST VIEW