

DESIGN REVIEW BOARD

January 11, 2016

Case Number

DRB2016-3

Owner

Great Falls Public Schools

Applicant

Paul Slotemaker, AICP
Verizon Wireless

Property Location

1025 11th St N
Neighborhood Council #9

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 ANTENNAS IN BELL TOWER 1900 2ND AVENUE SOUTH



Project Description

The owner and applicant are proposing construction of concealed telecommunication antennas inside the existing Great Falls High School Bell Tower and utilizing the existing openings behind screening panels that would be flat black and blend in with the shadows of the bell tower. The radio equipment, cables and cabinets necessary to operate the facility will be located in a new room in the basement of the school. The accompanying emergency power generator and air conditioning condenser will be located on the ground, within a sight-obscuring fence enclosure, in a paved courtyard and hidden by the school building. Verizon Wireless proposes the new antennas in order to better serve the growing demands on existing wireless facilities in the vicinity.

Background

- Legal Description: Blocks 399 & 400, Tenth Addition to Great Falls Townsite
- Parcel Area: 18.5 acres
- Property Zoning: PLI Public Land and Instructional
- Existing Land use: Education facility

Project Overview

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 has worked with Great Fall's Historic Preservation Officer, Ellen Sievert on the design by concealing the antennas within the existing bell tower.

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 register 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 antennas meets 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:

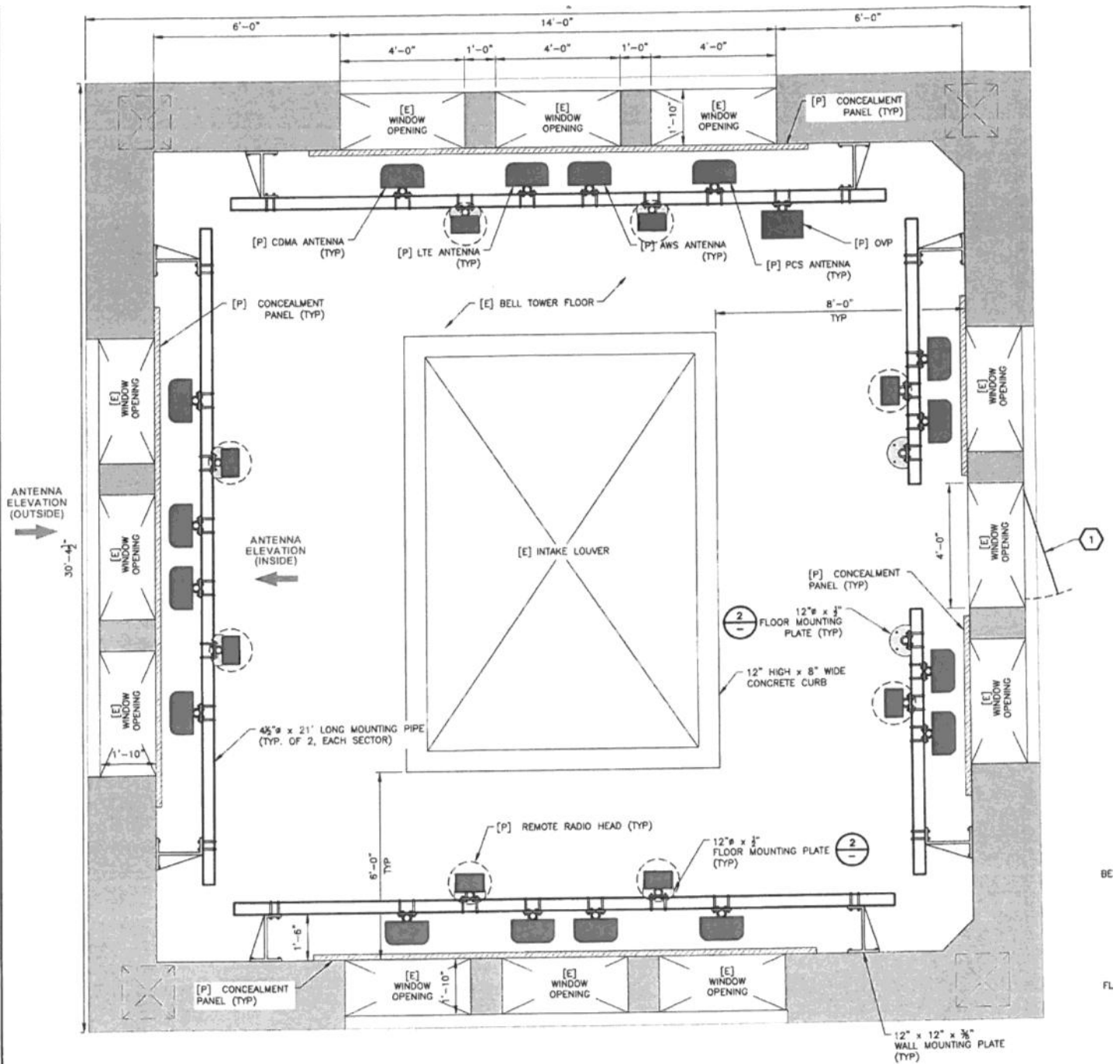
“I move that the Design Review Board (approve/approve with conditions) the Design Review Application for the concealed telecommunication antennas located within the bell tower at 1900 2nd Avenue South, as shown in the conceptual development plans contained within this report and provided by the applicant, 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 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
Great Falls Public Schools, 1100 4th St S, Great Falls, MT 59405

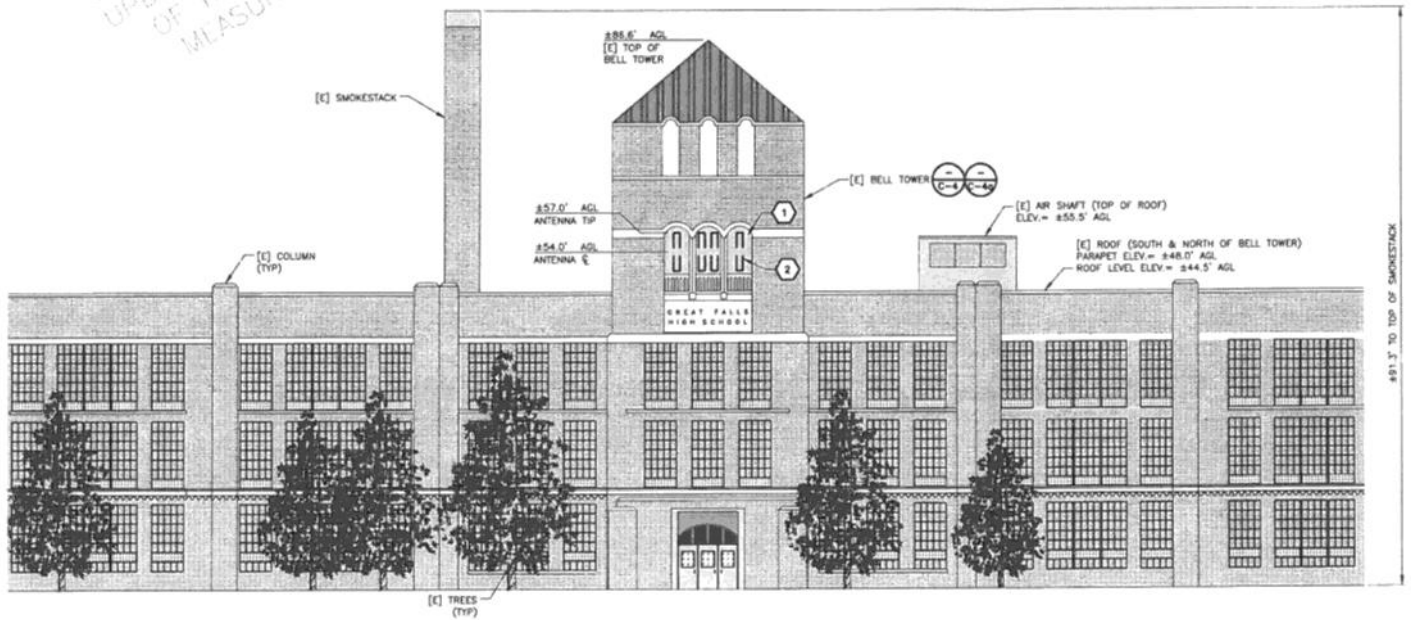




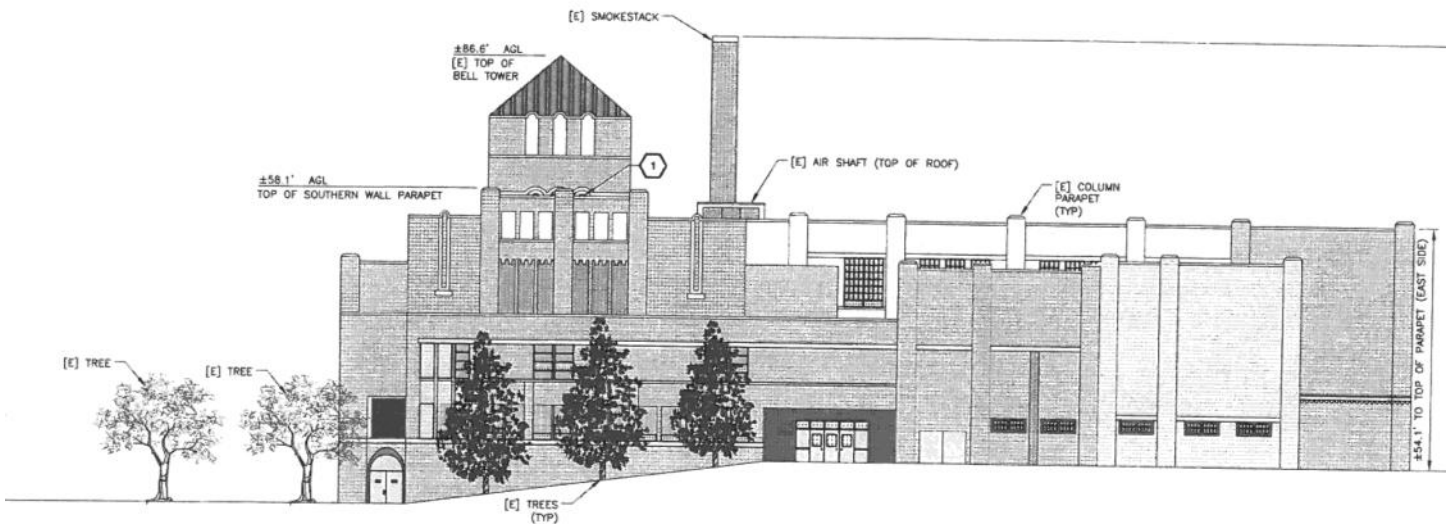
1 ENLARGED BELL TOWER PLAN
 C-40 SCALE: 1/4"=1'

FL

CL. UPDATE
OF RE-
MEASUREMENT



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



1 SOUTH ELEVATION
C-3 SCALE: 1"=30'



EXISTING

VERIZON WIRELESS ANTENNAS
IN BELL TOWER BEHIND BLACK
CONCEALMENT SCREENS



GFA BISON
WEST ELEVATION

PROPOSED