

Ron Cox Field Cellular Tower Conditional Use Permit Request

City Council – August 7, 2018

Applicant:	Aaron Gross, Selective Site Consultants
Property Owner:	School District 27J
Proposed Lessee:	AT&T Mobility
City Staff Representative:	Mike Tylka, AICP, Senior Planner

Strategic Focus Area

Supportive, Sustainable Infrastructure

- Brighton, Colorado is committed to investing in existing and future transportation, water, wastewater, storm water, and technology networks while planning for sustainable growth.



Subject Property Location

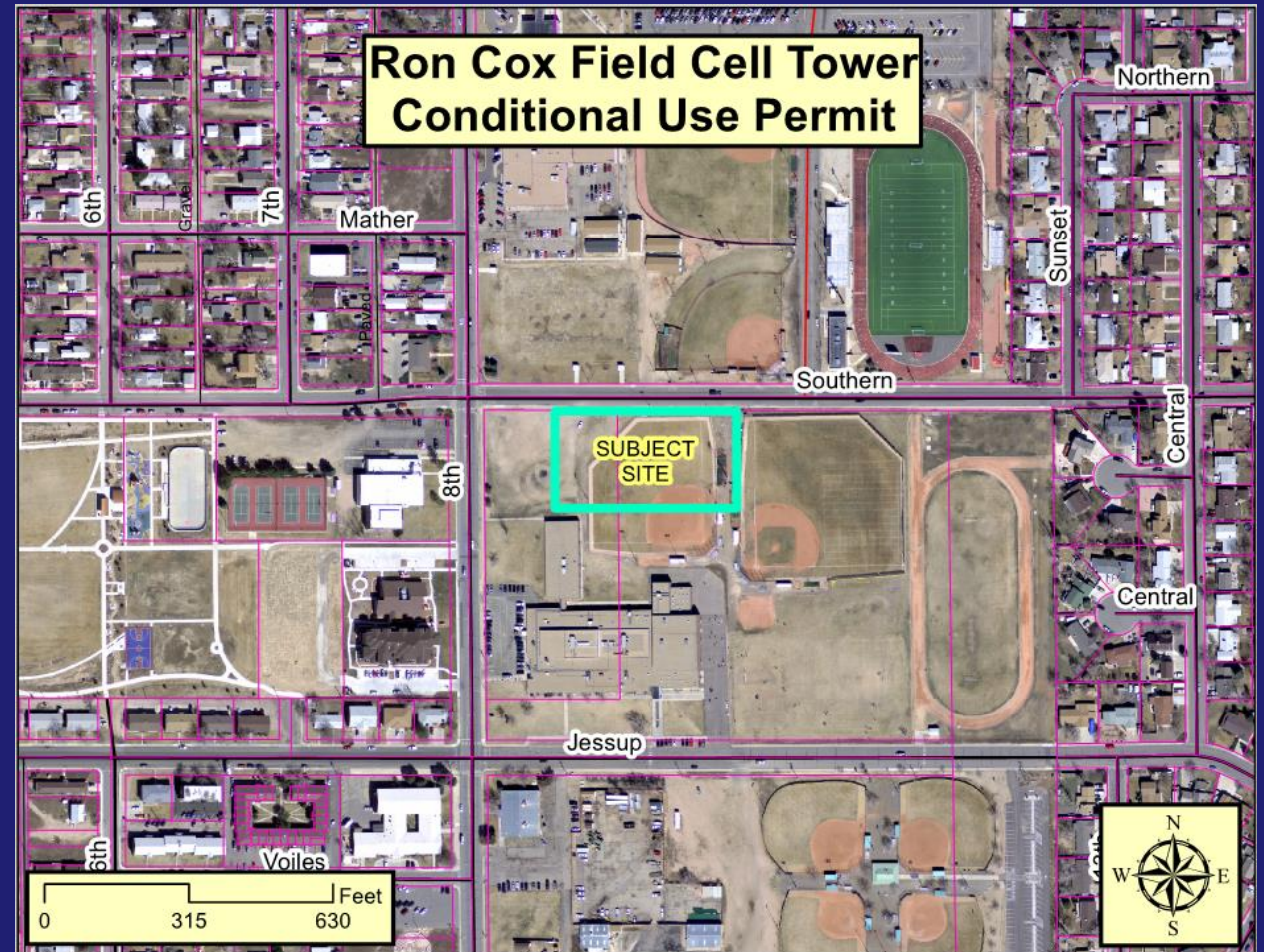
- Addressed as 879 Jessup Street and 950 Southern Street



Aerial Map

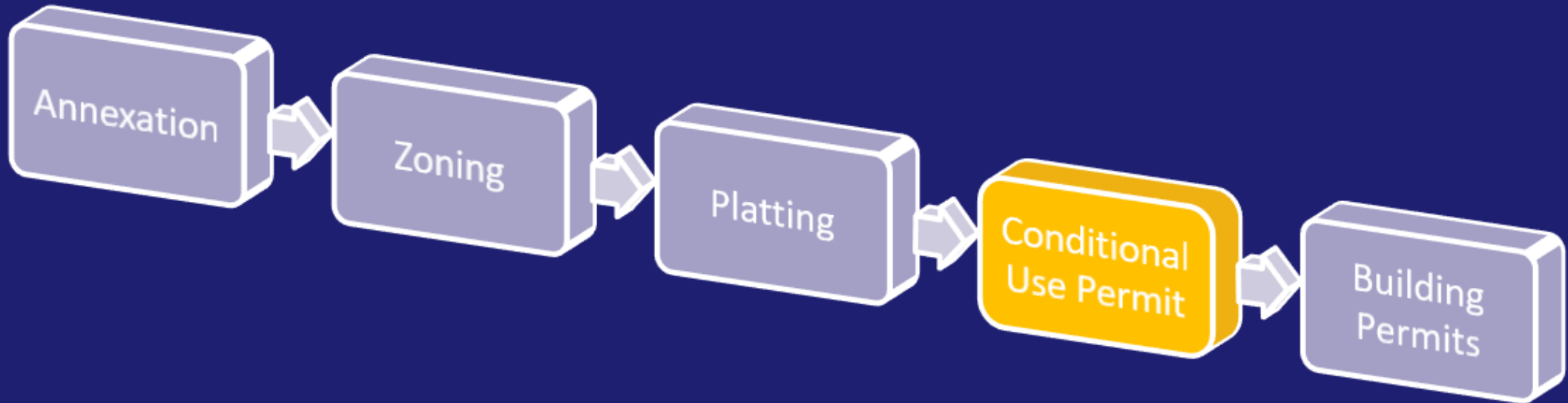
Purpose

- Request for a Conditional Use Permit to install a 74 foot cellular tower (with a one foot lightning rod on top) and accompanying accessory ground equipment.



Aerial Map

Development Process



Background

- Annexed in 1962 and zoned Public Land (PL) in 1976.



Zoning Map

Background

Lease Locations:

- ★ Accessory Equipment
- ★ Tower



Aerial View

Background

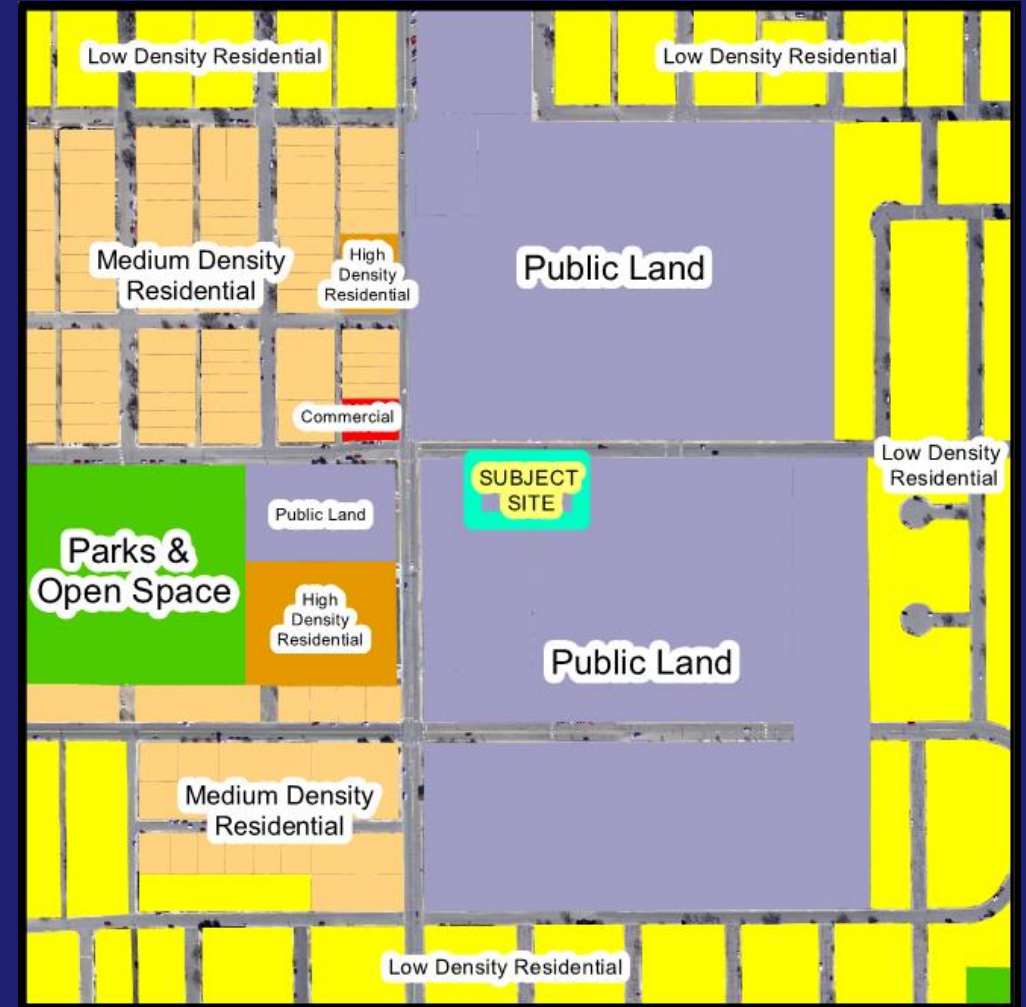


Site View



Comprehensive Plan

- Subject property is designated as Public Land.



Future Land Use Map

Land Use and Development Code

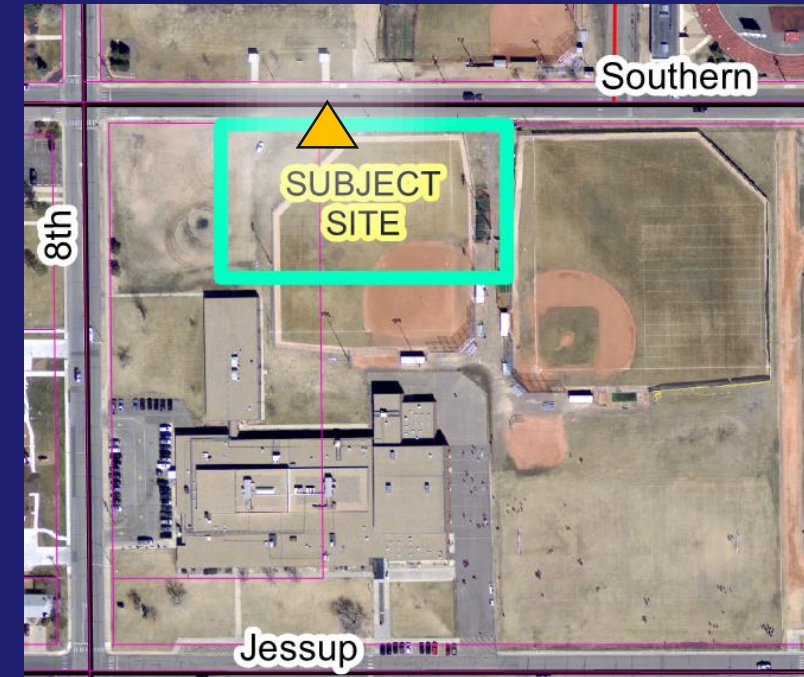
- Conditional Use Permit (CUP) Review Criteria in Summary (Section 17-8-60):
 1. *Consistent with the Brighton Comprehensive Plan and other master plans;*
 2. *Compatible with the existing and future land uses within the general area and will not be detrimental to neighboring uses. Allows for conditions to be placed on approval to mitigate impacts.*
 3. *Site shall be physically suitable for the type and intensity of the proposal;*
 4. *Not adversely affect traffic flow or parking in the neighborhood; and*
 5. *Consistent with the purpose and intent of the zoning district.*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use and Development Code*.
- On July 18th:
 - ✓ One sign was posted on the subject property.
 - ✓ Written notice was mailed to all property owners within 300 feet of the subject property.
 - ✓ Notice was published in the *Brighton Standard Blade*.
- Planning staff has not received any formal comments.



Posted Sign



Sign Location Map

Staff Recommendation

❖ Staff is recommending approval with the following nine conditions in summary:

1. Construction and maintenance shall take place only between the hours of 7:00 AM and 7:00 PM Monday through Friday.
2. Installation of tower and accessory equipment shall be consistent with the specifications set forth in Exhibit B of the Resolution.
3. Installation of fencing shall be consistent with the specifications set forth in Exhibit B of the Resolution.

Staff Recommendation

4. Responsible for the proper upkeep and maintenance of the fencing.
5. Responsible for the upkeep and maintenance of the access drive.
6. Provide to the City a 24/7 contact number.

Staff Recommendation

7. Remedy any damages within thirty calendar days.
8. Place no signage on the tower itself other than for safety purposes.
9. Provide to the City, copies of the necessary recorded site easements prior to the issuance of any building permit.

Options for City Council

- ☐ Approve the Conditional Use Permit (CUP) as presented via resolution;
- ☐ Approve the CUP with specific additional (or modified) conditions via resolution;
- ☐ Deny the CUP with justification regarding the denial; or
- ☐ Continue the CUP to be heard at a later specified date.