



First Presbyterian Church Cell Tower Conditional Use

City Council – September 4, 2018

Property Owner: First Presbyterian Church (Crown Castle Lessee)
Applicant: Wyco Field Services (for Crown Castle)
City Staff Representative: Joshua M. Tetzlaff, AICP – Senior Planner



Strategic Focus Area

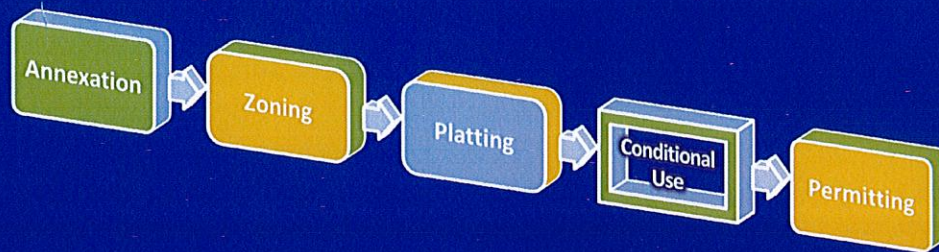
Supportive, Sustainable Infrastructure

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



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Review Process



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Background

- Annexed in 1980
 - Leeper-Erger Property Annexation
- Zoned as part of First Presbyterian Church PUD
- Church, Parking Lot, and Cell Tower Existing on Site
- Medical Office Immediately to the South
- Primarily Single-Family Residential to the North, East, and West



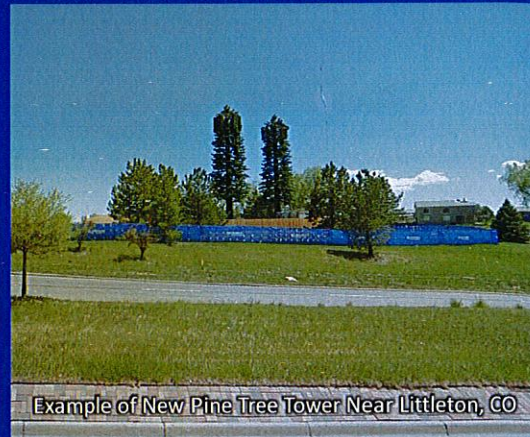
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Conditional Use and Lease Applications

- Tower will be on Private Property
- All Terms of the Lease are Between the Applicant and the Property Owner
- New Tower has been Designed to Look Like a Pine Tree
- Existing Cedar Fencing will be Extended to Enclose new Equipment

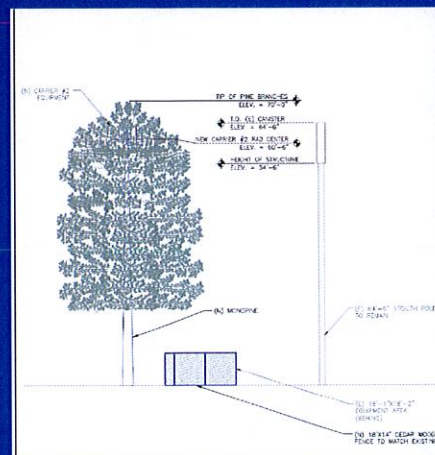
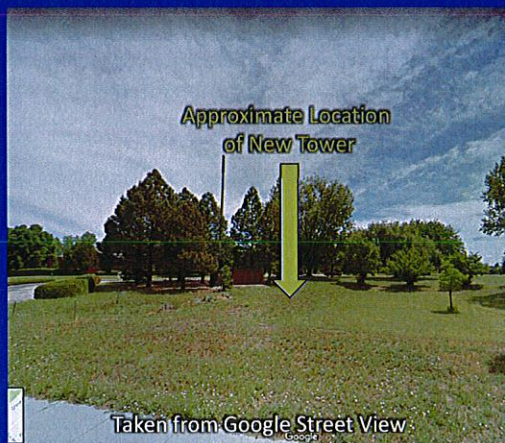


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Example of New Pine Tree Towers (Near Littleton, CO)



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Review Criteria

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.*

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Notice of Public Hearing



Mailed Notices – August 8, 2018

- Property Owners within 300 feet

On-Site Sign Notice – August 9, 2018

Newspaper Notice – August 15, 2018

- Staff did not receive any formal comments

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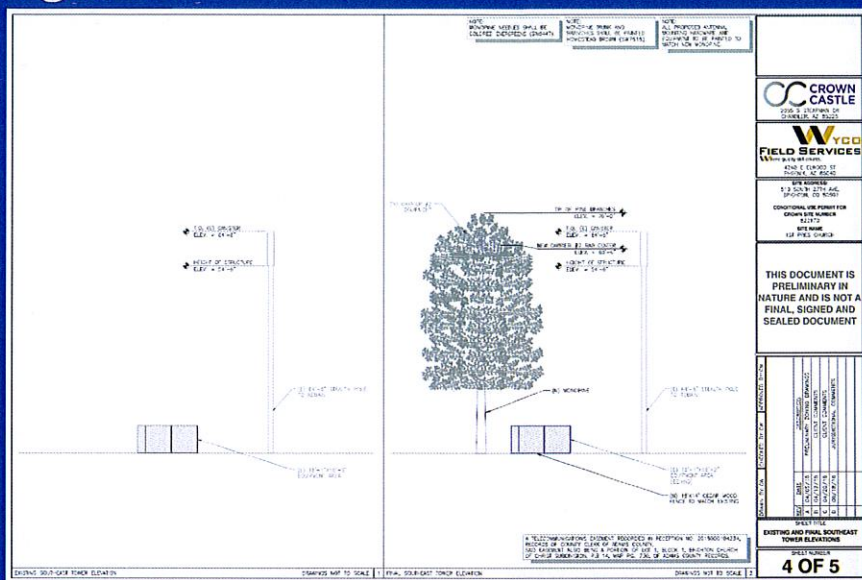
Findings and Recommendation

Due to meeting the review criteria of Section 17-8-60 of the City of Brighton *Land Use and Development Code*, staff recommends approval of the Conditional Use Permit.



First Presbyterian Church Cell Tower





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August 8, 2018

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides citizens, especially adjacent landowners such as yourself, the opportunity to voice their opinion on the proposed project to the approving body. The input and opinions of citizens and adjacent property owners provides valuable feedback to the City Council, city staff, and the applicant. The following is some basic information which contains the following:

Project Application Type:	Conditional Use: An additional use of land, structures, or both that may be allowed with restrictions deemed necessary upon the review and approval of City Council.
Project Summary:	This project consists of a 30' tall Commercial Mobile Radio Service facilities

Project Location/ Site Plan: Immediately east of S. 17th Avenue and south of Southern Street – See reverse side for vicinity map.

Reviewing Body: The City Council makes a final determination on this Conditional Use after the Public Hearing (details below) has been held.
Public Hearing: September 4, 2018, at 7:00 PM

City Council Chambers (1st Floor of City Hall)
500 South 4th Avenue, Brighton, CO 80601

City Staff Project Manager: Joshua M. Tetraoff, AICP - Senior Planner
(302) 455-3075

pearl@brightonco.gov

Applicant: Christian Mueller
Wyon Field Services
(720) 244-6013

emuelher@nycof.com

Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend this hearing but would like to submit comment into the record. Thank you for your time.

Sincerely,

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Jedna M. Tuziłow, ACP

Thomas M. TOTH, AIA, F
Senior Planner

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