



## CMRS Development Plan (CM 2) Application Requirements

**REVIEW CRITERIA:** The purpose of this part is to set forth a regulatory framework in which low power telecommunication facilities may be constructed or located within Colorado Springs without substantially adversely impacting the visual integrity of the City, its neighborhoods and important view corridors. In order to achieve this objective these regulations seek to encourage the use of wall or roof mounted CMRS facilities which are designed to blend in the architecture of their host buildings, as well as the use of stealth freestanding facilities in which the antennas and associated equipment are concealed or camouflaged. This chapter advocates the use of non-stealth freestanding CMRS facilities only when the carrier has reasonably explored the use of wall, roof or stealth facilities within the search area and determined that said facilities are not feasible or appropriate. These regulations also strive to provide the public an opportunity to comment on the visual impact and land use compatibility of all proposed CMRS facilities. (Ord. 01-42)

**SUBMITTAL CHECKLIST:** The following items will need to be included in any Development Plan submittal.

<u>Applicant</u>	<u>Planner</u>
<input type="checkbox"/> <b>General Development Application Form</b>	<input type="checkbox"/>
1 copy of a <b>Project Statement</b> identifying the following:	
1. A description of the proposed project stating whether it is either:	
- Free standing non-stealth and the corresponding height	
- Free standing stealth and the corresponding height	
- Roof mounted	
- Wall mounted or other	
<input type="checkbox"/> 2. A clear description of the proposed CMRS facility and the telecommunication service to be provided by the facility. The description should include height, material and color of the facility and associated accessory equipment as well as the manner in which accessory equipment would be landscaped and screened.	<input type="checkbox"/>
3. A Justification based on the review criteria addressing why the proposed project should be approved; and	
4. An Issue List stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the approved development plan.	
<input type="checkbox"/> A copy of the <b>Pre-Application Meeting Summary</b> from the assigned City Planner	<input type="checkbox"/>
<input type="checkbox"/> 1 copy, 24" X 36" of the <b>Development Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> A <b>legal description</b> of the proposed project	<input type="checkbox"/>
<input type="checkbox"/> <b>Photo Simulations</b> which illustrate three to four different views of what the site will look like once the antennae and associated equipment have been installed. Photos should be taken from the adjoining public street and from any adjacent residential zoning from which the antennae and equipment would be visible showing "before" and "after" views.	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a <b>Geologic Hazards Report or Waiver</b>	<input type="checkbox"/>
<input type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite link through email)	<input type="checkbox"/>

**PLAN CONTENT REQUIREMENTS:** The content of the development plan must include the following information.

### General Information

<input type="checkbox"/> Provide an area for the Land Use Review file number in the lower right-hand corner of all sheets	<input type="checkbox"/>
<input type="checkbox"/> Note the sheet number in the lower right-hand corner (i.e. 1 of 10, 2 of 10, etc.)	<input type="checkbox"/>
<input type="checkbox"/> Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	<input type="checkbox"/>
<input type="checkbox"/> North arrow	<input type="checkbox"/>
<input type="checkbox"/> Vicinity Map (does not have to be to scale). The map should show the proposed site outlined with the existing adjacent streets within the neighborhood.	<input type="checkbox"/>
<input type="checkbox"/> Any Conditions of Record established at the time of zoning.	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any covenants/easements permitting the use of the land by adjacent property owners.	<input type="checkbox"/>
<input type="checkbox"/> Notes which describe any approved variances which apply to the property. Include the City File Number and date of approval.	<input type="checkbox"/>

- Legend indicating the following information regarding the project site:

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- Owner name and address

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- Acreage

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- Name of Master Plan (if applicable)

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- Existing zoning and proposed zoning (if applicable)

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- Legal Description

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- Density (gross and net, residential projects ONLY)

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- Parking ratios, parking required and parking provided

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- Approximate schedule for development

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- Square footage and use data for each proposed building

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- Percentage of site covered with structures

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- Percentage of site covered with pavement

Geologic Hazard Study disclosure statement (if applicable): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by \_\_\_\_\_ dated \_\_\_\_\_, which identified the following specific geologic hazard on the property: \_\_\_\_\_. A copy of said report has been placed within file # \_\_\_\_\_ or within the subdivision file \_\_\_\_\_ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report."

If within an airport overlay, the following note must be added: "The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the Records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."

**Site Development Information**

- Significant natural features, such as vegetation, rock outcroppings, streams, ect.

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- Existing and proposed topography at two foot (2') contour intervals

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- Location, dimensions, and size of proposed lot(s)

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- Location of all floodplain boundaries

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- The following information regarding existing and proposed streets adjacent to the development site: 
  - Rights-of-way and pavement widths

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  - Existing, proposed and anticipated street names and classifications. Designate a private street by including "private" immediately following the street name.

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  - Existing and/or proposed access points

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  - Acceleration and deceleration lanes

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  - Traffic islands and other traffic control devices

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  - Information regarding the general internal and external traffic circulation

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  - Sight Distance Triangle as calculated from the Public Works Design Manual (No fence, walls, buildings, pillars, landscaping, signs, or any other obstruction to vision between the heights of 3 ft. and 10 ft. above street level shall be permitted in this triangle).

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- The following information on all existing and proposed buildings: 
  - Location and specific distance from property lines

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  - Dimensions and square footage

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  - Building height

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  - Proposed Use

Applicant	Planner
<input type="checkbox"/> Location and dimensions of required building and landscaping setbacks	<input type="checkbox"/>
<input type="checkbox"/> General location and size of all parking areas and driving and maneuvering lanes	<input type="checkbox"/>
<input type="checkbox"/> Zoning and land uses on adjacent properties	<input type="checkbox"/>
<input type="checkbox"/> Pedestrian walkways or sidewalks (existing and proposed) including pedestrian curb ramps at all crosswalks, at all intersections, and where public sidewalks cross driveways with curbs	<input type="checkbox"/>
<input type="checkbox"/> Location, height and material of fences	<input type="checkbox"/>
<input type="checkbox"/> Location, type (i.e. metal halide, low pressure sodium, etc.) and height of lighting (both poles and building packs)	<input type="checkbox"/>
<input type="checkbox"/> Location of all proposed retaining walls, shown with appropriate dimensional information including typical detail/cross-section drawings	<input type="checkbox"/>
<input type="checkbox"/> Location, size and use restrictions for all "Preservation" or "No Build" areas.	<input type="checkbox"/>
<input type="checkbox"/> If the submittal involves an amendment to a previously approved site plan, the area proposed for amendment must be clearly delineated on the plan by highlighting and/or outlining changes.	<input type="checkbox"/>
An indication as to whether the facility is designed to accommodate the equipment of additional carriers. If so, the following statement must be included on the development plan:	
<input type="checkbox"/> <b>"(Name of Applicant/Carrier) will consider collocation proposals from other commercial radio providers with an interest in this facility. (Ord. 01-42)</b>	<input type="checkbox"/>
<input type="checkbox"/> Evidence that the carrier has reasonably explored the use of wall, roof or stealth facilities within the search area and determined that said facilities are not feasible or appropriate.	<input type="checkbox"/>
<input type="checkbox"/> If a <b>ground based BTS equipment or ground based equipment shelter is proposed</b> , illustrate all buildings, parking easements and landscaping existing on the site within a 100 foot radius of the equipment location as well as any new landscaping, screening or security fencing. Elevation drawings and/or photo simulation shall also be provided which illustrate the appearance, color and material proposed for any ground-based equipment or equipment buildings.	<input type="checkbox"/>
<input type="checkbox"/> If <b>roof-mounted equipment is proposed</b> , provide a rooftop plan indicating the location and height of all roof-mounted equipment and buildings.	<input type="checkbox"/>
<input type="checkbox"/> See "Additional Instructions" that apply to modifications of an existing development plan.	<input type="checkbox"/>
<input type="checkbox"/> An <b>Elevation Drawing</b> for each side of the building from which the wall or roof-mounted equipment will be visible or the CMRS freestanding facility. The drawing should indicate the color and material of the existing buildings if applicable, as well as the location, height, color and material proposed for the antennae, associated equipment and/or freestanding tower.	<input type="checkbox"/>