

# APPLICATION REQUIREMENTS



## CMRS Development Plan (CM 3)

Edited 6/29/15

**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 CM3 review submittal.

Applicant

Planner

**General Development Application Form**

A **Project Statement** 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

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.
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.

6 copies of a **black line** of the proposed project, reduced to 11" x 17", or a **.pdf**

1 copy, 24" X 36" of the development plan.

A **legal description** of the proposed project

**Photo Simulations** 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.

A copy of the **Pre-Application Meeting Summary** from the assigned City Planner

5 copies of a **Geo-Technical Hazards Report**

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

### General Information

Provide an area for the Land Use Review file number in the lower right-hand corner of all sheets.

Note the sheet number in the lower right-hand corner (i.e. 1 of 10, 2 of 10, etc.)

Indication of standardized scale, both fractional and bar (i.e. 1" = 20')

North arrow

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.

Any Conditions of Record established at the time of zoning.

Notes describing any covenants/easements permitting the use of the land by adjacent property owners.

Notes which describe any approved variances which apply to the property. Include the City File Number and date of approval.

Legend indicating the following information regarding the project site:

Owner name and address

Applicant	Planner
<input type="checkbox"/> Acreage	<input type="checkbox"/>
<input type="checkbox"/> Name of Master Plan (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Existing zoning and proposed zoning (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Legal Description	<input type="checkbox"/>
<input type="checkbox"/> Density (gross and net, residential projects ONLY)	<input type="checkbox"/>
<input type="checkbox"/> Parking ratios, parking required and parking provided	<input type="checkbox"/>
<input type="checkbox"/> Approximate schedule for development	<input type="checkbox"/>
<input type="checkbox"/> Square footage and use data for each proposed building	<input type="checkbox"/>
<input type="checkbox"/> Percentage of site covered with structures	<input type="checkbox"/>
<input type="checkbox"/> Percentage of site covered with pavement	<input type="checkbox"/>
<input type="checkbox"/> Geologic Hazard Study disclosure statement (not required if exemption is approved)	<input type="checkbox"/>

**Site Development Information**

<input type="checkbox"/> Significant natural features, such as vegetation, rock outcroppings, streams, ect.	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed topography at two foot (2') contour intervals	<input type="checkbox"/>
<input type="checkbox"/> Location, dimensions, and size of proposed lot(s)	<input type="checkbox"/>
<input type="checkbox"/> Location of all floodplain boundaries	<input type="checkbox"/>
<input type="checkbox"/> The following information regarding existing and proposed streets adjacent to the development site:	<input type="checkbox"/>
<input type="checkbox"/> Rights-of-way and pavement widths	<input type="checkbox"/>
<input type="checkbox"/> Existing, proposed and anticipated street names and classifications. Designate a private street by including "private" immediately following the street name.	<input type="checkbox"/>
<input type="checkbox"/> Existing and/or proposed access points	<input type="checkbox"/>
<input type="checkbox"/> Acceleration and deceleration lanes	<input type="checkbox"/>
<input type="checkbox"/> Traffic islands and other traffic control devices	<input type="checkbox"/>
<input type="checkbox"/> Information regarding the general internal and external traffic circulation	<input type="checkbox"/>
<input type="checkbox"/> 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).	<input type="checkbox"/>
<input type="checkbox"/> The following information on all existing and proposed buildings:	<input type="checkbox"/>
<input type="checkbox"/> Location and specific distance from property lines	<input type="checkbox"/>
<input type="checkbox"/> Dimensions and square footage	<input type="checkbox"/>
<input type="checkbox"/> Building height	<input type="checkbox"/>
<input type="checkbox"/> Proposed Use	<input type="checkbox"/>
<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"/>

Applicant

Planner

Location, size and use restrictions for all "Preservation" or "No Build" areas.

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.

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:

**“(Name of Applicant/Carrier) will consider collocation proposals from other commercial radio providers with an interest in this facility. (Ord. 01-42)”**

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.

If a **ground based BTS equipment or ground based equipment shelter is proposed**, 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.

If **roof-mounted equipment is proposed**, provide a rooftop plan indicating the location and height of all roof-mounted equipment and buildings.

See “Additional Instructions” that apply to modifications of an existing development plan.

An **Elevation Drawing** 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.

