

TO: Memorandum for Record

FROM: Bart Mikitowicz, Planner

DATE: 09/22/22

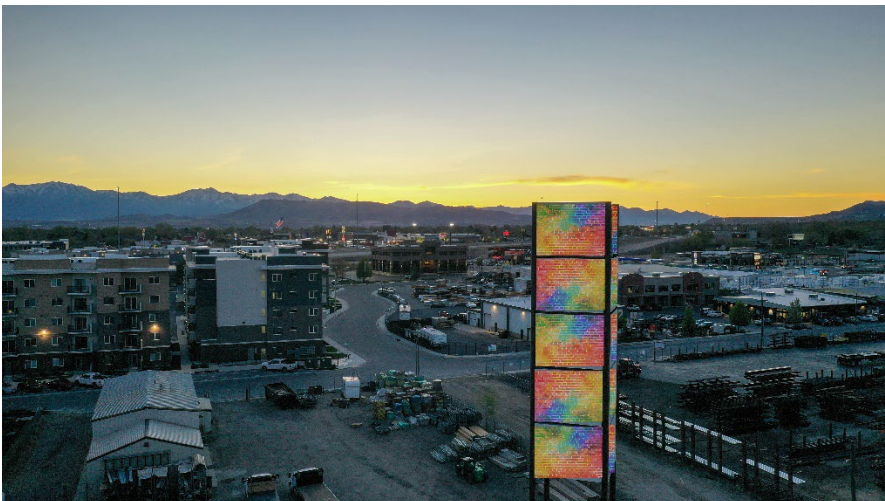
RE: ZBA-22-35: 635 W Corona Ave – Supplemental Submittal #1

Cornelius Whitehead – 9/19/22

I will be submitting updated documentation today changing this application from a 134' monopole to a 100' art brick tower design meant to resemble nearby brick structures. Our documents are being updated accordingly but I wanted to send this your way to get your thoughts. We would color match our proposed bricks to resemble the below brick structure which is near our site location. We are hoping that this helps blend in with the area better than our previous proposal.

So, to quickly summarize:

1. Lowering the height from 134' to 100'
2. Changing the tower design to be a faux brick art tower.



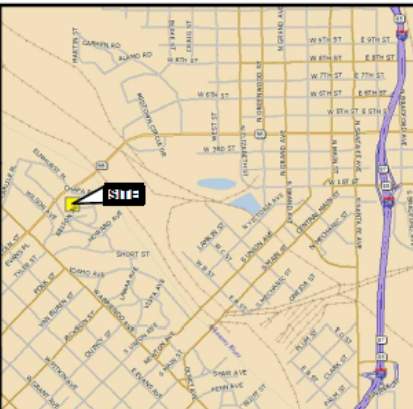
city of
PUEBLO
colorado
Zoning Board of Appeals

SITE NAME: ABRIENDO
PROJECT DESCRIPTION: PROPOSED TELECOMMUNICATIONS FACILITY
TOWER TYPE: 100' STEALTH TOWER W/ ANTENNA SHROUD
SITE ADDRESS: 635 WEST CORONA AVE. PUEBLO, CO 81004 (PUEBLO COUNTY)
AREA OF CONSTRUCTION: 1,600 ± SQ. FT. (LEASE AREA)
JURISDICTION: CITY AND COUNTY OF PUEBLO
PARCEL #: 536207010

PROJECT INFORMATION

LATITUDE N 38° 16' 00.7602" (NAD '83) *
LONGITUDE W 104° 37' 33.9522" (NAD '83) *
GROUND ELEVATION 4,726" (NAVD '88) *
* INFORMATION PROVIDED BY AMELLA SURVEYING IN THE FORM OF A 1-A CERTIFICATE, DATED AUGUST 8, 2022.

TOWER COORDINATES



LOCATION MAP

FROM COLORADO SPRINGS DRIVING SOUTH ON I-25 TAKE EXIT 99A TO EAST 6TH STREET. THEN TURN LEFT ONTO NORTH ELIZABETH STREET. THEN TURN RIGHT ON WEST 4TH STREET. STAY ON WEST 4TH STREET FOR 0.8 MILES. THEN TURN LEFT ONTO WEST CORONA AVENUE. THE SITE WILL BE BEHIND THE BUILDING AT 635 WEST CORONA AVENUE.

DRIVING DIRECTIONS

**ATLAS
TOWER**
USA • INTERNATIONAL

WiBlue Inc.

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING
(800) 227-2800
EMERGENCY:
CALL 911



ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE 4. (2020 EDITION)
2. INTERNATIONAL CODE COUNCIL 5. (2017 EDITION)
3. ANS/ISA/IEA-223-0 6. LOCAL BUILDING CODE CITY/COUNTY ORDINANCES

CODE COMPLIANCE

SITE NAME:
ABRIENDO

**635 WEST CORONA AVE.
PUEBLO, CO 81004
(PUEBLO COUNTY)**

CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED APPURTENANCES ON A PROPOSED STEALTH TOWER, FENCED COMPOUND & SERVICE EQUIPMENT FOR FUTURE CARRIERS. NO WATER OR SEWER IS REQUIRED.

1. FACILITY DESIGNED IN ACCORDANCE WITH PUEBLO COUNTY REGULATIONS.
2. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
3. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL VISITING THE SITE APPROXIMATELY TWICE A MONTH.

PROJECT DESCRIPTION & NOTES

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	7
Z1	SITE PLAN	7
Z2	COMPOUND DETAIL	7
Z3	TOWER ELEVATION	7
Z4	EROSION CONTROL PLAN	7

SITE CONSTRUCTION MANAGER:

NAME: WBLUE INC.
CONTACT: CORNELIUS WHITEHEAD
PHONE: (303) 448-8896

SITE APPLICANT:

NAME: ATLAS TOWER HOLDINGS, LLC
ADDRESS: 3002 BLUFF STREET SUITE 300
CITY, STATE, ZIP: BOULDER, CO 80501
CONTACT: CORNELIUS WHITEHEAD
PHONE: (303) 448-8896

ORIGINAL SURVEYOR:

NAME: AMELLA SURVEYING
ADDRESS: 501 NORTH MAIN #105 LLW
CITY, STATE, ZIP: PUEBLO, CO 81003
CONTACT: GARY C. AMELLA, P.L.S.
PHONE: (719) 543-1974

CIVIL ENGINEER:

NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 500 E 84TH AVE. SUITE C-10
CITY, STATE, ZIP: THORNTON, CO 80229
CONTACT: ANDREW R. BURLUND, P.E.
PHONE: (303) 566-9917-6351

ELECTRICAL ENGINEER:

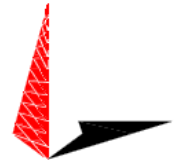
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: MARK QUAKENBUSH, P.E.
PHONE: (919) 661-6351

PROPERTY OWNER:

NAME: CORONA 3 LLC
ADDRESS: 6841 S YOSEMITE STREET, STE 110
CITY, STATE, ZIP: CENTENNIAL, CO 80112

CONTACT INFORMATION

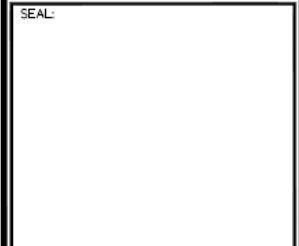
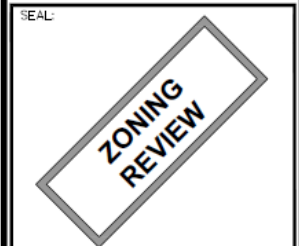
PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

7	09-19-22	ZONING
6	00-22-22	ZONING
5	00-18-22	ZONING
4	00-04-22	ZONING
3	06-16-22	ZONING
2	06-14-22	ZONING
1	06-06-22	ZONING
0	06-06-22	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: NMC



SHEET NUMBER: T-1
REVISION: 7
TEP# 307070.051324

INDEX OF SHEETS

LEGEND

	PARENT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT/LEASE CORNER
	EXIST. METER
	EXIST. TRANSFORMER
	EXIST. UTILITY POLE
	EXIST. TELCO PEDESTAL
	PROPERTY CORNER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	BURIED FIBER
	GAS LINE
	RIGHT-OF-WAY
	FENCE
	EXISTING TREE LINE

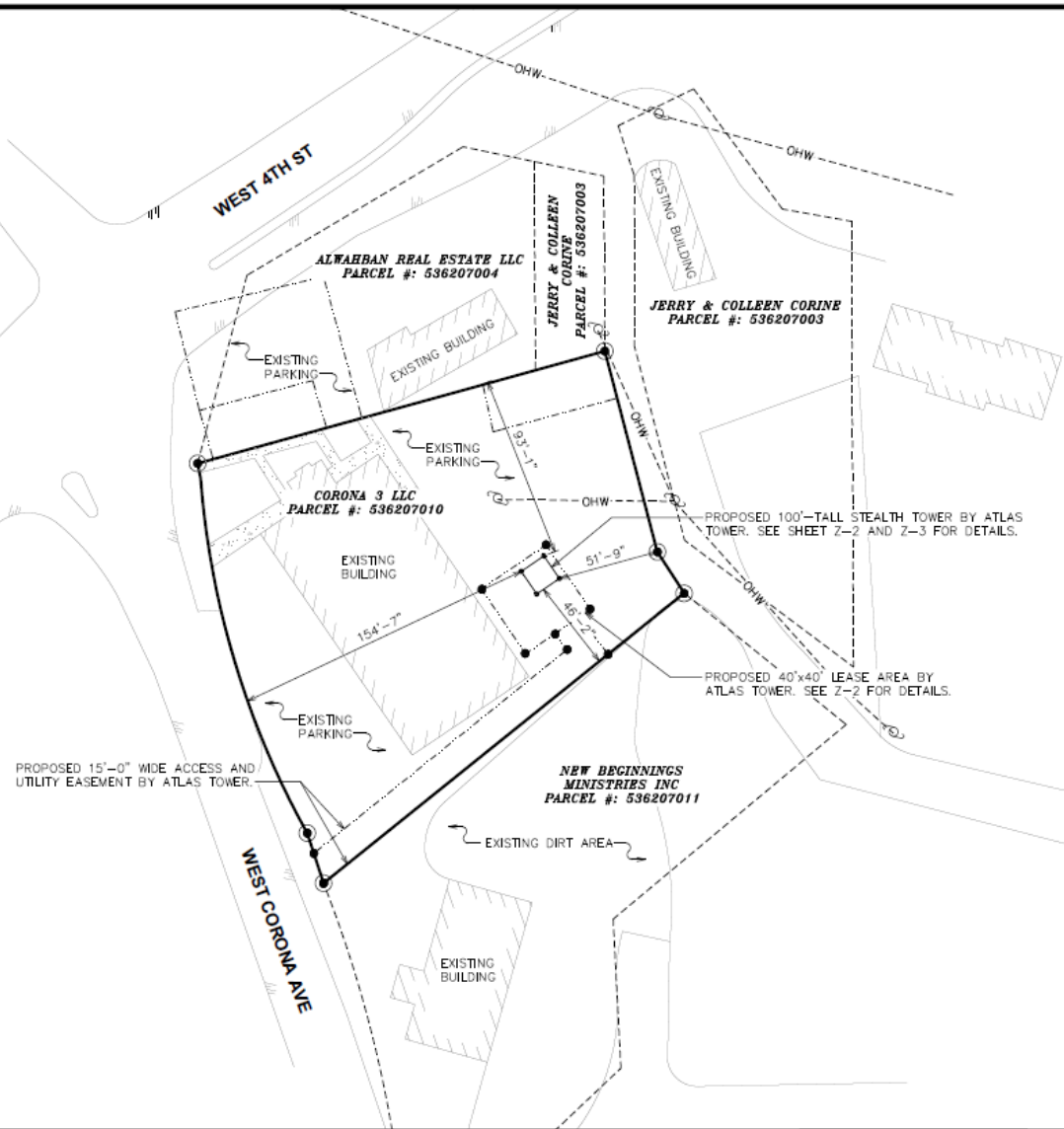
1-A COORDINATES

LATITUDE: N 38° 16' 00.7602" (NAD '83)
 N 38.2668776" (NAD '83)
 LONGITUDE: W 104° 37' 32.9522" (NAD '83)
 W 104.626098" (NAD '83)
 GROUND ELEVATION: 4,726± (AMSL NAVD '88)

TOWER SETBACKS	
PROPERTY LINE	PROPOSED
NORTH WEST	93'-1"±
NORTH EAST	51'-9"±
SOUTH WEST	154'-7"±
SOUTH EAST	46'-2"±

NOTES:

PROPERTY LOCATED IN FLOOD ZONE "X", AREA
DETERMINED TO BE OUTSIDE THE 0.2% CHANCE
OF ANNUAL FLOOD BASED ON COMMUNITY-PANEL
NO. 08101C0494D, EFFECTIVE DATE 08/15/2019.



0 60 120
SCALE IN FEET

A rectangular stamp with a double border, tilted at an angle. The text "ZONING REVIEW" is written in bold, capital letters inside the stamp.

7	09-19-22	ZONING
6	08-22-22	ZONING
5	08-16-22	ZONING
4	08-04-22	ZONING
REV	DATE	ISSUED FOR:

TEP#: 907070.991924

SCALE: 1" = 60'

100'-0"
T/TOWER

95'-0"±
F/FUTURE ANTENNAS

85'-0"±
F/FUTURE ANTENNAS

75'-0"±
F/FUTURE ANTENNAS

0'-0"±(REF)
T/GRADE

PROPOSED ANTENNA
SCREEN

FUTURE ANTENNAS
BY OTHERS (TYP)

PROPOSED 100' STEALTH TOWER WITH
ANTENNA SCREEN BY ATLAS TOWERS.
MANUFACTURER TO BE DETERMINED.



ANTENNA SCREEN EXAMPLE

PROJECT INFORMATION:

ABRIENDO

635 WEST CORONA AVE.
PUEBLO, CO 81004
(PUEBLO COUNTY)

PLANS PREPARED FOR:

WiBlue Inc.

Office: (888) 609-9596

PLANS PREPARED FOR:

**ATLAS
TOWER**

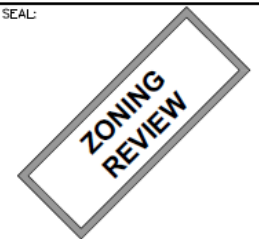
3002 BLUFF STREET, SUITE 300
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



POWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9944
www.tepgroup.net

SEAL:



7	09-19-22	ZONING
6	08-22-22	ZONING
5	08-16-22	ZONING
4	08-04-22	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: NMC

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:

Z-3

REVISION:

7

TEP#: 307070.331324

TOWER ELEVATION

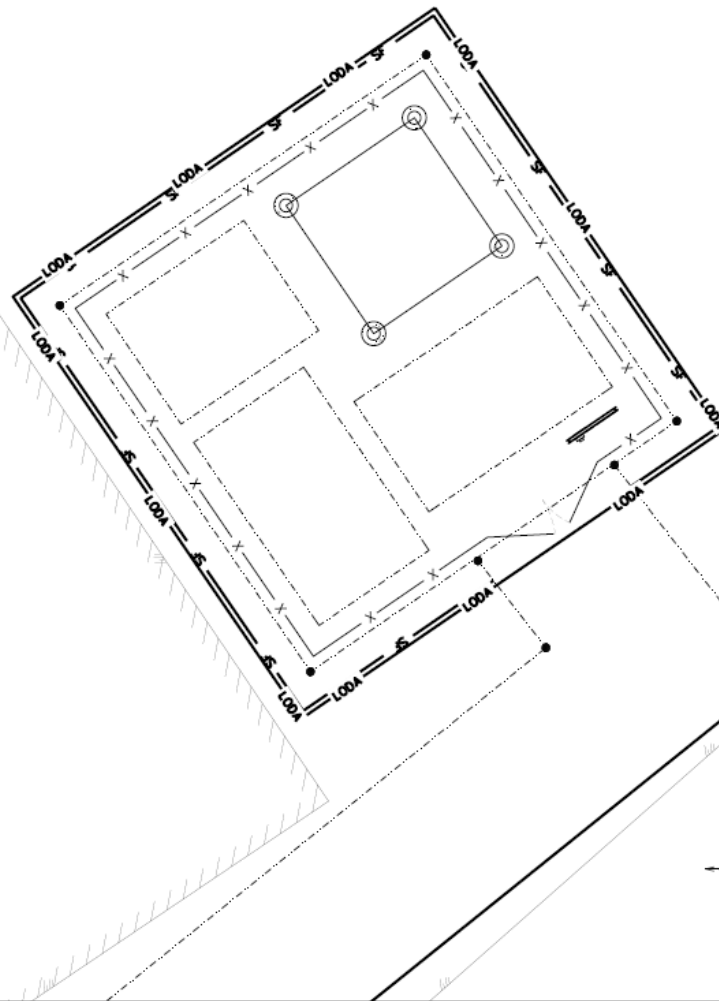
SCALE: 3/32" = 1'-0"

0 8 16
SCALE IN FEET

LEGEND	
SILT FENCE	—SF—
LODA	—LODA—

NOTE:

CONTRACTOR SHALL ENSURE
POSITIVE DRAINAGE ACROSS
COMPOUND.



EXISTING DIRT AREA

SOIL EROSION CONTROL PLAN

SCALE: $\frac{3}{32}$ " = 1'-0"

0 8 16
SCALE IN FEET

PROJECT INFORMATION:	
ABRIENDO 635 WEST CORONA AVE. PUEBLO, CO 81004 (PUEBLO COUNTY)	
PLANS PREPARED FOR:	
WiBlue Inc. Office: (888) 609-9596	
PLANS PREPARED FOR:	
ATLAS TOWER USA - INTERNATIONAL 3002 BLUFF STREET, SUITE 300 BOULDER, CO 80301 Office: (303) 448-8896	
PLANS PREPARED BY:	
 POWER ENGINEERING PROFESSIONALS 500 E. 84TH AVE, SUITE C10 THORNTON, CO 80229 OFFICE: (303) 566-9914 www.peggroup.net	
SEAL:	
ZONING REVIEW	
7	09-19-22 ZONING
6	00-22-22 ZONING
5	00-18-22 ZONING
4	00-04-22 ZONING
REV	DATE ISSUED FOR:
DRAWN BY: CHECKED BY:	
SHEET TITLE:	
SOIL EROSION CONTROL PLAN	
SHEET NUMBER:	REVISION:
Z-4	7
TEP#: 307070.331324	

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

ZBA-22-35

Hearing Date: 8/23/2022

TO:	City of Pueblo Zoning Board of Appeals
FROM:	Theron Verna, Planner
THROUGH:	Scott Hobson, Land Use Administrative Official
LOCATION:	635 W CORONA AVE, PUEBLO, CO 81004-1242
APPLICANT:	Corona 3 LLC
PROPERTY OWNER:	Corona 3 LLC
YEAR BUILT:	1974
LEGAL DESCRIPTION:	LOTS 1 TO 3 INC BLK 1 CARLILE SUB ALSO A PART OF LOT 13 BLK I SOUTH PUEBLO DESC AS: A STRIP OF LAND BEING 25 FT IN WIDTH SELY OF + IMMEDIATELY ADJ TO S LINE OF LOT 1 IN CARLILE SUB. OF LOTS 14, 15, 16 + 17 + OF VACANT SPACE BETWEEN LOTS 14 + 15 ALL IN BLK I SOUTH PUEBLO. FORMERLY 05-362-07-005 + 008
ZONE DISTRICT:	Central Business (B-4) District
PARCEL ID:	536207010
LOT SIZE:	20,173
REQUEST:	Special Use Permit to allow a wireless communications tower with reduced separation requirements in a Central Business (B-4) Zone District

SYNOPSIS OF REQUEST

The applicant, Cornelius Whitehead, plans to construct a 130' wireless communications facility (WCF), monopole in the northeast parking lot of 635 W Corona Ave. According to the applicant, the proposed monopole is being built to improve cellular service coverage for the citizens and visitors of Pueblo. According to Section 17-4-65 (b)(5), tower separation from single-family or two-family residential units must be 500 feet or 300% height of the tower, whichever is greater. This proposed tower will be located approximately 177' from a R-5, Mixed Residential and Office District, which does not meet this standard. Therefore, the applicant is requesting a special use permit to allow for a tower in a Central (B-4) District.

ANALYSIS OF REQUEST

Prior to applying for a special use permit, the applicant worked with the City of Pueblo Planning Department regarding height of the tower (130'), proximity to other towers in the region, and number of users associated with the structure (3). The applicant adjusted their plans to meet all these factors according to the Pueblo Municipal Code. However, the proposed tower will sit within 500' of single-family or two-family residential units from the southeast, southwest, and south of the proposed site. Because of this, the applicant is requesting a Special Use Permit and a reduction in the standard separation requirements to allow the tower to be constructed within 500-feet of single-family residences. Pueblo Municipal Code, §17-4-65, (b), (2) requires the applicant to provide a description of suitable existing towers, other structures or alternative technologies not requiring the use of towers or structures. The applicant provided the attached "Zoning Narrative-Abriendo" and stated that "there are not suitable existing towers within the area that is needed to provide coverage, regardless of technology." Data justifying this statement was not provided with the application.

The site provides very little cover in the way of vegetation, with no close large urban forest to use as camouflage of the proposed tower. Therefore, the applicant indicated that they will construct the tower with shared

structural features and colors as the surrounding commercial establishments. The tower construction plans, dated August 4, 2022, state that the tower will have a “galvanized beige color to match nearby architecture.” The proposed structure will sit within approximately 30’ of the adjacent commercial building, approximately 110’ of the adjacent commercial property to the northwest, 177’ from the R-5 Residential zone district, and approximately 190-feet from the nearest single-family residential parcel.

The proposed tower is planned to be constructed in the historic Corona Park or present day “Blocks” neighborhood, which was platted and incorporated in 1872 as the Town of South Pueblo. Corona Avenue was one of the first two streets within South Pueblo to be constructed; and according to the historic context study, “Industrial Utopia: The History and Architecture of South Pueblo,” the area east of present-day W. 4th Street was one of the first areas to develop, between 1851 and 1900. None of the original historic structures remain along the south side of W. 4th Street; however, there are several small historic residences, and large Victorian historic homes located south of the proposed tower site. The Pueblo Historic Preservation Commission reviewed the Section 106, Invitation per the National Historic Preservation Act referral for the proposed tower at their regularly scheduled meeting on August 17, 2022. The Commission unanimously voted that the proposed 130’ beige monopole would have an adverse impact to the historic neighborhood and recommended the collocation of Wireless Communication Antennas on existing structures instead of constructing a new tower.

The proposed tower is located on top of the bluff west of the Arkansas River Trail, Levee Trail, and Whitewater Park. The Whitewater Park and Arkansas River Trails have an average of 2,638 monthly users; many of the users are out of town visitors. The proposed 130’ steel monopole is anticipated to have an adverse impact on the western view from the Arkansas River park amenities. Mitigation of adverse visual effects created by the tower may be achieved with an alternative tower structure. Generally, alternative tower structures are compatible with the natural setting and surrounding structures and take the form of trees, clock towers, bell steeples etc. Because the site is in a historic neighborhood that was primarily developed with residences for railroad workers and executives; clock towers, bell steeples, and 130’ trees are not appropriate or historically accurate. Conversely, an alternative tower structure consisting of a sculpted brick and/or ceramic tile monument art piece, would complement the existing brick and sculpted tile monument art installations located on the W. 4th Street Bridge abutments and continue the artistic theme found within the central Blocks neighborhood (please refer to attached photographs).

ZONING DISTRICT AND LAND USE

Zone:		Developed with:
North	Central Business (B-4) District	Agnes Tile Company
East	Central Business (B-4) District	Rocco’s Deli
South	Central Business (B-4) District	New Beginnings Church
West	Subregional Business (B-2) District	HUB International

PUBLIC NOTICE

The property was publicly noticed in accordance with Title 17 Section 17-5-33(2) of the City of Pueblo Municipal Code. Specifically, the hearing was published in the Pueblo Chieftain, surrounding property owners within 100 feet of the property were notified by mail, and a sign was placed on the site (See Attachment E). These notices occurred at least 10 days prior to the hearing.

OTHER AGENCIES

Pueblo City/County Health	No comment
City Transportation	No comment

Pueblo Regional Building Department	No comment
Fire Department	No comment
City Public Works Department	No comment
City Stormwater Department	No comment
City Code Enforcement	No comment
Pueblo Board of Water Works	No comment
City Wastewater Department	No comment
City Parks and Recreation Department	No comment

CONDITIONS REQUIRED FOR LIMITED USE PERMIT

1. Ingress and egress to property and proposed structures thereon with reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Comments: Affirmative Finding. The site has adequate ingress and egress to the property.

2. Off-street parking and loading areas where required, with particular attention to the economic noise, glare or odor effects of the use by review on adjoining properties and properties generally in the district.

Comments: Potential negative finding. The site has 12 improved parking spaces located along the southwestern side of the building and approximately 14 parking spaces with curb stops located within the northeastern portion of the parcel. The 1,600 square foot compound that will surround the proposed tower has the potential to render about three parking spaces unusable. Section 17-4-43, (b), (2), requires a 20,173 square foot office building to have 80 parking spaces. However, the existing office building was permitted in 1974 without requiring all 80-parking spaces. The applicant did not provide an analysis of how the tower will impact the parking spaces to the northeast of the building; therefore, the construction of the tower and associated compound has the potential to exacerbate the deficient parking situation.

3. Refuse and service areas, with reference to the items above.

Comments: Affirmative finding. The site has adequate refuse and service areas.

4. Utilities, with reference to the location's availability and compatibility.

Comments: Affirmative finding. The utility availability and compatibility on the site is adequate.

5. Screening and buffering with reference to type, dimensions, and character.

Negative finding. The proposed site has limited vegetation cover and the commercial building on site is much smaller than the proposed structure, leaving little in the way of screening and buffering for the proposed tower. The applicant is not proposing landscaping or camouflaging techniques for the 130' monopole.

6. Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect and compatibility and harmony with properties in the district.

Comments: Neutral Finding; The adjacent residential and commercial development may be negatively affected by the presence of a large tower in proximity. The kayak park and river trail may see aesthetic affects as well. However, the presence of a tower in this area may provide citizens with better cell coverage.

7. Required yards and other open space.

Comment: Affirmative finding. The required yards and other open space are adequate within this site.

8. General compatibility with adjacent properties and other properties in the district.

Comments: Negative finding. Due to the proposed tower's location within the historic Corona Park or Blocks Neighborhood the City Whitewater Park and Arkansas River and Levee Trails, the tower will have a negative impact on the view corridor and adjacent recreation amenities.

PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION

If the Board chooses to approve this Special Use Permit staff recommends Standard Permit Conditions 1 through 13 as well as:

STAFF CONDITIONS:

1. The tower shall be an alternative tower structure consisting of a sculpture medium incorporating sculpted brick and or ceramic tile.
2. The alternative tower art sculpture design must be selected through a public process that will include a public request for proposal, and selection by a committee consisting of neighborhood stakeholders (property owners within the Corona Park/Blocks neighborhood), City Parks Department, Public Works Public Department, Planning Department, and any other interested parties that the applicant deems appropriate.

ATTACHMENTS

- A. Standard Permit Conditions
- B. Site Map
- C. Aerial Map
- D. Zoning Map
- E. Comprehensive Plan Map
- F. Public Notice Photo
- G. Site Photographs
- H. Application
- I. Supporting documentation

Exhibit A. Standard Permit Conditions

Standard Permit Conditions Date of Issuance of Permit: ZBA-22-35	
1.	Time Limits Zoning permit shall become invalid unless work or action authorized by permit is fully executed by 8/23/2023
2.	Required Revisions Any revisions or additions to plans required as a result of approval must be submitted and stamped "approved" prior to the sign-off of the building permit routing slip or business license.
3.	Changes The project shall be completed as shown on the plans, which have been stamped "approved" and dated by the Department of Planning and Community Development. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Community Development.
4.	Property Inspection By acceptance of this permit, Permit holder authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, inspecting and/or measuring the property or improvements as long as the use authorized by this permit remains in effect.
5.	Certificate of Occupancy A certificate of occupancy must be issued by Regional Building <u>PRIOR</u> to use and/or occupancy of the subject premises. Prior to issuance, the Department of Planning and Community Development must certify that work has been completed in accordance with approved plans and that applicable conditions have been met. The Permit holder may be required to provide a Letter of Credit to obtain a Certificate of Occupancy prior to completion of all required improvements.
6.	Completion and Maintenance of Improvements and Landscaping Permit holder or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Permit holder agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7.	Building Permit; Other Permits Permit holder is solely responsible for obtaining <u>BUILDING PERMIT</u> and all other applicable local, state and federal permits.
8.	Off-Site Drainage Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties.
9.	Appeals of a decision of the Land Use Administrator can occur up to thirty (30) days following such decision. Appeals of Zoning Board of Appeals decisions can occur up to thirty (30) days following final decision. Any work done in connection with this permit prior to the expiration of all applicable appeal periods is done <u>SOLELY</u> at the risk of the Permit holder.
10.	Errors Permit holder is solely responsible for the accuracy of all information contained in the Zoning Permit form and in accompanying documentation. Any errors contained therein may invalidate the Zoning Permit and may result in issuance of a code violation citation and prosecution.
11.	Transfer of Ownership In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become Permit holder and subject to compliance with the terms and conditions of this permit.
12.	Violations/Penalties A violation of any of the conditions of this permit or of any provision of the Pueblo Municipal Code may result in a penalty of up to three hundred dollars (\$300) per day.
13.	Incorporation and Reference of All Plans Presented to the Zoning Board of Appeals. This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant at Zoning Board of Appeals meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

Exhibit B. Location Map



Exhibit C. Site Map

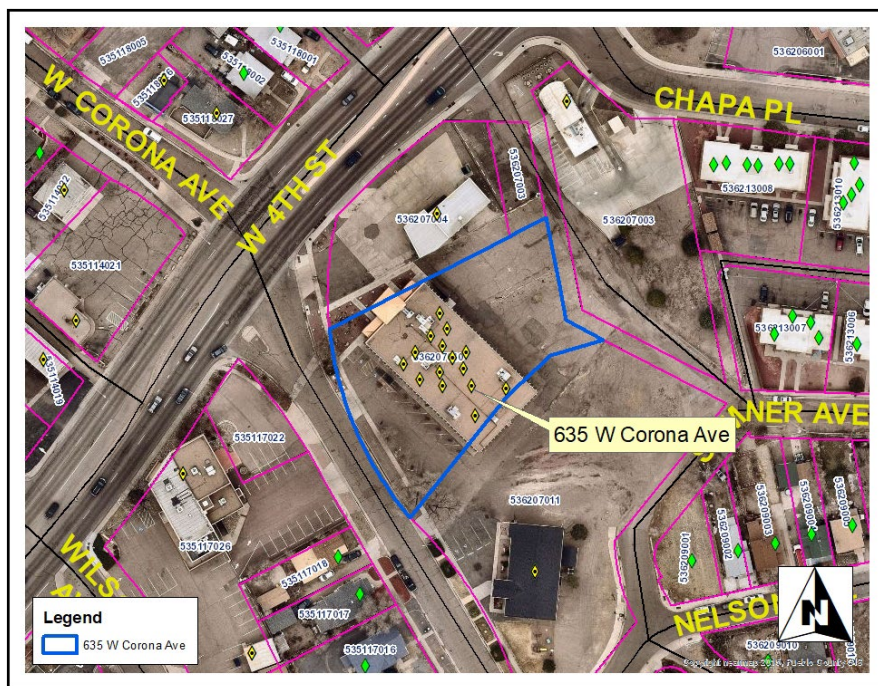


Exhibit D. Zoning Map

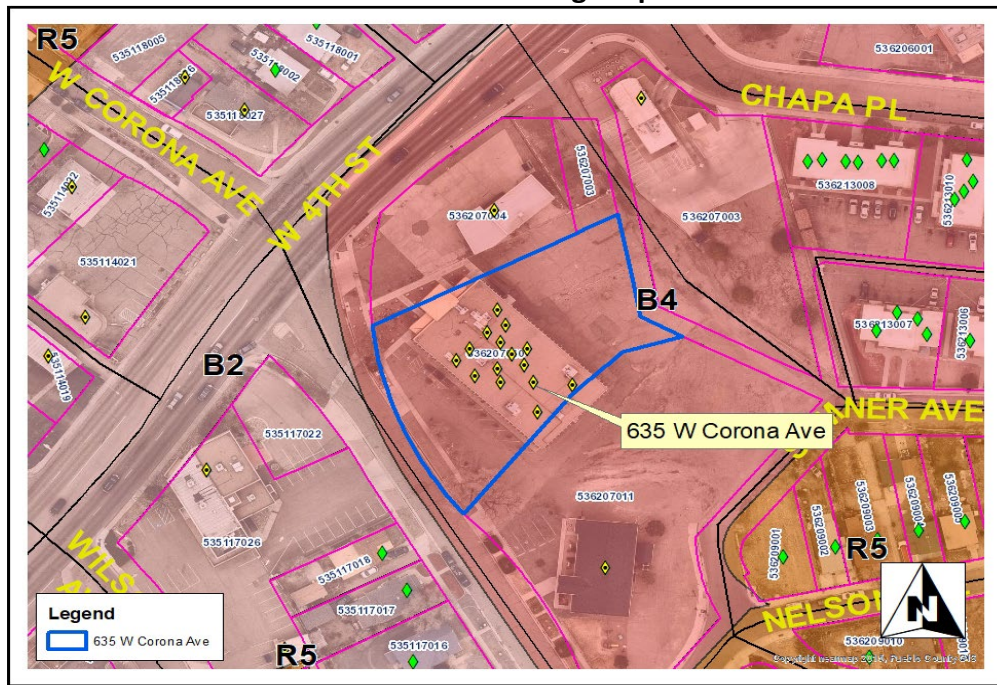


Exhibit E. Comprehensive Plan Map

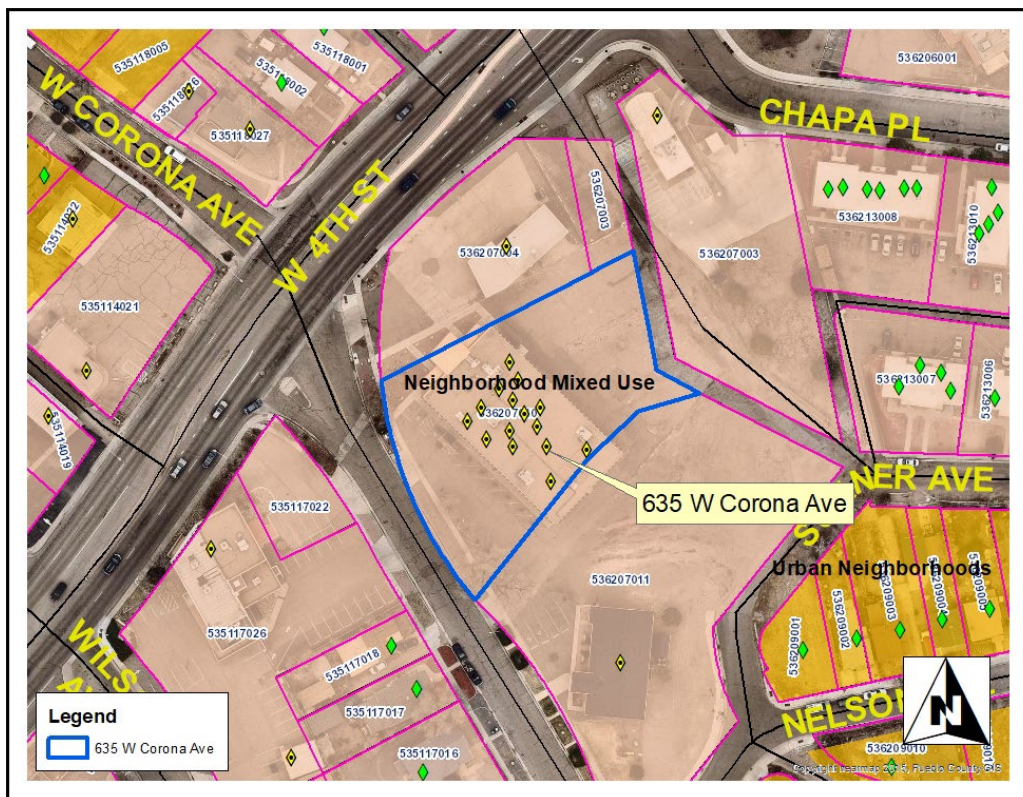


Exhibit F. Public Notice



Exhibit G. Site Photos



View from tower site looking east towards Sumner Ave.



Tower site, view from Sumner looking northwest



View from tower site looking south towards the New Beginnings Church



View from site looking east towards multifamily residential on Sumner Ave.



View of tower site on top of the bluff from the Arkansas River Levee Trail



Brick and sculpted tile monument art installations located on the W. 4th Street Bridge abutments

H. Application



City of Pueblo PLACE

07/08/2022

22-121

Zoning Board of Appeals - Special Use Permit & Variances

Status: Active**Date Created:** Jul 7, 2022**Applicant**

Cornelius Whitehead
 cwhitehead@atlastowers.com
 3002 Bluff Street Suite 300
 Boulder, CO 80301
 830-237-0323

Location

635 W CORONA AVE
 PUEBLO, CO 81004

Owner:

CORONA 3 LLC
 6841 S YOSEMITE ST STE 110 CENTENNIAL , CO 80112-1410

Internal**ZBA Case Number**

ZBA-22-35

Planner Assigned

--

ZBA**Hearing Date**

08/23/2022

Hearing Results

--

Board Conditions

--

Appeal Term End Date

--

Permit Completion Date

--

Specially Requested Hearing☐**Public Notice****Number of Posters**

--

Number of Postcards Sent

--

Cost of Newspaper Notice

--

Public Notice Costs

0

Other Fees:

--

Public Notice costs must be paid by:

--

Public notice zoning poster must be displayed BY:

--

Public Notice zoning poster must be displayed UNTIL:

--

Scope of Work**Type of Request****Type of Use by Review**

Use by Review (Special/ Limited Use Permit)

--

Provide a short description of the proposed request:

130' Monopine telecommunications facility

What is the general use of the property

Commercial

Detailed explanation of the request as listed above.

130' Monopine Telecommunications facility to be approved and built to improve cellular service for citizens and visitors of Pueblo.

Justification of facts required for the request. Be specific.

In order to provide adequate coverage to nearby community, applicant is requesting approval of special use application for a cellular facility within 500' of a residential zone.

Please see the attached document for assistance with Justification of Facts:

Please see the attached document for assistance with Justification of Facts:

 ZBA Use by Review Assistance

([https://viewpointcloud.blob.core.windows.net/profile-pictures/ZBA_Use_by_Review_HANDOUT_06-2020_Thu_Jul_22_2021_15:43:00_GMT+0000_\(Greenwich_Mean_2020.pdf\)](https://viewpointcloud.blob.core.windows.net/profile-pictures/ZBA_Use_by_Review_HANDOUT_06-2020_Thu_Jul_22_2021_15:43:00_GMT+0000_(Greenwich_Mean_2020.pdf)))

 ZBA Non-Residential Variance Assistance

([https://viewpointcloud.blob.core.windows.net/profile-pictures/ZBA_Non-Residential_Variance_HANDOUT_06-2020_Thu_Jul_22_2021_15:42:48_GMT+0000_\(Greenwich_Mean_2020.pdf\)](https://viewpointcloud.blob.core.windows.net/profile-pictures/ZBA_Non-Residential_Variance_HANDOUT_06-2020_Thu_Jul_22_2021_15:42:48_GMT+0000_(Greenwich_Mean_2020.pdf)))

 ZBA Residential Variance Assistance

([https://viewpointcloud.blob.core.windows.net/profile-pictures/ZBA_Residential_Variance_HANDOUT_06-2020_Thu_Jul_22_2021_15:42:55_GMT+0000_\(Greenwich_Mean_2020.pdf\)](https://viewpointcloud.blob.core.windows.net/profile-pictures/ZBA_Residential_Variance_HANDOUT_06-2020_Thu_Jul_22_2021_15:42:55_GMT+0000_(Greenwich_Mean_2020.pdf)))

Are there any concurrent zoning requests?

No

Use by Review Justification of Facts**Describe the ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

Ingress and egress will take place on existing access route from W Corona Ave, around to the facility location at the back of the building.

Describe off-street parking and loading areas where required, with particular attention to the items in Subparagraph a above and the economic noise, glare or odor effects of the use by review on adjoining properties and properties generally in the district.

No parking or loading areas will be required. No noise, glare, or odor will arise out of this use.

Describe refuse and service areas, with particular reference to the items in the two questions above.

No refuse or service areas needed.

Describe utilities, with reference to the location's availability and compatibility.

Only power and fiber utility connections will be needed for this project, both of which will be coordinated with local power and fiber provider to bring utility to the facility.

Describe screening and buffering with reference to type, dimensions and character.

The tower itself will be designed to resemble a faux pine tree, camouflaging antennas and equipment from view within the branches.

Describe signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect and compatibility and harmony with properties in the district.

Only signs associated with this project will be those required by the FCC/FAA for site identification purposes.

Describe how you will comply with the required yards and other open space.

No required yards on site.

Describe the general compatibility with adjacent properties and other property in the district.

The general surrounding zone is largely commercial with surrounding residential areas. This project is compatible with the commercial zones, however the site location does fall within the required 500' from a residential area setback.

Terms

Is the applicant and property owner the same?

No

Applicant Signature

Cornelius Whitehead

07/07/2022

Attachments

-  Abriendo_Zoning_Rev3_06-16-22 (1).pdf
Uploaded by Cornelius Whitehead on Jul 7, 2022 at 9:56 am
-  Abriendo Justification Narrative 7-7-22.docx
Uploaded by Cornelius Whitehead on Jul 7, 2022 at 11:57 am
-  Abriendo Owner Affidavit (Signed).pdf
Uploaded by Cornelius Whitehead on Jul 7, 2022 at 11:50 am
-  Inventory of Site Abriendo_Atlas Letter Head.pdf
Uploaded by Cornelius Whitehead on Jul 7, 2022 at 11:51 am
-  Abriendo Zoning Narrative 7-7-22.docx
Uploaded by Cornelius Whitehead on Jul 7, 2022 at 11:57 am

History

Date	Activity
Jul 7, 2022 at 8:46 am	Cornelius Whitehead started a draft of Record 22-121
Jul 7, 2022 at 9:17 am	Cornelius Whitehead altered Record 22-121, changed ownerEmail from "" to "dirk58@comcast.net"
Jul 7, 2022 at 9:17 am	Cornelius Whitehead altered Record 22-121, changed ownerPhoneNo from "" to "7204969181"
Jul 7, 2022 at 11:51 am	Cornelius Whitehead added attachment Inventory of Site Abriendo_Atlas Letter Head.pdf to Record 22-121
Jul 7, 2022 at 11:57 am	Cornelius Whitehead added attachment Abriendo Zoning Narrative 7-7-22.docx to Record 22-121
Jul 7, 2022 at 11:57 am	Cornelius Whitehead submitted Record 22-121
Jul 7, 2022 at 11:57 am	changed the deadline to Jul 09, 2022 on approval step Fee Review on Record 22-121
Jul 7, 2022 at 11:57 am	approval step Fee Review was assigned to Planning Front Counter on Record 22-121
Jul 7, 2022 at 11:57 am	changed the deadline to Jul 09, 2022 on approval step Fee Review on Record 22-121
Jul 7, 2022 at 1:42 pm	Kelly Grisham changed Type of Request from "Use by Review (Special/ Limited Use Permit)" to "Variance" on Record 22-121
Jul 7, 2022 at 1:42 pm	Kelly Grisham changed Variance Type from "" to "Other" on Record 22-121
Jul 7, 2022 at 1:42 pm	Kelly Grisham changed Other (please specify) from "" to "500' to residential zone" on Record 22-121
Jul 7, 2022 at 1:43 pm	Kelly Grisham changed Type of Use by Review from "Special Use Permit" to "" on Record 22-121
Jul 7, 2022 at 3:11 pm	Carol Martinez changed Type of Request from "Variance" to "Use by Review (Special/ Limited Use Permit)" on Record 22-121
Jul 7, 2022 at 3:26 pm	Carol Martinez assigned approval step Fee Review to Carol Martinez on Record 22-121
Jul 7, 2022 at 3:26 pm	Carol Martinez approved approval step Fee Review on Record 22-121
Jul 7, 2022 at 3:27 pm	completed payment step Application Fee on Record 22-121
Jul 7, 2022 at 3:27 pm	approval step Intake Review was assigned to Planning Front Counter on Record 22-121
Jul 7, 2022 at 3:27 pm	approval step Land Use Tech Review was assigned to Karen Elgin on Record 22-121
Jul 7, 2022 at 3:27 pm	approval step Case Assignment was assigned to Beritt Odom on Record 22-121
Jul 7, 2022 at 3:27 pm	changed the deadline to Jul 08, 2022 on approval step Case Assignment on Record 22-121
Jul 7, 2022 at 4:26 pm	Carol Martinez assigned approval step Intake Review to Carol Martinez on Record 22-121
Jul 7, 2022 at 4:26 pm	Carol Martinez approved approval step Intake Review on Record 22-121
Jul 8, 2022 at 9:36 am	Karen Elgin changed ZBA Case Number from "" to "ZBA-22-35" on Record 22-121
Jul 8, 2022 at 9:36 am	Karen Elgin changed Hearing Date from "" to "08/23/2022" on Record 22-121

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Fee Review	Complete	Jul 7, 2022 at 11:57 am	Jul 7, 2022 at 3:26 pm	Carol Martinez	07/08/2022
 Application Fee	Paid	Jul 7, 2022 at 3:26 pm	Jul 7, 2022 at 3:27 pm	-	-
 Intake Review	Complete	Jul 7, 2022 at 3:27 pm	Jul 7, 2022 at 4:26 pm	Carol Martinez	-
 Land Use Tech Review	Active	Jul 7, 2022 at 3:27 pm	-	Karen Elgin	-
 Case Assignment	Active	Jul 7, 2022 at 3:27 pm	-	Beritt Odom	07/07/2022
 Planning (Zoning) Initial Review of Submittal	Inactive	-	-	-	-
 Public Notice	Inactive	-	-	-	-
 Public Notice Memo	Inactive	-	-	-	-
 Public Notice Fee	Inactive	-	-	-	-
 Staff Report and Agenda Distribution	Inactive	-	-	-	-
 ZBA Hearing Outcome	Inactive	-	-	-	-
 Permit Issuance	Inactive	-	-	-	-
 Final Inspection	Inactive	-	-	-	-

Property Owner Affidavit

Please type or **print** clearly. Illegible applications will not be accepted.

Property Owner:			
Name: Corona 3 LLC		Company: Corona 3 LLC	
Address: 6841 S Yosemite Street STE 110			
City: Centennial		State: CO	Zip: 80112
Phone: 720-496-9181		Email: jmittell@pinaderec.com	
Applicant:			
Name: Cornelius Whitehead		Company: Atlas Tower 1, LLC	
Phone: 303-448-8896		Email: cwhitehead@atlastowers.com	
Property Address: 635 Corona St Pueblo, CO			

I, , hereby state that I am the owner of record of the property located at 635 W Corona Ave, Pueblo Co, Pueblo, Colorado, and further acknowledge that by signing this affidavit I authorize the submission of an application for a Telecommunications Facility at said location.
(application type)

 5-23-22
Signature of Property Owner Date

Corona 3 LLC
James Mitchell
One Broadway Suite 300A
Denver Co 80203

Zoning Narrative – “South Pueblo”



August 18, 2022
City of Pueblo
Planning & Community Development
211 East D Street
Pueblo, Colorado 81003

To Whom It May Concern:

Atlas Tower 1, LLC is submitting a Cell Tower Application request to City of Pueblo Planning & Community Development Department for review of a proposed telecommunications facility build on the property of 635 Corona Ave Pueblo, CO 81004 Pueblo County Parcel #: 0536207010. This letter shall serve as a zoning narrative response to City of Pueblo Zoning Code for the proposed 169' Monopole telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

SITE DETAILS

Land Owner:

CORONA 3 LLC
6841 S YOSEMITE ST STE 110
CENTENNIAL CO 80112-1410

Site Address:

635 Corona Ave
Pueblo, CO 81004
Pueblo County Parcel #: 0536207010

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Coordinates:

LATITUDE	N 38° 16' 00.89"	(NAD '83) *
LONGITUDE	W 104° 37' 32.93"	(NAD '83) *
GROUND ELEVATION	4,726'	(NAVD '88) *

Zoning:

B-4

Lease Area:

40'x 40', 1,600 Sq. ft.

PROPOSAL SUMMARY

The purpose of this request is to build a 134' Monopole tower telecommunications tower within a 1,600 sq. ft. wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is in the Planned Community zone with proximity to commercial and some residential zoned areas where coverage is lacking, and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is mostly commercial zones with medium density residential zones nearby. The proposed site is on an portion of the property currently used for parking.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contactors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable or audible in the location the telecommunications facility is proposed to be.

Building Codes; Safety Standards

Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, Marriott-Slaterville concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

FAA/FCC Compliance

The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).

This narrative represents required and supplementary information to document the

technological, economic, and social necessity and benefits of a new 134' monopole telecommunications tower in Pueblo. The information provided highlights the advantages associated with a telecommunications facility at our proposed site. See attached documents to showing our survey and tower drawings.

Atlas Tower 1, LLC respectfully requests the approval of our Application for a communications tower facility.

Best Regards,

Cornelius Whitehead
Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301
Office (303) 448-8896
Cell(720) 445-1508

LEGEND

- PARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/LEASE CORNER
- EXIST. METER
- EXIST. TRANSFORMER
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- OVERHEAD WIRE
- BURIED FIBER
- GAS LINE
- RIGHT-OF-WAY
- FENCE
- EXISTING TREE LINE

1-A COORDINATES

LATITUDE: N 38° 16' 00.7602" (NAD '83)
N 38.2668776° (NAD '83)
LONGITUDE: W 104° 37' 32.9522" (NAD '83)
W 104.626098° (NAD '83)
GROUND ELEVATION: 4,726'± (AMSL NAVD '88)

TOWER SETBACKS

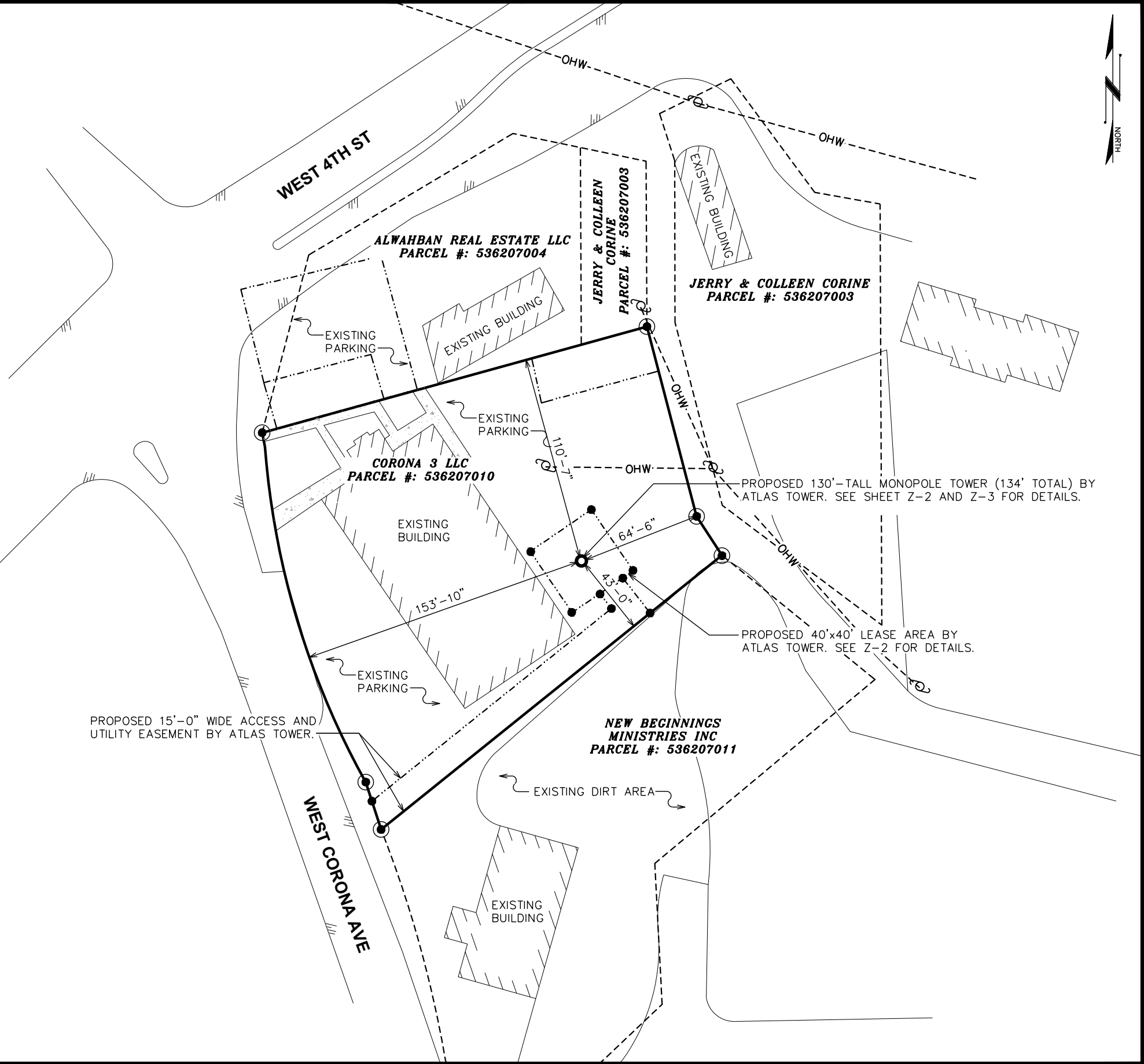
PROPERTY LINE	PROPOSED
NORTH WEST	110'-7"±
NORTH EAST	64'-6"±
SOUTH WEST	153'-10"±
SOUTH EAST	43'-0"±

NOTES:

PROPERTY LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD BASED ON COMMUNITY-PANEL NO. 08101C0494D, EFFECTIVE DATE 08/15/2019.

SITE PLAN

SCALE: 1" = 60'



PROJECT INFORMATION:

ABRIENDO

635 WEST CORONA AVE.
PUEBLO, CO 81004
(PUEBLO COUNTY)

PLANS PREPARED FOR:

WiBlue Inc.

Office: (888) 609-9596

PLANS PREPARED FOR:

ATLAS TOWER
USA - INTERNATIONAL

3002 BLUFF STREET, SUITE 300
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

ZONING REVIEW

5	08-15-22	ZONING
4	08-04-22	ZONING
3	06-16-22	ZONING
2	06-14-22	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: ARB

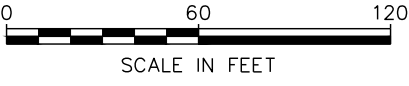
SHEET TITLE:

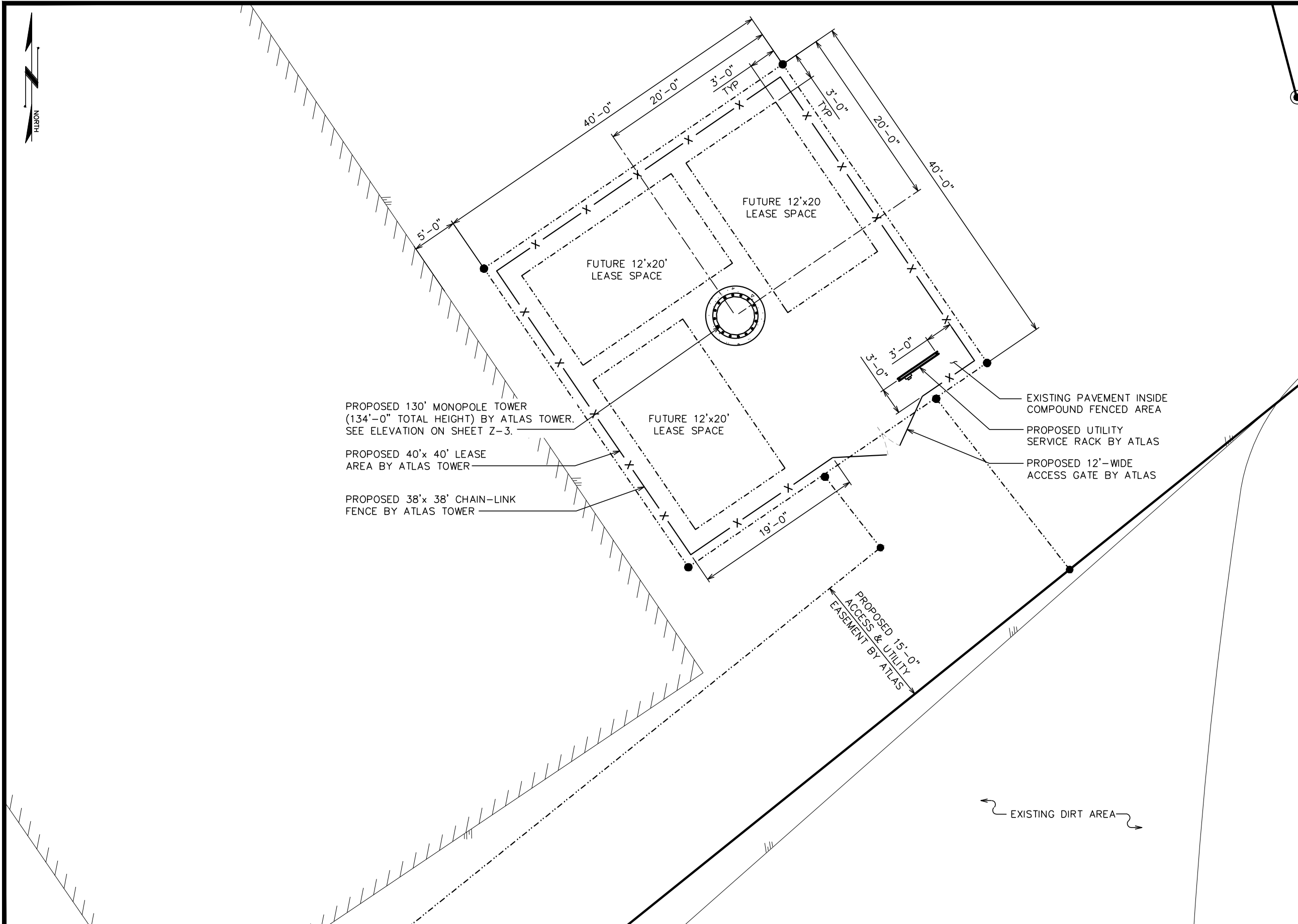
SITE PLAN

SHEET NUMBER: **Z-1**

REVISION: **5**

TEP#:307070.331324





COMPOUND DETAIL

SCALE: $\frac{3}{32}$ " = 1'-0"



PROJECT INFORMATION:

ABRIENDO

635 WEST CORONA AVE.
PUEBLO, CO 81004
(PUEBLO COUNTY)

PLANS PREPARED FOR:



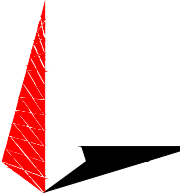
Office: (888) 609-9596

PLANS PREPARED FOR:



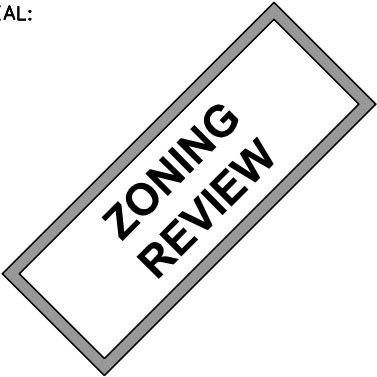
3002 BLUFF STREET, SUITE 300
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



4	08-04-22	ZONING
3	06-16-22	ZONING
2	06-14-22	ZONING
1	06-06-22	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: ARB

SHEET TITLE:

**COMPOUND
DETAIL**

SHEET NUMBER:

Z-2

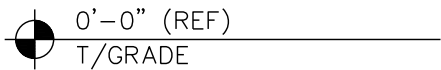
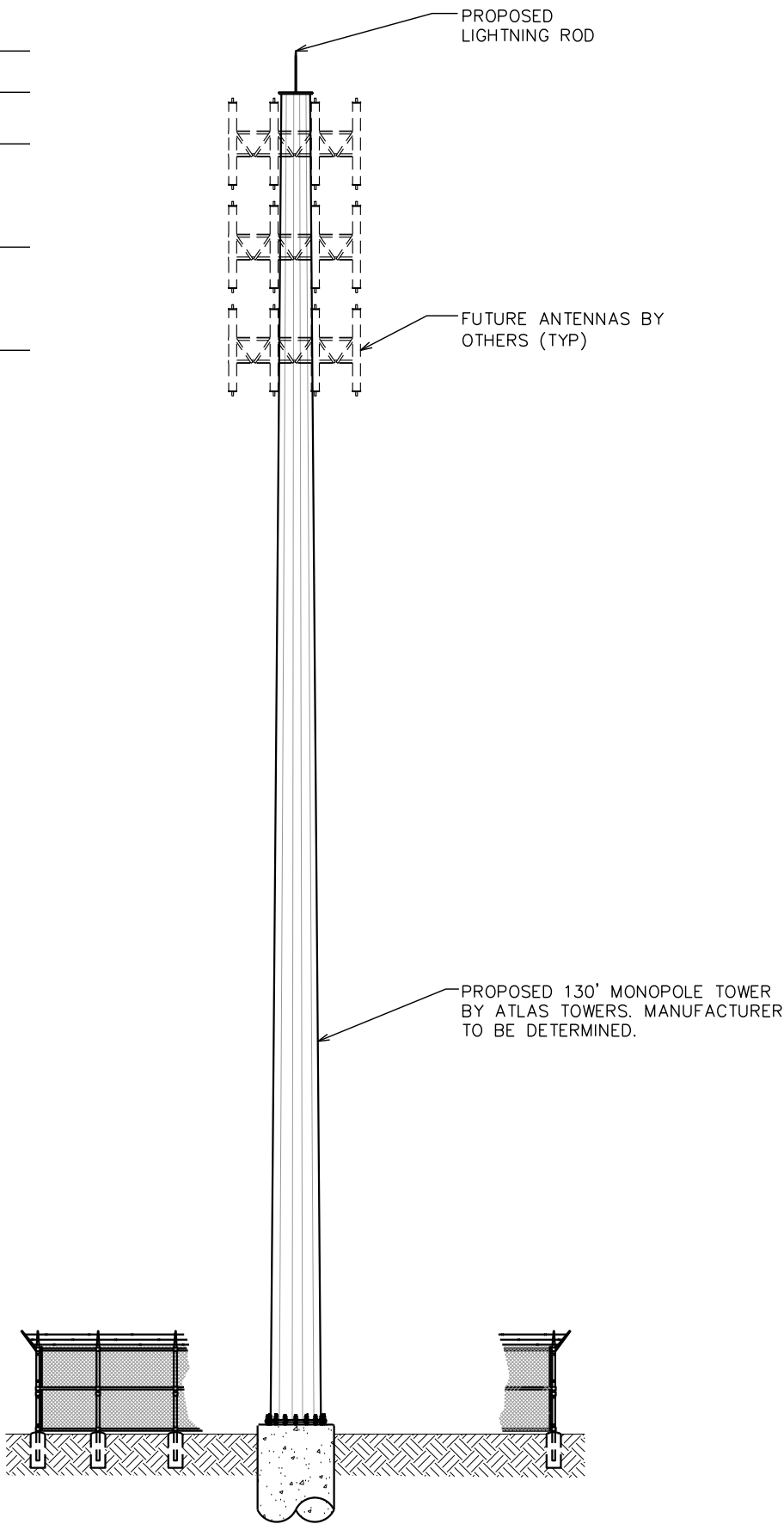
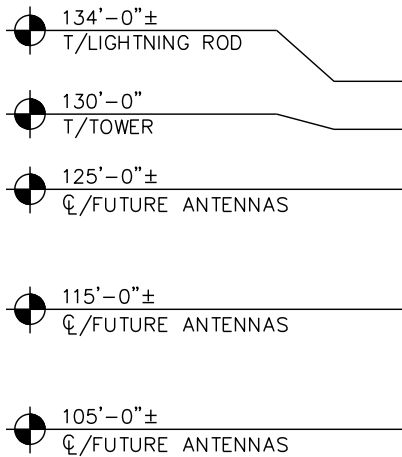
REVISION:

4

TEP#:307070.331324

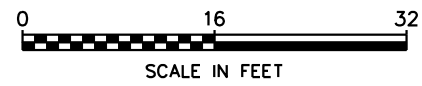
NOTES:

- 1. TOWER TO REMAIN A GALVANIZED BEIGE COLOR TO MATCH NEARBY ARCHITECTURE.
- 2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
- 3. PROPOSED COAX ROUTED INSIDE TOWER WITH HOISTING GRIPS.
- 4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
- 5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.



TOWER ELEVATION

SCALE: 1/8" = 1'-0"



PROJECT INFORMATION:

ABRIENDO

635 WEST CORONA AVE.
PUEBLO, CO 81004
(PUEBLO COUNTY)

PLANS PREPARED FOR:



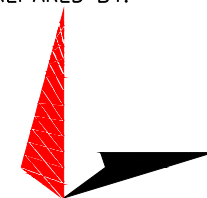
Office: (888) 609-9596

PLANS PREPARED FOR:



3002 BLUFF STREET, SUITE 300
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



4	08-04-22	ZONING
3	06-16-22	ZONING
2	06-14-22	ZONING
1	06-06-22	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: NMC

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:

Z-3

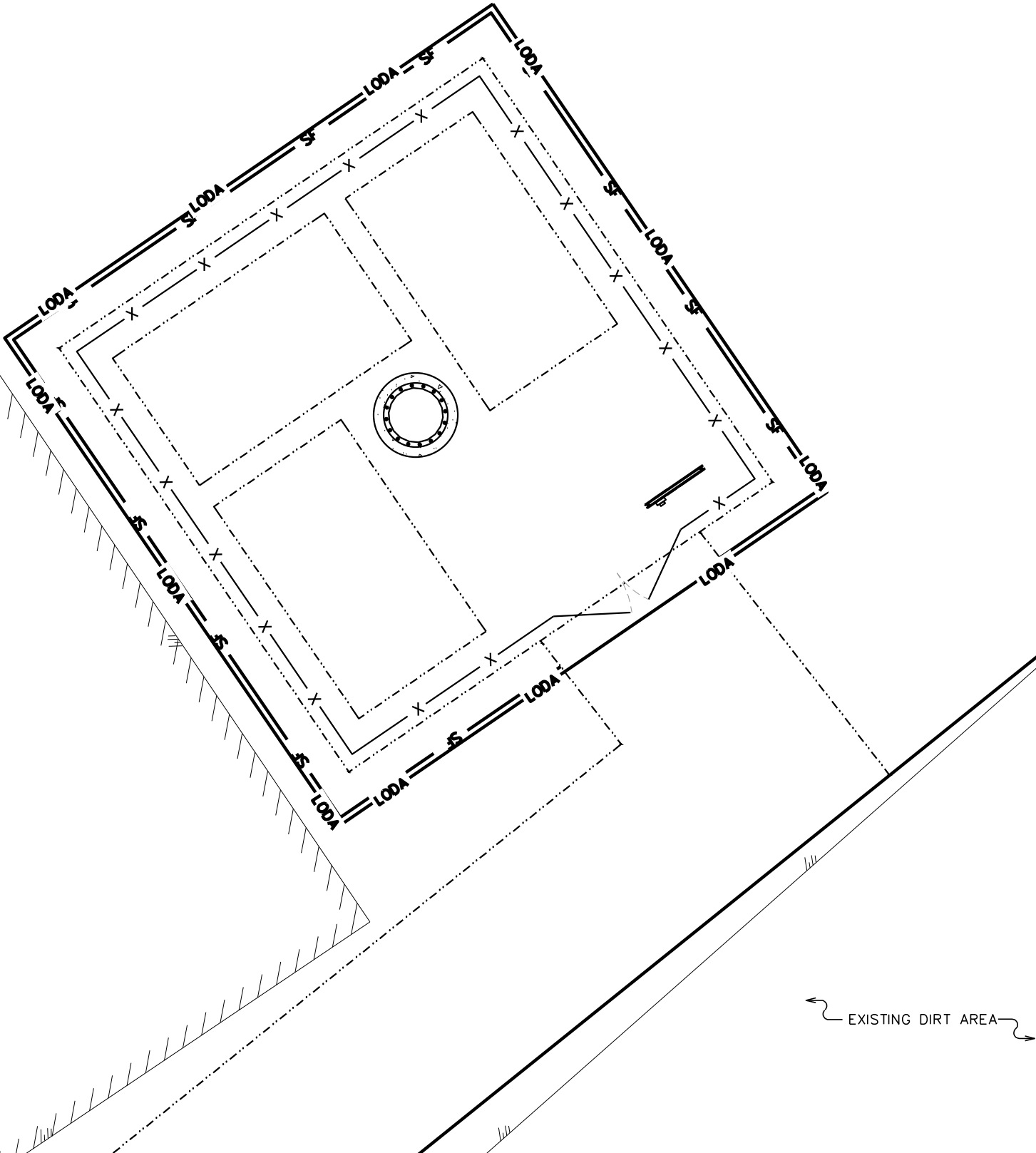
REVISION:

4

TEP#:307070.331324

LEGEND	
SILT FENCE	—SF—
LODA	—LODA—

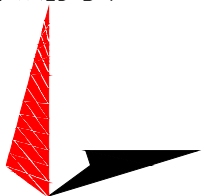
NOTE:
CONTRACTOR SHALL ENSURE
POSITIVE DRAINAGE ACROSS
COMPOUND.

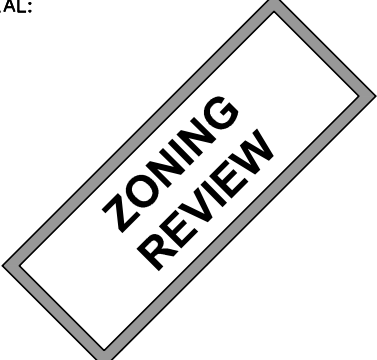


PROJECT INFORMATION:
ABRIENDO
635 WEST CORONA AVE.
PUEBLO, CO 81004
(PUEBLO COUNTY)

PLANS PREPARED FOR:
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TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

**ZONING
REVIEW**

4	08-04-22	ZONING
3	06-16-22	ZONING
2	06-14-22	ZONING
1	06-06-22	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: CHECKED BY:

SHEET TITLE:
**SOIL EROSION
CONTROL PLAN**

SHEET NUMBER: **Z-4** REVISION: **4**
TEP#: 307070.33 | 324

SOIL EROSION CONTROL PLAN

SCALE: 3/32" = 1'-0"



Atlas Tower 1, LLC
3002 Bluff Street, Suite 300
Boulder, CO 80301
(303) 448-8896
June 8, 2022



Atlas Tower Inventory of Existing Sites: Pueblo CO

To Whom It May Concern:

This letter shall serve as Atlas Tower's "Inventory of Existing Sites" for Pueblo CO as required by zoning application. Currently Atlas Tower does not have any existing sites in Pueblo, however we were recently approved for a monopine at 1721 South Pueblo Blvd, which is a separate project and has no effect on the application for 635 Corona Ave.

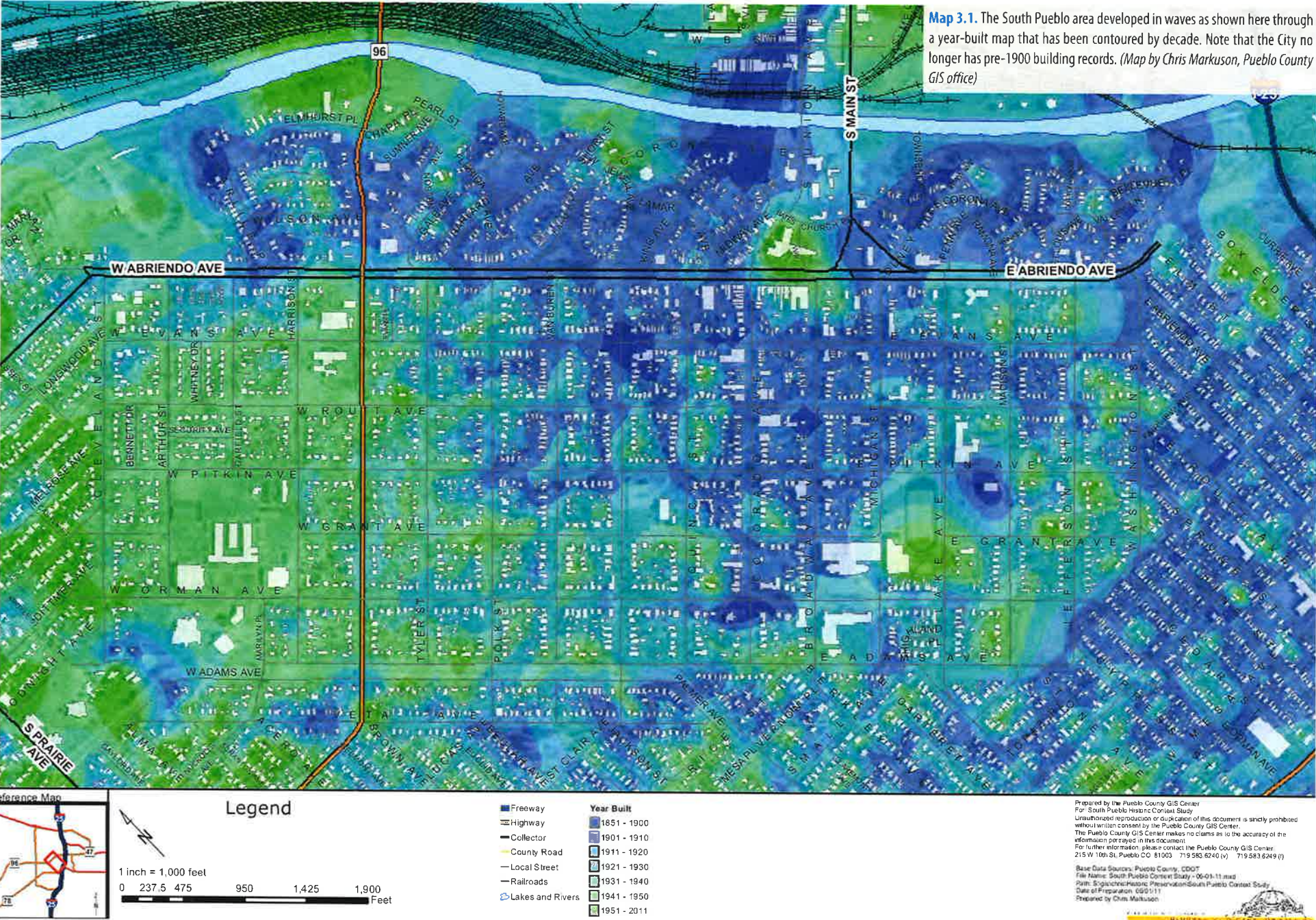
The below chart marks the closest non-applicant owned cellular facilities to this proposed tower location:

<u>Tower #</u>	<u>Lat/Long</u>	<u>Tower Height</u>	<u>Distance From Project</u>
#1	38.279551 -104.634843	160'	1.04 Miles
#2	38.24041 -104.612929	116'	1.87 Miles
#3	38.263116 -104.590287	111'	1.98 Miles
#4	38.286055 -104.59625	270'	2.1 Miles

Please let me know if anything else is needed from my end!

Cornelius Whitehead

ATLAS TOWER
3002 Bluff Street, Suite 300
Boulder, CO 80301
cwhitehead@atlastowers.com
(303) 448-8896



Map 3.2. This 1897 map of Pueblo shows the consolidated city. (*City of Pueblo*)

