CITY OF FORT COLLINS
TYPE 1 ADMINISTRATIVE HEARING

FINDINGS AND DECISION

HEARING DATE:	August 17, 2016
PROJECT NAME:	1127 W Prospect Rd Wireless Telecommunications Facility
CASE NUMBER:	PDP #150033
APPLICANT:	Caleb Crossland Atlas Tower Companies 4450 Arapahoe Ave., Suite 100 Boulder, CO 80303
OWNER:	Pumbaa Properties, LLC 713 Sandpiper Point Fort Collins, CO 80525
HEARING OFFICER:	Marcus A. McAskin

PROJECT DESCRIPTION: This is a request for consideration of a Project Development Plan (PDP) to construct a wireless telecommunications facility consisting of a 65-foot high stealth wireless telecommunication tower resembling an evergreen tree (monopine) and capable of supporting antenna equipment for multiple wireless carriers (the "Application"). The Application was filed and is being processed by Atlas Tower Companies ("Applicant"). In addition to the stealth tower, a fenced area would be constructed to screen ground equipment, and nearby natural/open space will be enhanced with water quality improvements, removal of existing impervious surface, and the planting of new trees, shrubs, and grasses. The project site is located at 1127 West Prospect Road on a 0.42 acre parcel in the Neighborhood Commercial (N-C) zone district (the "Subject Property").

The Subject Property is owned of record by Pumbaa Properties, LLC, a Colorado limited liability company.

BACKGROUND: The surrounding zoning and land uses are set forth below:

Direction	Zone District	Existing Land Uses
North	Neighborhood Commercial (N-C)	Office & Retail
South	Medium Density Mixed-Use Neighborhood (M-M-N)	Multifamily Residential
East	Neighborhood Commercial (N-C)	Office
West	Medium Density Mixed-Use Neighborhood (M-M-N)	Multifamily Residential

SUMMARY OF DECISION: Approved with conditions.

ZONE DISTRICT: Neighborhood Commercial (N-C)

HEARING: The Hearing Officer opened the hearing on Wednesday, August 17, 2016, in Conference Rooms A-D, 281 North College Avenue, Fort Collins, Colorado at approximately 5:30 PM.

EVIDENCE: Prior to or at the hearing, the Hearing Officer accepted the following documents as part of the record of this proceeding:

1. Project Vicinity Map.
2. Planning Department Staff Report prepared for 1127 W. Prospect Road Wireless Telecommunications Facility (PDP #150033). A copy of the Staff Report is attached to this decision as **ATTACHMENT A** and is incorporated herein by reference. Attachments 1 – 7 to the Staff Report (identified on page 14 of the Staff Report) are not attached to this decision, but are fully incorporated herein.
3. 1127 W. Prospect Road Wireless Telecommunications Facility Planning Document Set (including site plan, elevations, landscape plan, photo simulation, utility plan, ecological characterization study and 2014/2015 Neighborhood Meeting Summary)
4. PowerPoint presentation prepared by City Staff for the August 17, 2016 public hearing.
5. PowerPoint presentation prepared by the Applicant for the public hearing.
6. Affidavit of Publication dated August 5, 2016, evidencing proof of publication of Notice of Hearing in the Fort Collins Coloradan on August 5, 2016.
7. Notice of Public Hearing dated August 3, 2016.

8. The City's Comprehensive Plan, Code, and the formally promulgated polices of the City are all considered part of the record considered by the Hearing Officer.

TESTIMONY: The following persons testified at the hearing:

From the City:	Ryan Mounce, AICP, City Planner
From the Applicant:	Caleb Crossland Atlas Tower Companies 4450 Arapahoe Ave., Suite 100 Boulder, CO 80303
From the Owner:	Doug Johnson, Pumbaa Properties, LLC 713 Sandpiper Point Fort Collins, CO 80525
From the Public:	None

FINDINGS

1. Evidence presented to the Hearing Officer established the fact that notice of the public hearing was properly posted, mailed and published.

2. Based on testimony provided at the public hearing and a review of the materials in the record of this case, the Hearing Officer concludes as follows:

   A. the Application complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code;

   B. the Application complies with the applicable General Development Standards contained in Article 3 of the Land Use Code; with the exception of Section 3.8.13(C)(1), to which Staff has recommended a condition of approval; and

   C. the Application complies with the relevant standards located in Division 4.23 Neighborhood Commercial (N-C) of Article 4 – Districts.

3. The Application's satisfaction of the applicable Article 2, 3 and 4 requirements of the Land Use Code is sufficiently detailed in the Staff Report, a copy of which is attached as **ATTACHMENT A** and is incorporated herein by reference.

DECISION

Based on the findings set forth above, the Hearing Officer hereby enters the following ruling:

A. The 1127 W. Prospect Road Telecommunications Facility (PDP #150033) is approved for the Subject Property with the following condition:

- Applicant shall submit to the City a letter signed by a licensed engineer indicating the proposed structure has been designed to collapse rather than topple prior to final plan approval.

DATED this 18th day of August, 2016.

Marcus A. McAskin
Hearing Officer

ATTACHMENT A

Staff Report
1127 W. Prospect Road Wireless Telecommunications Facility
(PDP# 150033)

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: 1127 W Prospect Rd Wireless Telecommunications Facility, PDP150033

APPLICANT: Caleb Crossland
Atlas Tower Companies
4450 Arapahoe Ave, Suite 100
Boulder, CO 80303

OWNER: Pumbaa Properties, LLC
713 Sandpiper Pt
Fort Collins, CO 80525

PROJECT DESCRIPTION:
This is a request for consideration of a Project Development Plan to construct a wireless telecommunications facility consisting of a 65-foot high stealth wireless telecommunication tower resembling an evergreen tree and capable of supporting antenna equipment for multiple wireless carriers. In addition to the stealth tower, a fenced leased area would be constructed to screen ground equipment, and nearby natural/open space will be enhanced with water quality improvements, removal of existing impervious surface, and the planting of new trees, shrubs, and grasses. The project site is located at 1127 West Prospect Road on a .42-acre parcel in the Neighborhood Commercial (N-C) zone district.

RECOMMENDATION: Staff recommends approval of the 1127 W Prospect Rd Wireless Telecommunications Facility, PDP150033

EXECUTIVE SUMMARY:
Staff finds the proposed 1127 W Prospect Rd Wireless Telecommunications Facility Project Development Plan complies with all applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

- The Project Development Plan complies with relevant standards of Article 3 – General Development Standards, with the exception of Section 3.8.13(C)(1), to which staff is recommending a condition of approval.

- The Project Development Plan/Final Plan complies with relevant standards located in Division 4.23 Neighborhood Commercial (N-C) of Article 4 – Districts.

COMMENTS:

1. Background

The project site was annexed into the City of Fort Collins as part of the Fourth College Annexation in September, 1965. Located near the intersection of Prospect Road and Shields Street, the triangular-shaped project site was included as part of the Prospect Park development, approved in 1996, which created several lots and buildings for retail, office, and restaurant uses. The Prospect Park development plans included approval for a 7,000 square foot building for office, daycare or school use on the current project site, however, the building has never constructed.

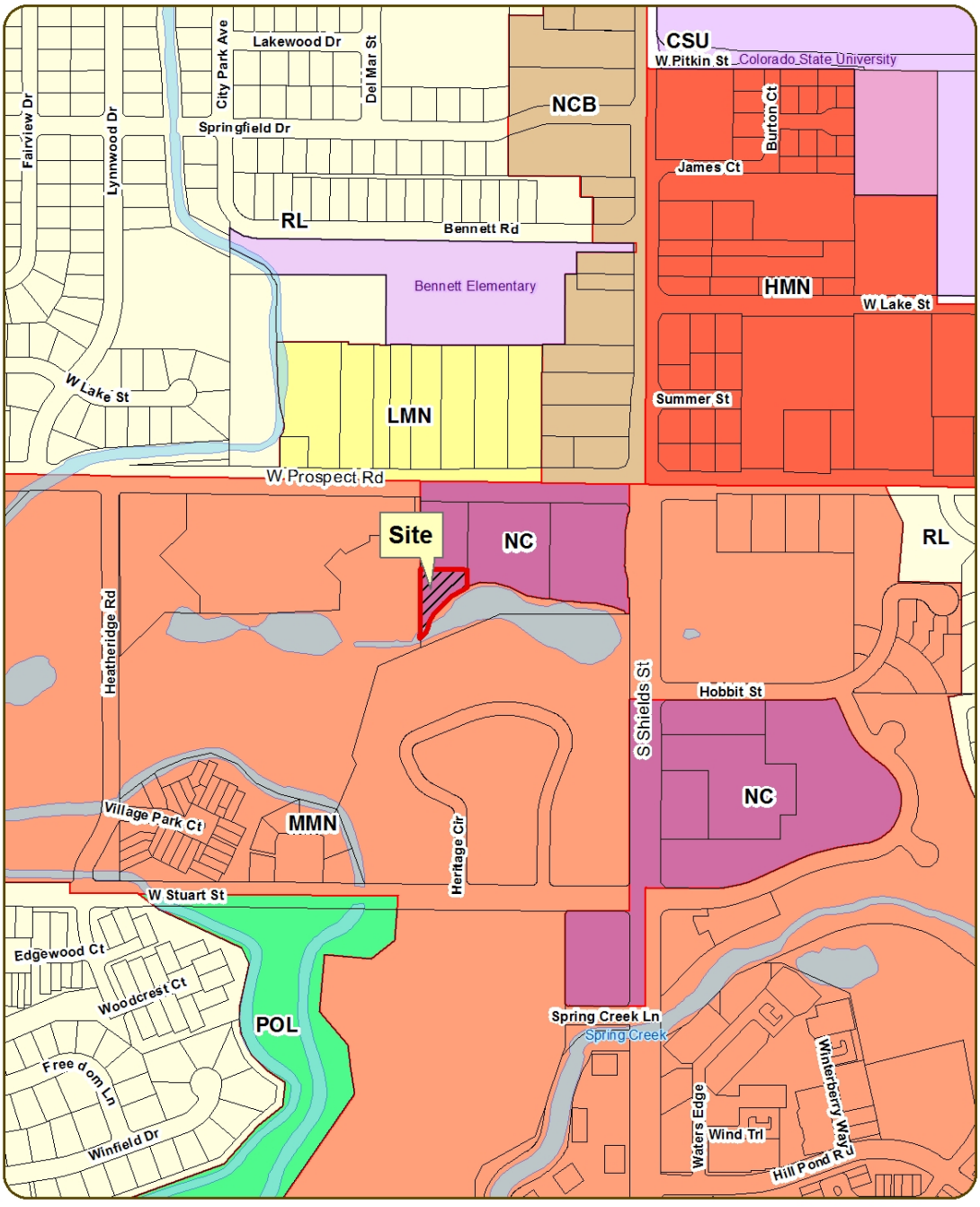
In the early-2000's, the office building to the north of the project site once housed a Colorado Department of Motor Vehicle office, which constructed a large asphalt pad on the project site for use in motorcycle testing and inspection. The asphalt pad remains on the site even though the DMV office has since closed.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Neighborhood Commercial (N-C)	Office & Retail
South	Medium Density Mixed-Use Neighborhood (M-M-N)	Multifamily Residential
East	Neighborhood Commercial (N-C)	Office
West	Medium Density Mixed-Use Neighborhood (M-M-N)	Multifamily Residential

A zoning vicinity map is presented on the following page:

Site & Zoning Vicinity Map



1 inch = 400 feet

1127 W Prospect Rd
Wireless Telecommunications Facility

2. Compliance with Article 4 of the Land Use Code – Neighborhood Commercial (N-C), Division 4.23:

The project complies with all applicable Article 4 standards as follows:

A. Section 4.23(B) – Permitted Uses

The proposed telecommuncations tower and ground equipment are classified as a wireless telecommunication facility in the Land Use Code, subject to Administrative (Type 1) review in the Neighborhood Commercial zone district.

B. Section 4.23(E)(1)(a) – Overall Plan

The larger contiguous Neighborhood Commercial district was originally developed as part of a single project, Prospect Park, which created a series of buildings, walkways, driveways, and detention and open space areas. This proposal seeks to utilize a rear lot originally approved for an office, daycare, or school building but never constructed. The proposed tower will be located where the footprint of this building was originally intended but will not alter the existing pattern of parking, driveways, or sidewalks within the larger district.

Located behind the primary commercial buildings near open space/wetlands and nearby residential developments, the character of the tower is more reflective of the nearby context and provides a softer appearance than a more commercial or industrial oriented stealth design for a wireless telecommunications facility. The ground-level equipment will be screened by a wood fence and masonry columns that match the existing masonry utilized in the nearby Prospect Park buildings.

C. Section 4.23(E)(2)(d) – Building Height

The proposed 65-foot tall tower exceeds the minimum building height of 20-feet in the Neighborhood Commercial zone district and is less than the maximum building height of 5-stories. Additional discussion of structure/building height may be found in discussion of Article 3 standards for building and project compatibility.

3. Compliance with Article 3 of the Land Use Code – General Development Standards:

The project complies with all applicable General Development Standards as detailed below.

A. Section 3.2.1 – Landscaping and Tree Protection

The proposed landscaping plan is consistent with the applicable requirements of Land Use Code Division 3.2.1*, Landscaping and Tree Protection*, with additional explanation for specific subsections below:

3.2.1(D) – Tree Planting Standards

A total of 28 new trees are proposed on the project site as a means to meet screening requirements for the ground-equipment of the wireless facility, to provide additional contextual relationship to the proposed tower, and to enhance nearby open/natural space near existing wetlands. As the trees mature, they will establish a more complete tree canopy in the project vicinity, connecting to both an existing on-site network and nearby landscape plantings to the south, east, and west. The new trees meet Land Use Code standards for planting sizes and quantities.

3.2.1(E)(1) – Buffering Between Incompatible Uses and Activities

Coniferous trees are proposed to be planted around the project's fenced leased area to offer additional year-round screening of ground-equipment, which are of a different visual quality to the nearby multifamily projects. These tree plantings are focused most heavily on the southern, eastern, and western sides facing nearby residential multifamily buildings and natural/open areas.

3.2.1(E)(2) – Landscape Area Treatment

New shrub and grass plantings are also proposed throughout the site outside of the fenced ground equipment compound and existing driveways/parking areas. 34 shrubs will be planted and arranged to enhance the quality of the area near the existing wetlands on the south side of the property. The existing asphalt pad will be removed and both the overall site and the newly exposed ground will be seeded with lowland and upland grass mixes, based on proximity to the wetlands.

3.2.1(F) – Tree Protection and Replacement

The site contains existing trees, individually and in clusters, that were surveyed by the City forester for condition and mitigation values. With the exception of two Siberian Elm trees growing along the northern edge of the existing asphalt pad, all existing trees will remain onsite. The two trees proposed to be removed are smaller Siberian Elms in fair condition, and will be mitigated with additional new tree plantings

throughout the site in accordance with Sections 3.2.1(F)(1) and 3.4.1(E)(2)(b) of the Land Use Code.

3.2.1(M) – Revegetation

Where the proposal causes disturbance of the land, such as by removing the existing asphalt pad on the project site, these areas are proposed to be reseeded with a native grass seed mix, shrubs, and trees, consistent with Land Use Code and natural habitat buffer zone requirements.

B. Section 3.2.2 – Access, Circulation and Parking

The wireless telecommunications facility will be unmanned, with infrequent visits by maintenance personnel which are intended to enter and park in the fenced ground equipment compound. The Land Use Code does not require dedicated bike and vehicle parking facilities for a wireless telecommunication use, however; the site will continue to maintain the existing row of vehicle parking spaces originally developed as part of the Prospect Park development in the 1990's.

The existing walkway and 15 vehicle parking spaces located on the northern edge of the site will be replaced with permeable concrete pavers to help improve stormwater quality and quantity entering the nearby wetlands; however, the quantity and functionality of this parking and access infrastructure will remain unchanged.

C. Section 3.4.1 – Natural Habitats and Features

The project site is located within 500 feet of known natural habitat feature, an existing wetland (greater than a third of an acre without significant use by waterfowl or shorebirds) immediately south of the development parcel. Additional detail on the project's compliance with subsections of LUC 3.4.1 is provided below:

3.4.1(D) - *Ecological Characterization and Natural Habitat or Feature Boundary Definition*

An Ecological Characterization Study was completed by Blue Mountain Environmental Consulting prior to project submittal and is included as an attachment to this staff report. The Ecological Characterization Study indicates wildlife use is expected to be migratory/transitional given the wetlands' urban location, fragmented nature, and surrounding human development. Urban-adapted species such as raccoons, foxes, and a variety of wetland birds are likely users of the resource as a habitat and migration corridor.

The immediate location of the proposed tower does not support any vegetation due to an existing asphalt pad, but the surrounding area contains a mixture of native trees such as cottonwood, green ash, and box elder, shrubs such as sandbar willow and rabbit brush, and varieties of upland grasses. In addition to these native species, several varieties of non-native trees and weed species are located on the site.

No known occurrences of habitat for sensitive or specially valued species were found to occur on the project site. Prominent views include those of the wetland area itself to the south and east, but views from the project site to the west, including the Front Range, are obscured by existing residential development and mature trees.

The primary concern at the project location was the timing of construction during bird nesting season, such that trees near the proposed tower should be checked for nesting activity two weeks prior to construction. Mitigation measures recommended by the report included the planting of blue spruce and juniper trees to screen the proposal's ground equipment, and providing enhancements near the wetlands with additional shrubs, reseeding of native grasses, and weed management.

3.4.1(E) – *Establishment of Buffer Zones*

The Land Use Code requires the establishment of natural habitat buffer zones surrounding natural resources. General buffer zone distances for specific resources may be increased or decreased to ensure buffer zone performance standards are met.

The general buffer distance for wetlands greater than a third of an acre without significant use by waterfowl and shorebirds is 100 feet as measured from the outer edge of the habitat. On the project site, the 100-foot general buffer overlaps with previously-constructed improvements associated with the Prospect Park development, including a large asphalt pad, parking spaces/driveways, and sidewalks.

This proposal is establishing a natural habitat buffer zone covering the entire site outside the existing site improvements and the fenced ground equipment compound, and will increase the site's pervious landscaped area by removing the existing asphalt pad. As the existing site improvements are located within the general 100-foot buffer, a superior amount of natural habitat buffer zone enhancements are required to maintain and enhance natural resource value and ensure natural habitat buffer zone performance standards are met. These enhancements include new plantings of trees, shrubs, and grasses; weed management and

water quality improvements, as described below in the specific performance standard sub-criteria:

3.4.1(E)(1)(a) – The project will preserve existing habitat on the site; no new disturbance is proposed outside of existing impervious areas such as parking spaces, driveways, or the asphalt pad that is the closest disturbance to the wetlands. The project will further enhance existing site and buffer zone conditions by removing the large asphalt pad, planting a large assortment of new trees and shrubs, reseeding with lowland and upland seed mixes, performing weed management practices, and improving the quality of stormwater entering the nearby wetland by replacing existing onsite asphalt parking spaces and sidewalk with pervious concrete pavers.

3.4.1(E)(1)(b) – The proposal will maintain and enhance the nearby wetlands and open space as a wildlife movement corridor through the planting of new trees, shrubs, and grasses, and increasing the overall landscaped area by removing the existing asphalt pad. Further, the location of the monopine and fenced ground equipment compound are situated near the northwest corner of the site near other human development and as far from the natural resource as possible on the site, outside the existing parking/driveway areas.

3.4.1(E)(1)(c) – No significant existing trees are impacted by the proposal. Two smaller non-native Siberian Elm trees will be removed as part of the development, and other additional trees will be planted throughout the site to offset any habitat lost by removing the two trees.

3.4.1(E)(1)(d) – Site visits and the ecological characterization study discovered no known occurrences of habitat for sensitive or specially valued species. Protection of nesting, migratory birds will be required to ensure compliance with the federal Migratory Bird Treaty Act. A note is included on the landscape plan that states that all tree removal will occur outside the songbird nesting season (February 1 to July 31) unless a survey demonstrates there are no active nests in the vicinity. In addition, if the project is approved, a survey of nearby trees will be required during nesting season to minimize impacts or disturbances on wildlife related to construction activities.

3.4.1(E)(1)(e) – Impacts from the proposed development will be mitigated. The wireless facility is unmanned and will not have a human presence outside infrequent maintenance visits, and the proposal will not increase the density, traffic generation, lighting

impacts, or noise of the nearby area. Compared to a larger office/daycare/school building that could be constructed upon the site presently as approved in the Prospect Park development, the stealth tower represents a decrease in impact.

Water quality to the wetlands will be improved upon existing conditions through the replacement on existing onsite sidewalk and parking spaces with new concrete pervious pavers. In addition, the removal of the existing asphalt pad will decrease the amount of impervious surface located on the site.

3.4.1(E)(1)(f) – No changes are proposed to existing site grading. The removal of the existing asphalt pad occurs on a relatively flat portion of the site before sloping down to the wetlands to the south.

3.4.1(E)(1)(g) – New tree and shrub plantings near the wetland will utilize native species selected specifically for this site and designed to enhance the natural ecological character. Weed management practices will also be utilized in to improve the composition of native and non-native species already found onsite.

3.4.1(E)(1)(h) – There are no recreational areas or trails proposed outside the fenced compound; human access will not be provided within the natural habitat buffer zone.

3.4.1(E)(1)(i) – Fencing of the ground equipment will be solid, utilizing a combination of wood and stone columns. The fencing is designed to provide compatible visual screening and limit wildlife access to the ground equipment.

D. Section 3.4.1(I) – Design and Aesthetics

Ground equipment will be painted a neutral, gray or earth-toned color and be screened by a privacy fence and dense, coniferous plantings. In addition, the selection of a monopine, mimicking a large evergreen tree provides additional design context and compatibility of the proposed structure given the site's location near a natural resource and other established landscaping.

The proposed ground-level grass, shrub, and coniferous screening is consistent with the nearby area which features a plant palette that still affords views to the wetland area to the south where it is not already obscured by vegetation. The monopine structure is not greatly degrading views to the west of the Front Range, which are already obscured by multifamily residential buildings and existing trees.

E. Section 3.5.1(C) – Building Size, Height, Bulk, Mass, Scale

The nearby context to the development site includes 2-story multifamily buildings to the west and south, and 1-story office and retail buildings to the north/northeast. Compared to the proposed stealth tower, these buildings are larger in bulk and mass, but only range in height between 20 and 40 feet. While the stealth tower represents a departure in height compared to nearby buildings, the overall mass and bulk of the structure is minimized due to its narrow profile and resemblance to other similar nearby large trees and landscaping.

F. Section 3.5.1(E) – Building Materials

The proposed tower structure will include materials designed to create a high-quality, realistic depiction of an evergreen tree, with project drawings specifying characteristics and sample photos of other high quality stealth towers mimicking evergreen trees with superior branch density, branch coverage closer to the tower base, simulated bark texture and color, antenna concealment socks, and antenna placement close to the monopine pole.

Materials of ground-equipment screening will consist of solid wood planks interspersed with masonry columns. The columns will match those already existing on the nearby office/retail structures of the Prospect Park development for enhanced compatibility.

G. Section 3.5.1(G) – Building Height Review

As a structure greater than 40-feet in height, the proposed tower was reviewed for potential impacts on shading, privacy and neighborhood scale.

Although a tall structure at 65-feet, adverse shading is not expected to occur as a result of the proposed tower due to its relatively thin profile and massing and partial light filtering through the simulated branches. Shading should be similar to other nearby mature trees found in the vicinity. Similarly, the relative height to mass is slight compared to traditional building forms and equal to the presence of other mature trees in the vicinity. Finally, as an unmanned facility, privacy of nearby residences and businesses will not be impacted.

H. Section 3.8.13 – Wireless Telecommunication

Article 3 includes additional standards specific to Wireless Telecommunication Facilities and equipment. Compliance with these standards is described in detail below:

3.8.13(B) – Co-location

The project has been designed to potentially accommodate additional co-location by other wireless carriers to reduce the proliferation of solitary wireless telecommunication facility sites throughout the community. In addition to space provided lower on the monopine for additional antennas, space has been allocated in the fenced ground equipment compound for additional equipment from other wireless carriers. Notes have been included on project documents and drawings indicating this facility, and its owners and employees shall cooperate to achieve colocation efforts.

3.8.13(C)(1) – Setbacks

This Land Use Code section requires wireless telecommunication poles to be setback from property lines 1-foot for every foot of tower height unless the tower can be demonstrated to collapse rather than topple. The location of the proposed tower is approximately 40-feet from the closest property line, less than the required general setback dimension of 65-feet given the pole's proposed height.

Final engineering analysis of the proposed tower has also not been completed or reviewed by the City at this time. Staff is recommending a condition of approval that the applicants submit a letter signed by a licensed engineer prior to final plan approval demonstrating the pole has been designed to collapse rather than topple to demonstrate compliance with this Land Use Code section.

3.8.13(C)(2) – Wireless Telecommunication Facilities

The selection of a stealth tower design for the wireless telecommunication facility is consistent with the project vicinity near the edge of a residential area and natural habitat area with natural landscaping. At two neighborhood meetings, of those offering input on potential stealth designs, the example mimicking an evergreen tree was identified as the candidate design likely to achieve the greatest compatibility with the site's context.

3.8.13(C)(4) – Landscaping

Of the 28 new trees to be planted, 18 will be located surrounding the fenced equipment compound to provide substantial screening of the monopine base. The new trees will be a mixture of two coniferous species, Rocky Mountain Juniper and Austrian Pine to provide year-

round screening and ground-level and mid-level contextual landscaping to the tower.

3.8.13(C)(5) – Fencing

The proposed ground equipment compound fencing will be a solid 6-foot high wood fence interspersed with masonry columns, in compliance with this Land Use Code section's requirement for height and materials.

3.8.13(C)(7) – Irrigation

A new irrigation system will be installed to support the establishment and growth of new site landscaping.

3.8.13(C)(8) – Color

Colors for the stealth tower structure and associated equipment have been selected to match the nearby context with subdued, earth toned colors. The 'trunk' is to be painted brown with a simulated bark texture, antennas are to be hidden within green antenna socks with matching simulated needles, and the stealth tower will feature a range of brown-to-green needles to create a more realistic depiction of an evergreen tree.

3.8.13(C)(9) – Lighting

The tower and equipment are not proposed to be lit.

3.8.13(C)(11) – Access Roadways

Situated adjacent to existing driveways serving the Prospect Park retail development and connected to the public street system, the site features proper emergency access capable of supporting fire equipment.

3.8.13(C)(15) – Stealth Technology

The wireless facility proposes to utilize a stealth design mimicking characteristics of an evergreen tree to disguise/hide the wireless antenna. The monopine design as chosen due to the more natural character and feel of the site and in response to input and discussions held at two neighborhood meetings held prior to project submittal.

4. Neighborhood Meetings:

Two neighborhood meetings were held for the proposal prior to formal submittal, the first in June 2014 and the second in June 2015. Each meeting was attended by several nearby property owners and residents. Meeting summaries are attached to this staff report. Key topics discussed at each meeting are also summarized below:

- Concern about potential impacts of radiofrequency emissions from the proposed facility and wireless signals.

  Note: The Federal Telecommunications Act of 1996 limits local governments' ability to regulate or consider wireless facilities on the basis of environmental effects of radio frequency emissions.

- Discussion of various types of aesthetic qualities of stealth designs and mimic-structures for wireless facilities (e.g. monopines, flag poles, sculptures, etc.)

- Concern about the location of the facility proposed adjacent to the nearby wetlands to the south.

- Concerns about potential property value impacts.

5. Findings of Fact / Conclusion:

In evaluating the request for the 1127 W Prospect Rd Wireless Telecommunications Facility Project Development Plan, PDP150033, staff makes the following finds of fact:

A. The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.

B. The Project Development Plan complies with relevant standards located in Article 3 – General Development Standards, with the exception of Section 3.8.13(C)(1), to which staff is recommending a condition of approval.

C. The Project Development Plan complies with relevant standards located in Division 4.23 Neighborhood Commercial District (N-C) of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the 1127 W Prospect Rd Wireless Telecommunications Facility, PDP150033 with the following condition:

- Applicant shall submit to the City a letter signed by a licensed engineer indicating the proposed structure has been designed to collapse rather than topple prior to final plan approval.

ATTACHMENTS:

1. Applicant's Statement of Planning Objectives
2. Planning Document Set (Site Plan, Elevations, Landscape Plan)
3. Utility Plan
4. Ecological Characterization Study
5. 2014 Neighborhood Meeting Summary
6. 2015 Neighborhood Meeting Summary
7. Public Comments