



Development Review Center
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April 4, 2019

Jennifer Daniels
Centerline Solutions
16035 Table Mountain Parkway
Golden, CO 80403

RE: FTC East Dale, BDR180016 – Manager’s Decision

Dear Jennifer:

On June 22, 2018, the City of Fort Collins Development Review Division received and processed a request for FTC East Dale, being a request for a Basic Development Review to attach wireless telecommunication to the rooftop of a building located at 901 Riverside Avenue. The proposed project is in the Limited Commercial (C-L) zone district. The site currently operates as an automotive repair facility known as Houska Automotive.

This request has been processed in accordance with Section 2.18.3 – Basic Development Review Procedures, of the City of Fort Collins Land Use Code. In addition, the request has been reviewed for compliance with Division 4.24 – Limited Commercial (C-L) Zone District.

During the two-week open comment period from February 7, 2019 through February 21, 2019, the Development Review Division received 3 emailed comments regarding this request on construction/design of the enclosure, type of antennas and radio frequency. Public comment received is available upon request from Kai Kleer at kkleer@fcgov.com.

The Development Review Manager hereby makes the following findings of fact:

1. FTC East Dale, BDR180016, has been accepted and properly processed in accordance with the requirements of Section 2.2.10, and 2.18 of the Land Use Code.
2. FTC East Dale, BDR180016, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code, including Section 3.8.13 – Wireless Telecommunication.
3. FTC East Dale, BDR180016, complies with the requirements of Article Four, Section 4.24 – Limited Commercial.
4. The proposed use, wireless telecommunication equipment, is a permitted use in the Limited Commercial (C-L) zone district.

Based on these findings of fact, the Development Review Manager of the City of Fort Collins makes the following decision:

Approved
Decision

5/14/19
Date


Rebecca Everette
City of Fort Collins, Development Review Manager

This final decision of the Development Review Manager may be appealed to the Planning & Zoning Board, in accordance with Article II, Division 2.18.3(L) of the Land Use Code, within 14 calendar days of the date of final action by the Development Review Manager. Guidelines explaining the appeal process, including the Code provisions previously referenced, can be found online at fcgov.com/cityclerk/appeals.php, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.