



Development Review Center
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April 25, 2019

Alicia Wood
Black and Veatch on behalf of Verizon Wireless
4600 S. Syracuse Street
Denver, CO 80237

RE: FTC Westury, BDR180028 – Manager’s Decision

Dear Alicia:

On July 24, 2018, the City of Fort Collins received and processed a request for FTC Westbury, being a request for a Basic Development Review to install wireless telecommunication in a lighthouse cupola feature of the 23 Church building at 1621 West Harmony Road. The proposed project is in the Low Density Mixed Use Neighborhood (L-M-N) zoning district.

This request has been processed in accordance with Section 3.18.13 of the City of Fort Collins Land Use Code, which governs the City’s review of development including wireless telecommunication installations. The proposal complies with the City’s requirements, which involve consistency with the surrounding architectural environment. The code Section specifically encourages “stealth” installations in features such as church steeples, bell towers, false penthouses or other similar “mimic” structures. In this case the proposal is to replace an existing lighthouse cupola feature with one that is five feet taller and otherwise matches the existing feature.

During the two-week open comment period from January 29 through February 12, 2019 the City received 14 emailed comments regarding this request ranging from support to opposition, with opposition based on environmental (health) effects of the radio waves and perceptions about property value.

A federal Act prevents State and local governments from regulating personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations concerning such emissions. In this type of installation, the emissions are far below FCC limits.

Also, property values cannot legally be considered in the City’s review of this or any other type of development application. The City has no code, criteria or data on the effect that a given development project might have on prices of other properties.


Public comment received is available upon request from Brandy Bethurem Harras at bbethuremharras@fcgov.com

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

1. FTC Westbury, BDR180028, has been accepted and properly processed in accordance with the requirements of Section 2.2.10, and 2.18 of the Land Use Code governing development review procedures.
2. FTC Westbury, BDR180028, 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 Westbury, BDR180028, is a permitted use under Article Four, Section 4.5 – Low Density Mixed Use Neighborhood zone district.

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

Approved _____ 4/30/19 _____
Decision Date

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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.