

# Development Review Staff Report

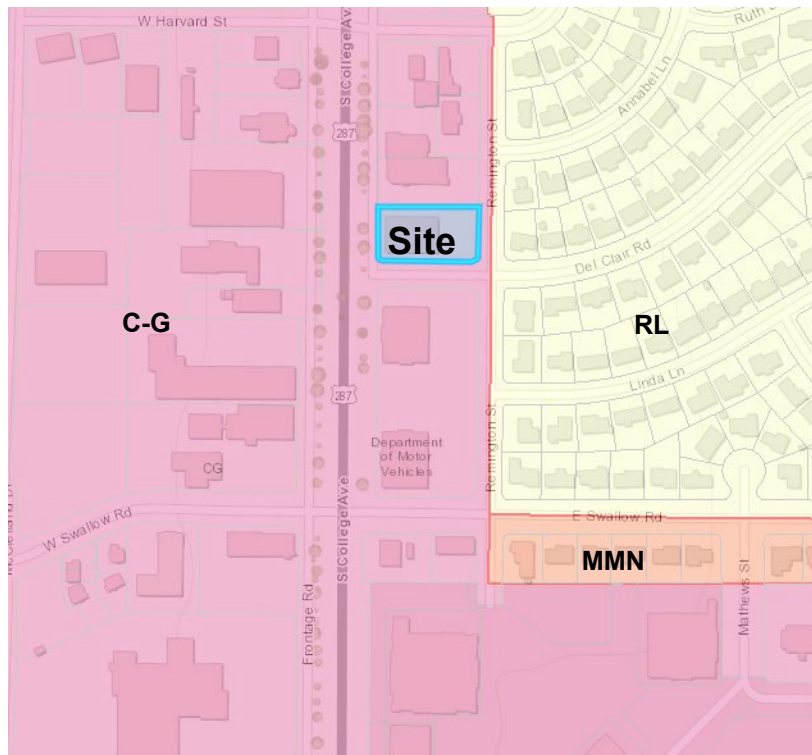
Administrative Hearing: December 15, 2021

## 2900 S College Ave AT&T – Wireless Telecommunication Equipment, PDP210007

### Summary of Request

This is a request for a Project Development Plan (PDP) to install wireless telecommunication equipment on an existing commercial building at 2900 S College Avenue. The plan includes a roof-mounted antenna system that is screened from public view by a 10-foot tall screen wall that is designed to match the existing building.

### Zoning Map



### Next Steps

If approved by the Hearing Officer, the applicant will be eligible to proceed to filing of final plans and then to a building permit.

### Site Location

2900 S College Avenue., approximately 500 feet northeast of the S College Avenue and Swallow Rd intersection. Parcel #9725267003.

### Zoning

General Commercial (C-G)

### Owner

3842 Mason LLC  
3711 John F Kennedy Parkway STE 340  
Fort Collins, CO 80525

### Applicant/Representative

Jacklyn Levine  
AT&T, Nexius Solutions  
7025 S Fulton Street STE 100  
Fort Collins, CO 80112

### Staff

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### Staff Recommendation

Approval of the PDP.

## 1. Project Introduction

### A. PROJECT DESCRIPTION

- The plan proposes to install rooftop wireless telecommunication equipment on the 3-story multi-tenant brick commercial building at 2900 S College Avenue.
- All associated equipment will be located within the roof area of the building. No impacts to existing site improvements are proposed.
- The equipment is proposed to be screened by a 10-foot screen wall system that will be painted and textured to match the existing building.

### B. SITE CHARACTERISTICS

#### 1. Surrounding Zoning and Land Use

	North	South	East	West
<b>Zoning</b>	General Commercial	General Commercial	Low Density Residential (RL)	General Commercial
<b>Land Use</b>	Office, retail and personal/business services shop	Office	Single-family detached dwellings	Vehicle sales and leasing establishment with outdoor storage

### C. OVERVIEW OF MAIN CONSIDERATIONS IN STAFF’S REVIEW

**Appearance.** The fundamental consideration has been the visual impact on the existing character of the building. The goal of the screen wall design was to integrate the structure so that it appears to have been part of the original design of the building.

The proposal reflects multiple rounds of staff review, offline conversations, and design iterations to create a rooftop installation that balances the bulk, mass and scale of the screen wall, preserves the architectural character of the building, and meets the AT&T’s needs for network operation.

## 2. Article 2 Procedural Requirements

### A. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

#### 1. Conceptual Review – CDR190036

A conceptual review meeting was held on May 19, 2019

#### 2. Neighborhood Meeting

A neighborhood meeting was not required, nor held, for this Type 1 review process.

#### 3. Submittal

The project was previously submitted on July 10, 2019, but did not proceed to a decision and expired on 5/27/2020. The project was then resubmitted by another consultant under a new PDP on March 31, 2021.

#### 4. Notice (Posted, Written and Published)

Posted notice: April 12, 2021, Sign #507  
Written notice: December 1, 2021, 175 letters sent.  
Published Notice: December 6, 2021.

### 3. Article 3 - Applicable Standards

Because the plan involves wireless equipment on an existing fully developed property, the only applicable development standards in Land Use Code are those in Section 3.8.13 as reviewed below.

#### A. SECTION 3.8.13 – WIRELESS TELECOMMUNICATION

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<b>Co-location 3.8.13(B)</b>	<p>This standard requires that a facility or owner or lessee must not attempt to exclude any other wireless telecommunication provider from using the same structure or location. Applicants shall cooperate in good faith to achieve co-location of wireless telecommunication facilities and equipment.</p> <p>Any application for the approval of a plan for the installation of wireless telecommunication facilities or equipment shall include documentation of the applicant's good faith efforts toward such cooperation.</p> <ul style="list-style-type: none"> <li>• The plan includes note on the site plan that the owner or lessee will not attempt to exclude any other wireless providers from the site and can be found on Sheet N-1, General Notes, #19.</li> </ul>	Complies
<b>3.8.13(C)(3) – Wireless Telecommunication Equipment</b>	<p>This standard requires the following:</p> <ul style="list-style-type: none"> <li>• That wireless telecommunication equipment shall be of the same color as the building or structure to which or on which such equipment is mounted.</li> <li>• Whenever equipment is attached to a building roof, the height of the antenna shall not be more than fifteen (15) feet over the height of the building.</li> <li>• All wireless telecommunication equipment shall be located as far from the edge of the roof as possible. Even if the building is constructed at or above the building height limitations contained in Section 3.8.17, the additional fifteen (15) feet is permissible.</li> <li>• Roof and ground-mounted wireless telecommunication equipment shall be screened by parapet walls or screen walls in a manner compatible with the building's design, color and material.</li> </ul> <p>The PDP proposes a 10 foot screen wall that is a balances bulk mass and scale of the screen wall system when compared to the building's architectural character. The project proposes a fiberglass screen wall system that will be textured and colored to match the brick of the building. Further, the screen wall design includes brick coursing texture that matches the existing building and demonstrates a high level of design that is compatible with existing structure.</p>	Complies
<b>3.8.13(C)(4) – Landscaping</b>	No ground mounted equipment is proposed.	N/A
<b>3.8.13(C)(5) – Fencing</b>	Fencing is not proposed.	N/A
<b>3.8.13(C)(6) – Berming</b>	Berming is not proposed.	N/A
<b>3.8.13(C)(7) – Irrigation</b>	The existing site is already developed and irrigated. This project does not propose landscaping nor irrigation and improvements are solely contained within the roof area of the existing building.	N/A

<b>3.8.13(C)(8) – Color</b>	<p>All wireless telecommunication facilities and equipment shall be painted to match as closely as possible the color and texture of the wall, building or surrounding built environment. Muted colors, earth tones and subdued colors shall be used.</p> <p>The equipment will be screened with a screen wall system that is painted and textured to match the brick of the existing building.</p>	Complies
<b>3.8.13(C)(9) – Lighting</b>	<p>The light source for security lighting shall comply with the requirements of Section 3.2.4. Light fixtures, whether freestanding or tower-mounted, shall not exceed twenty-two (22) feet in height.</p> <p>The project only proposes emergency lighting for the rooftop equipment cabinet. This lighting will only be used during the service of equipment.</p>	Complies

## 4. Article 4 – Applicable Standard

Article 4 of the Land Use Code contains standards for the various zoning districts throughout the city. The subject lot is zoned General Commercial (C-G) Division 4.21 of the Land Use Code.

The proposed wireless telecommunication equipment is permitted subject to review by a Hearing Officer at a public hearing (Type 1 review). No other zone district standards pertain to the project.

## 5. Findings of Fact/Conclusion

In evaluating the request for the 2900 S College Ave – Wireless Telecommunication Equipment #PDP210007, staff makes the following findings of fact:

1. The PDP complies with process requirements located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
2. The PDP complies with pertinent standards located in Article 3 – General Development Standards.
3. The proposed Wireless Telecommunication Equipment is a permitted use subject to Type 1 review and hearing in the General Commercial Zone District in Article 4 – Districts.

## 6. Recommendation

Staff recommends that the Hearing Officer approve the 2900 S College Ave AT&T – Wireless Telecommunication Equipment, Project Development Plan #PDP210007 on the Findings of Fact and supporting explanations found in the staff report.

## 7. Attachments

1. Vicinity Map
2. Project Narrative
3. Site Plan
4. Photo Simulations
5. Setback Calculation
6. Round 1 – Staff Comments
7. Round 2 – Staff Comments