

**CITY OF FORT COLLINS
TYPE 1 ADMINISTRATIVE HEARING
FINDINGS AND DECISION**

HEARING DATE: December 18, 2017

PROJECT NAME: FTC CSU South

CASE NUMBER: PDP170030

APPLICANT: LRK Consulting
1196 Grant Street, Suite 313
Denver, CO 80203

OWNER: Prospect Station LLC

HEARING OFFICER: Kendra L. Carberry

PROJECT DESCRIPTION: This is a request for a Project Development Plan (PDP) to add wireless telecommunications equipment to the roof of an existing 3-story apartment complex located at 221 West Prospect Road. The project proposes a 16-antenna array behind a rooftop screen wall.

SUMMARY OF DECISION: Approved

ZONE DISTRICT: Community Commercial (CC)

HEARING: The Hearing Officer opened the hearing at approximately 5:43 p.m. on December 18, 2017, in Conference Room A at 218 North College Avenue, Fort Collins, Colorado.

EVIDENCE: During the hearing, the Hearing Officer accepted the following evidence: (1) Planning Department Staff Report; (2) the application, plans, maps and other supporting documents submitted by the applicant; and (3) a copy of the public notice. The Land Use Code (the "Code") and the formally promulgated policies 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: Clay Frickey

From the Applicant: N/A

From the Public: N/A

FINDINGS

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

2. The PDP complies with the applicable General Development Standards contained in Article 3 of the Code:

a. The PDP complies with Section 3.8.13(A), Wireless Telecommunication – Location, because the wireless telecommunication equipment will be attached to a residential building containing 32 units, exceeding the minimum requirement of 4 units.

b. The PDP complies with Section 3.8.13(B), Wireless Telecommunication – Co-location, because the PDP indicates that owners and employees will cooperate to achieve future co-location efforts.

c. The PDP complies with Section 3.8.13(C)(3), Wireless Telecommunication – Wireless Telecommunication Equipment, because the equipment screen wall is approximately 9' above the roof line, 25' in length and 15' 9" in depth, and the wireless telecommunication equipment located behind the screen wall will be mounted on a frame that utilizes the building's rooftop utility well.

d. The PDP complies with Section 3.8.13(C)(4), Wireless Telecommunication – Landscaping, because any landscaping displaced by the installation of the ground-mounted equipment will be replaced with an equivalent amount of landscaping elsewhere on the site.

e. The PDP complies with Section 3.8.13(C)(8), Wireless Telecommunication – Color, because all equipment not behind the screen wall will match the existing building finish.

5. The PDP complies with the applicable requirements contained Article 4 – Districts:

a. The PDP complies with Section 4.18(B)(2)(e), Permitted Uses, because Wireless Telecommunication Equipment is a permitted use in the Community Commercial (CC) District, subject to Administrative (Type 1) review.

DECISION

Based on the foregoing, the Hearing Officer hereby enters the following rulings:

1. The PDP is approved as submitted.

DATED this 20th day of December, 2017.



Kendra L. Carberry
Hearing Officer