



410 East 5th Street
Loveland, Colorado
970.962.2523

PRELIMINARY FINDINGS REPORT

Verizon FTC 4645 Sunview Dr.

Special Review #944 (PZ #18-016)

May 7, 2018

TITLE:	Verizon FTC 4645 Sunview Dr. – Special Review #944 (PZ #18-016)
LOCATION:	4645 Sunview Dr. See the enclosed “project vicinity map”.
APPLICANT:	Rachel Long, (720) 581-1940
STAFF CONTACT:	Jennifer Hewett-Apperson, Community & Strategic Planning Melissa Morin, Water/Wastewater Kevin Gingery, Stormwater Mark Warner, Power Randy Maizland, Transportation Dev. Review Ingrid McMillan-Ernst, Fire
APPLICATION TYPE:	Special Review #944
STAFF RECOMMENDATION:	Staff recommends that the Current Planning Manager approve a Type 2 Zoning Permit for Verizon FTC 4645 Sunview Dr., subject to the conditions listed in this report dated May 7, 2018.

I. ATTACHMENTS

1. Vicinity Map
2. Site Plan

II. SITE DATA

Acreage of Site 0.52 acres (22,470 square feet)

Total Parking for Site – 8 parking spaces (surface parking)

Usable Open Space – 12,808 square feet (57% of site)

III. PROJECT DESCRIPTION

Proposal is to construct an accessory telecommunications facility within the rear yard of 4645 Sunview Dr. The proposed new tower would be 40' in height, camouflaged as a “monopine” and be located within an enclosed 20’x31’ area. Site improvements include paving for drive aisle and parking, utility connections and landscaping. The property is zoned B-UD – Developing Business District. New freestanding telecommunications towers are permitted only through approval of a Special Review in this district. The Special Review includes review of a site plan by the City for conformance to all applicable standards, input from surrounding property owners and findings of compatibility within the neighborhood.

IV. KEY ISSUES

There are no key issues regarding the Verizon FTC 4645 Sundisk Dr. – Special Review #944 from City staff. Representatives from the neighboring childcare center to the south of the subject property have expressed opposition to the proposed tower based on its proximity to their property, potential negative impacts on property values and potential impacts on children’s health from radio frequency emissions.

V. BACKGROUND

The zoning on the property is B-UD – Developing Business District. New freestanding telecommunications towers in excess of are permitted only through approval of a Special Review in this district. The Development Review Team (DRT) has conducted one (1) review of the special review plans and is currently in process of completing a subsequent final review. Technical corrections are needed that did not impact the City’s ability to begin the process of issuing findings and comment/appeal.

VI. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. Notification

An affidavit was received from Rachel Long, which certifies that the surrounding property owners within 600 feet of the property were notified on April 11, 2018, of a neighborhood meeting to be held on April 26, 2018.

B. Neighborhood Response

A neighborhood meeting was held on April 26, 2018, regarding this project. Three (3) neighbors were in attendance.

C. Project Schedule

1. Type 2 Special Review #944 was filed with the Current Planning Department on February 1, 2018.
2. A neighborhood meeting was held on April 26, 2018, at 5:30 p.m. in the Development Center (410 E. Fifth Street).
3. The staff preliminary findings and determination was made on May 7, 2018.
4. The public review period for the staff preliminary findings and determinations is from May 7, 2018 to May 16, 2018.
5. The appeal period for the Type 2 Zoning Permit for Special Review #944 is from May 17, 2018 to May 28, 2018.
6. The Type 2 Zoning Permit for Special Review #944 will be issued on May 29, 2018 (providing no appeal(s) is/are filed and final plans prepared).

II. FINDINGS AND ANALYSIS

Finding 1. That the proposed special review use meets the purposes set forth in Section 18.04.010 of the Loveland Municipal Code.

The special review meets the purposes of Section 18.04.010 of the Loveland Municipal Code in that it is designed to adhere to the zoning regulations and districts established in Title 18 and more particularly those for the B district including but not limited to providing adequate facilities (i.e. transportation, water, sewer, power, etc.), appropriate use of land, and keeping with the character of the land.

Finding 2. That the effects of the proposed special review use on the surrounding neighborhood and the public in general will be ameliorated.

The proposed special review is such that it will not significantly change the way the property is currently being used therefore ameliorating any negative effects on surrounding neighborhoods and the public in general. The subject property is located in an area zoned for business uses near an emerging commercial corridor in north Loveland. The proposed telecommunications tower complies with the required setbacks in the B zoning district, as required by Section 18.55.070 of the Municipal Code and will be designed in accordance with the requirements of this section. Traffic impacts from the proposed telecommunications tower are considered insignificant and unlikely to impact acceptable levels of service.

Finding 3. That in assessing the potential effects of the proposed special review use, at a minimum, the following matters have been considered:

3a. Type, size, amount, and placement of landscaping;

Landscaping that is consistent with City of Loveland standards will be provided as a condition of approval.

3b. Height, size, placement, and number of signs;

No signs are proposed as part of this use.

3c. Use, location, number, height, size, architectural design, materials, and colors of buildings;

The proposed structure will be consistent with the standards for accessory telecommunications towers set forth in Section 18.55.070 of the Municipal Code.

3d. Configuration and placement of vehicular and pedestrian access and circulation;

Not applicable. Adequate parking exists on site to serve the proposed accessory telecommunications tower.

3e. Amount and configuration of parking;

No additional on-site parking will be provided nor is required for the proposed accessory telecommunications tower.

3f. Amount, placement, and intensity of lighting;

Exterior lighting would comply with the City's lighting standards.

3g. Hours of operation;

Not applicable. The proposed telecommunications tower will not have on-site staff.

3h. Emissions of noise, dust, fumes, glare, and other pollutants.

No recognized pollutants will be emitted as a result of the proposed development. Neighboring property owners expressed concerns and submitted information regarding the potential impacts of radio frequency emissions, however, the City of Loveland Municipal Code does not address this type of emission.

Finding 4. The special review site plan conforms to the restrictions and regulations set forth in the Loveland Municipal Code for the zoning district in which the special review use is located.

The special review site plan conforms to the Loveland Municipal Code, Chapter 18.16.

Finding 5. The special review site plan meets the requirements set forth in Section 16.41 - Adequate Community Services - of the Loveland Municipal Code.

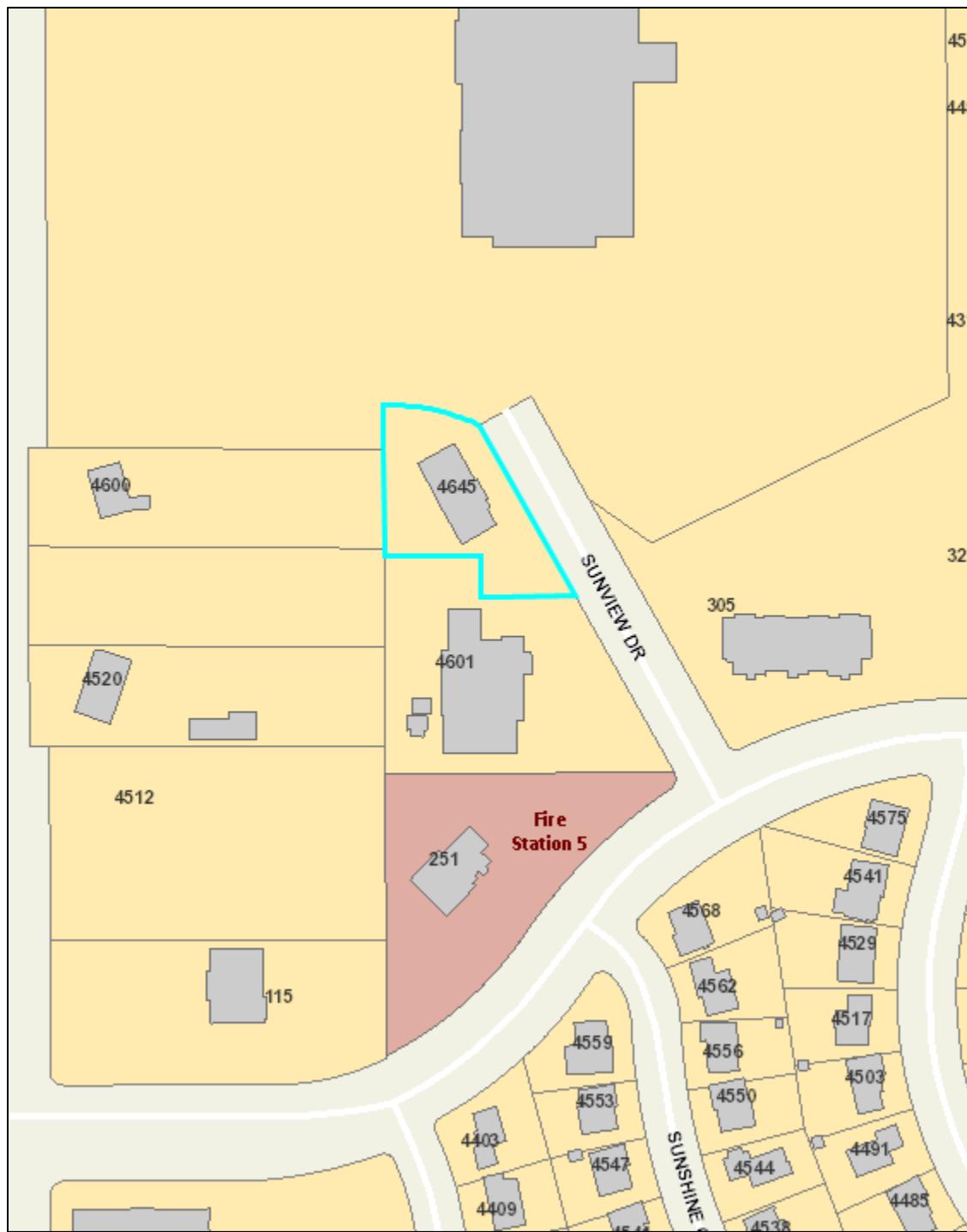
The special review is in compliance with the Adequate Community Service requirements.

VIII. CONDITIONS OF APPROVAL

Planning - Review:

1. Landscaping to be provided on exterior of CMU wall in accordance with City of Loveland Municipal Code requirements.

Attachment 1: Vicinity Map



Attachment 2: Site Plan

