



410 East 5th Street
Loveland, Colorado
970.962.2523

PRELIMINARY FINDINGS REPORT

650 East 29th Street Special Review #946 (PZ #18-00043)

June 4, 2018

TITLE: Verizon FTC LLC Small Cell – Special Review #946

LOCATION: 650 East 29th Street

APPLICANT: Ryan Sagar

STAFF CONTACT: Emily Tarantini, Current Planning
Melissa Morin, Water/Wastewater
Kevin Gingery, Stormwater
Mark Warner, Power
Randy Maizland, Transportation Dev. Review
Ingrid McMillan-Ernst, Fire

APPLICATION TYPE: Special Review #946

STAFF RECOMMENDATION: Staff recommends that the Current Planning Manager preliminarily approve a Type 2 Zoning Permit for 650 East 29th Street for a Verizon Small Cell Site, subject to the conditions listed in Section VIII of this report dated June 4, 2018.

I. ATTACHMENTS

1. Vicinity Map
2. Special Review/Site Development Plan

II. SITE DATA

EXISTING USE Landscape island within a parking lot

PROPOSED USE Parking lot light pole with a small cell antenna above it

EXISTING ZONING AREA (acres) B– Developing Business (1.76 ac)

EXISTING ADJACENT ZONING & USE- North R1– Developing Low-Density Residential

EXISTING ADJACENT ZONING & USE – East B– Developing Business

EXISTING ADJACENT ZONING & USE- South R3– Developing High-Density Residential

EXISTING ADJACENT ZONING & USE - West B– Developing Business

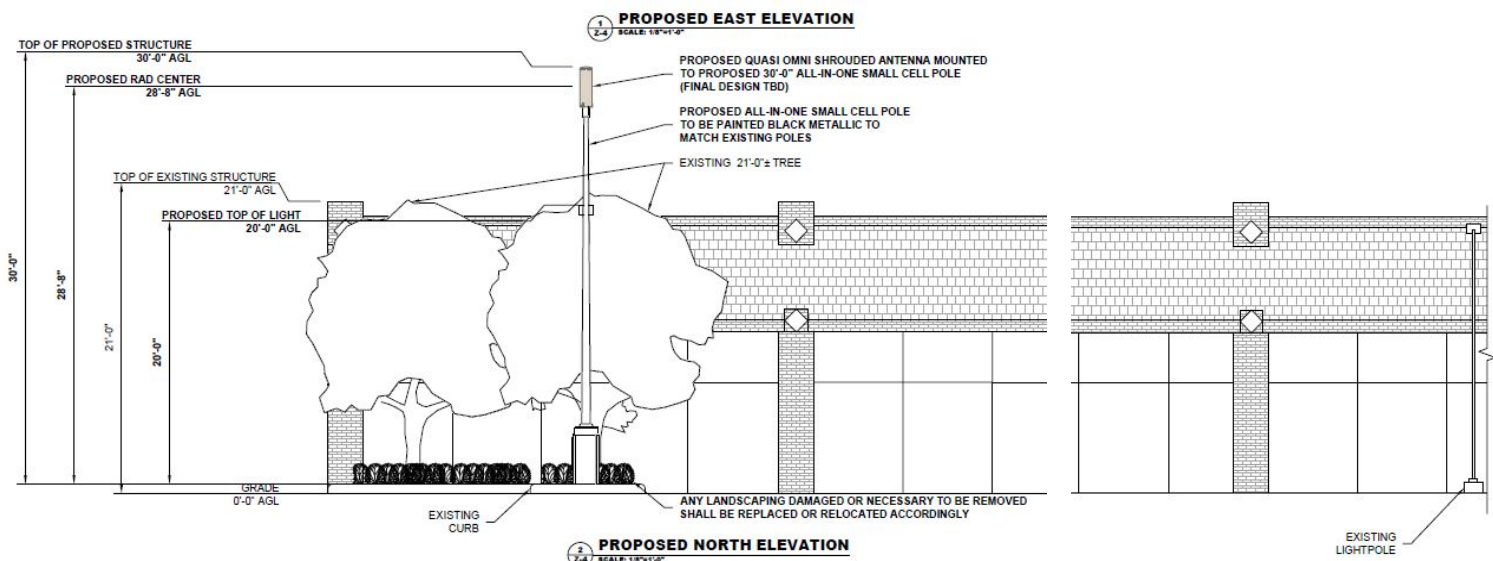
UTILITY SERVICE – WATER City of Loveland

UTILITY SERVICE – SEWER City of Loveland

UTILITY SERVICE – ELECTRIC City of Loveland

III. PROJECT DESCRIPTION

The applicant is proposing to construct a new 30-foot all-in-one small cell pole in a parking island within a retail center parking lot. The new small cell facility is designed to look and function as a parking lot light pole. Site improvements will include new utility connections with a new 3-foot by 5-foot power vault. Verizon is proposing to lease a 10-foot by 10-foot area within the existing landscape island. The proposed structure will be 30-feet tall from grade to the top of the antenna and proposes no ground equipment; this structure will be 10-feet taller than the existing light poles within the parking lot. The height from grade to the top of the light portion of the pole will be 20-feet, to match the existing parking lot lights.



The property is zone B-Developing Business, a personal wireless service facility on a new structure is classified as a use permitted only through the approval of a Special Review. The special review includes review of a site plan by the City for conformance will all applicable standards, input from the surrounding property owners and findings of compatibility within the neighborhood.

IV. KEY ISSUES

Staff has not identified key issues associated with this special review application in terms of compliance with the Municipal Code. There were two (2) members from the neighborhood located directly to the north that expressed opposition to the proposed small cell facility based on the proximity to their property, the health impacts related to the radio frequency emissions. In particular, these members of the neighborhood expressed concerned for the safety of their bees which they expressed could potentially lead to their death. These residents felt that the neighborhood was not clearly informed on the potential impacts of the small cell tower proposal.

V. BACKGROUND

The zoning on the property is B-Developing Business. Currently, there are no other special reviews approved on this site.

The Development Review Team has conducted one (1) round of the special review plans and will be completing a subsequent final review.

VI. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. Notification

A letter advertising the neighborhood meeting was sent out by project manager Ryan Sagar, on May 15, 2018 to all neighbors within the “Neighborhood” as defined in Section 18.40.010.C of the Loveland Municipal Code. A meeting notice sign was posted on the property on March 15, 2018.

B. Neighborhood Response

A neighborhood meeting was held on **May 31, 2018**, regarding this project. The applicant and City staff were in attendance and two (2) members of the neighborhood attended the meeting.

C. Project Schedule

1. Type 2 Special Review #946 was filed with the Current Planning Department on **March 29, 2018**.

2. A neighborhood meeting was held on **May 31, 2018**, at 5:30 p.m. in the Development Center (410 E. Fifth Street).

3. The staff preliminary findings and determination was posted on **June 4, 2018**.
4. The public review period for the staff preliminary findings and determinations is from **June 4, 2018** to **June 12, 2018**.
5. Final findings and determination will be issued on **June 13, 2018**.
5. The appeal period for the Type 2 Zoning Permit for Special Review #946 is from **June 13, 2018** to **June 22, 2018**.

VII. 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 proposed development of a small cell facility would meet the purposes of Section 18.04.010 of the Loveland Municipal Code, in that it is designed to adhere to the zoning regulations established in the Personal Wireless Service Facilities section by not creating unsafe or unhealthy conditions and by 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 use 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 zoned for commercial uses, the proposed small cell facility complies with the required setbacks in the B zoning district and will be designed in accordance with the requirements of section 18.55 of the Municipal Code.

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;

The existing landscaping within the parking island will remain intact and replaced if damaged.

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

No signage is proposed with this special review.

3c. Use, location, number, height, size, architectural design, materials, and colors of buildings;
The proposed structure will be consistent with the design criteria set forth in section 18.55.070 of the Municipal Code.

3d. Configuration and placement of vehicular and pedestrian access and circulation;
No applicable, as all existing vehicular and pedestrian circulation will remain intact as currently exists.

3e. Amount and configuration of parking;
No additional on-site parking is required to be provided for the proposed use and no changes are proposed to the existing parking lot.

3f. Amount, placement, and intensity of lighting;
The proposed light pole will comply with the City's lighting standards.

3g. Hours of operation;
Not applicable.

3h. Emissions of noise, dust, fumes, glare, and other pollutants.
No recognized pollutants will be emitted as a result of the proposed development. The neighboring property owners did express concerns related to the potential impacts of radio frequency emissions; however, the City of Loveland Municipal Code does not address this type of emission.

Finding 4. Except as may be varied in accordance with this special review permit, 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 proposed special review meets this finding. The proposed small cell facility site plan conforms to the Municipal Code sections 18.28 and 18.55.

Finding 5. The special review site plan meets the requirements set forth in Section 16. 41 - Adequate Community Services - of the Loveland Municipal Code.

Power: Staff believes that this finding can be met due to the following:

- The proposed development will not negatively impact City power facilities.
- The proposed public facilities and services are adequate and consistent with the City's utility planning and provides for efficient and cost-effective delivery of City power.

Fire: Staff believes that this finding can be met, due to the following:

- The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
 - The small cell tower pole at the parking lot island will not negatively impact fire protection for the subject development or surrounding properties.

- The proposed installation is not obstructing any existing hydrants.

Water/Wastewater: Staff believes that this finding can be met, due to the following:

- The proposed development will not negatively impact City water and wastewater facilities.
- The proposed public facilities and services are adequate and consistent with the City's utility planning and provides for efficient and cost-effective delivery of City water and wastewater service.

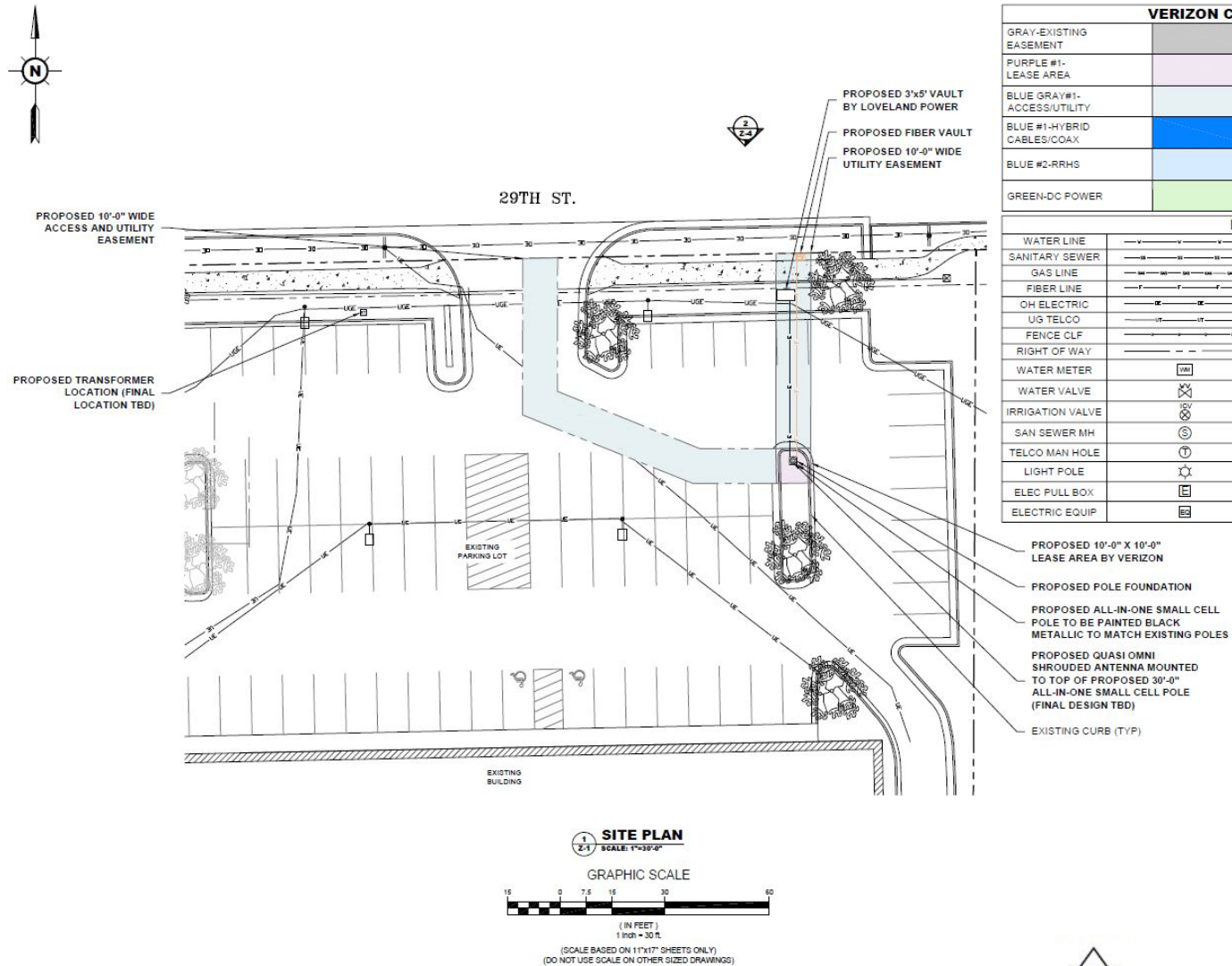
VIII. CONDITIONS OF APPROVAL

Planning:

1. Any damaged landscaping during the installation of the small cell facility will be replaced



Attachment 2: Special Review/Site Development Plan



verizon
5111 SOUTH VAUGHN WAY #600
AURORA, COLORADO 80014
(303) 873-2852

AeroSolutions LLC
Optimizing Your Wireless Infrastructure
5555 CENTRAL AVENUE #100
BOULDER, COLORADO 80501
PH: (720) 304-6882
FAX: (720) 304-6883

AERO PROJECT #: 097-17-0169

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
E	01-22-18	GAC	REVISED ZDs
D	12-01-17	GAC	REVISED ZDs
C	08-02-17	RPH	REVISED ZDs
B	07-18-17	RPH	REVISED ZDs
A	07-05-17	SGA	PRELIMINARY ZDs

DRAWING TITLE:

SITE PLAN

DRAWING SHEET:

Z-1

2 OF 5

SITE INFORMATION:

SITE NAME:
FTC LCC SC

SITE ADDRESS:
610 EAST 29TH ST.
LOVELAND, CO
80538

JURISDICTION:
CITY OF LOVELAND

