Neighborhood Meeting Notice Letter

Date: 12/25/2025

Dear Property Owner:

This is a notice that a neighborhood meeting will be held to discuss the following proposal in your neighborhood:

Application and Meeting Information

Application:	Conditional Use Site Development Plan (SDP)
Project Case Number:	PZ 25-00027
Project Name:	FTC Little Thompson Monopine Cell Tower
Meeting Date:	January 15th, 2026
Meeting Time:	5:30 pm
Meeting Location:	City Development Center 410 East 5th Street
Applicant Name:	Ryan Sagar Vice President, CSAi

Project Description

Summary of Proposed Development:	Proposal to construct a 60 foot tall stealth wireless telecommunication facility (monopine).
General Location:	Located at the northeast corner of Cascade Ave. and W Eisenhower Blvd.
Property Address:	1540 CASCADE AVE
Existing Zoning:	B – Developing Business
Legal Description:	LOT 4, BLOCK 1 VANGUARD-FAMLECO 15TH SUBDIVISION
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

Neighborhood Meeting Information

All interested parties may appear and speak regarding the project at the neighborhood meeting and/or file written comments with the Current Planning Division. The project will also require a public hearing with the Planning Commission. Notification of the dates and times for the public hearing will be provided once the schedule is identified, in accordance with the Municipal Code.

Contact Information

If you have any questions regarding the proposed project, please contact: ***Ryan Sagar, rsagar@csainet.com, 219-477-0099.*** If you have questions regarding the City process, please contact ***Lauren Richardson, lauren.richardson@cityofloveland.org, 970-962-2557.***

Vicinity Map

Summary

Verizon Wireless has network coverage and capacity issues that can affect the speed and reliability of your cell phone or any equipment that utilizes Verizon service. Users can see this when there are dropped calls, buffering, and failed connections. Existing facilities in Larimer County have received as many upgrades as they can to help improve these issues in Loveland, but ultimately this problem can only be resolved with the addition of a new wireless services.

Verizon began their exploration to solve this service issue by first analyzing the potential to utilize existing structures in this area. Verizon looked at public space to the north, an existing monopole to the east, and all of the existing structures along Cascade Avenue. After a detailed review and analysis, these locations were either too far away, not tall enough to provide the service improvements, or not located in a suitable area. As such, a new structure was needed.

Through a diligent internal design process as well as close coordination with the planning department, Verizon has carefully proposed a structure type that will resemble a faux tree (monopine). Additionally, the required ground equipment to operate the facility will be behind a new split face CMU wall. Together the wall, monopine, and additional native landscaping, will help camouflage the proposed communications equipment to reduce any visual impacts. Our team proposed a previous location further east previously, and we received public comments and concerns. As a result, we moved the site west further away from those homeowners, increased the wall height to screen more equipment, relocated visible equipment to less visible locations, and redesigned landscaping to better incorporate the use of existing landscaping.

Per the City of Loveland land use code, a 45’ stealth telecommunications facility or a 50’ standard monopole (non-stealth) are both allowed uses in the Developing Business zone. This means that any carrier or tower developer can build one of these structures in this area adjacent to Eisenhower Boulevard and Cascade Avenue through an administrative process assuming all design elements meet the intent of the city code and all building regulations. Unfortunately, both of those heights are problematic because a portion of Verizon’s service would be blocked by the 3-story existing hotel to the southwest. As a result, Verizon is requesting an additional 15’ above the permitted 45’ to see over the hotel and provide a realistic 10’ canopy. This results in a total proposed height of 60’ for this stealth monopine.

This additional proposed 15 feet is above the allowed height of the zoning district so it has triggered additional land use reviews including this neighborhood meeting and a planning commission review. At the request of the city, we have provided this notice and will be hosting a neighborhood meeting to discuss the project and height request. Please note that additional carriers are allowed to utilize this facility for their equipment, which means that all wireless providers can benefit from this one facility once built. Lastly, it is important to note that this property is zoned for future business development. While we understand that currently it is vacant and therefore provides unblocked views to the west, this view was never guaranteed. This lot or either lot adjacent to it could have any number or type of businesses including new hotels which would be significantly wider blocking even more views than this proposed facility.

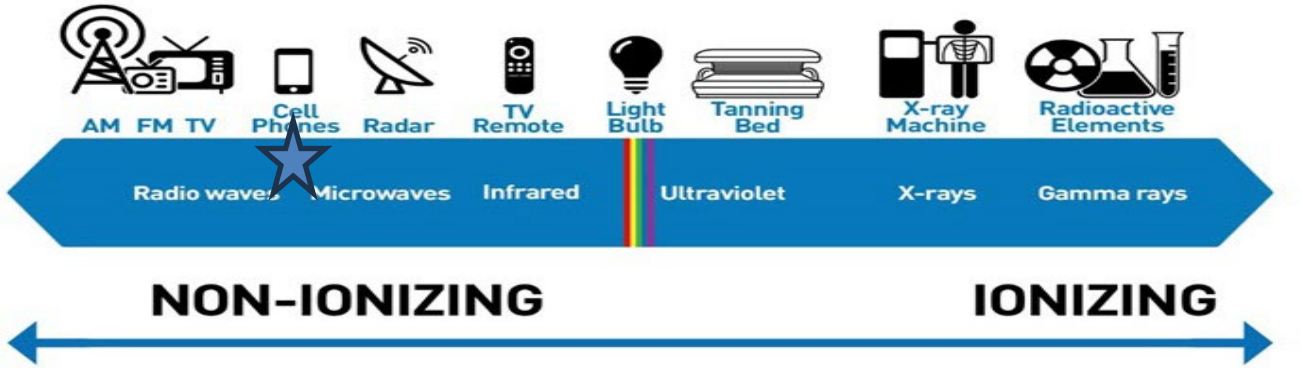
Coverage VS Capacity

Coverage or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

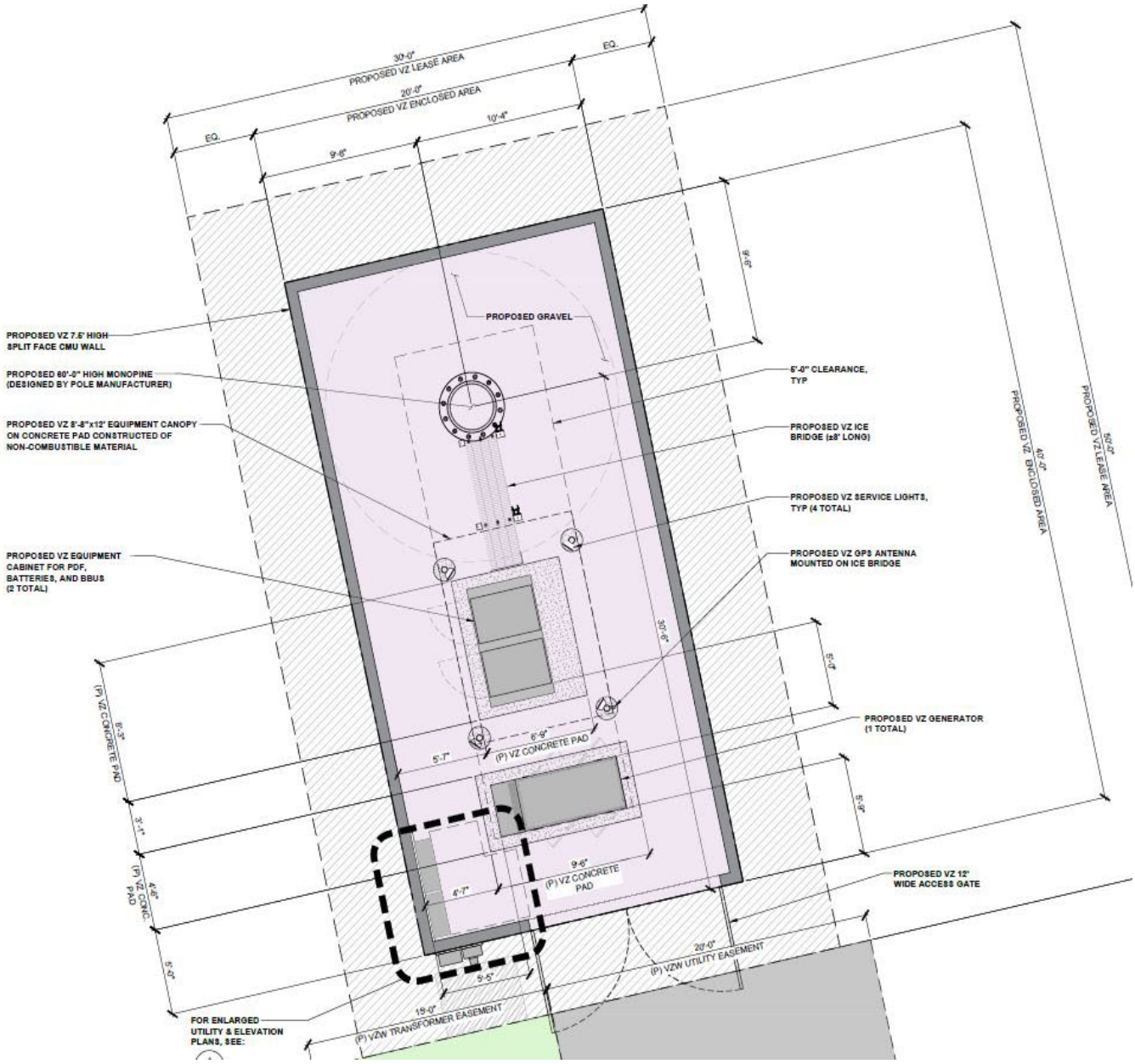
Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas.

Capacity, on the other hand, is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community’s wireless needs are being addressed. “Five bars” no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades.

Electromagnetic Spectrum



Site Plan Exhibit



Elevation Exhibit

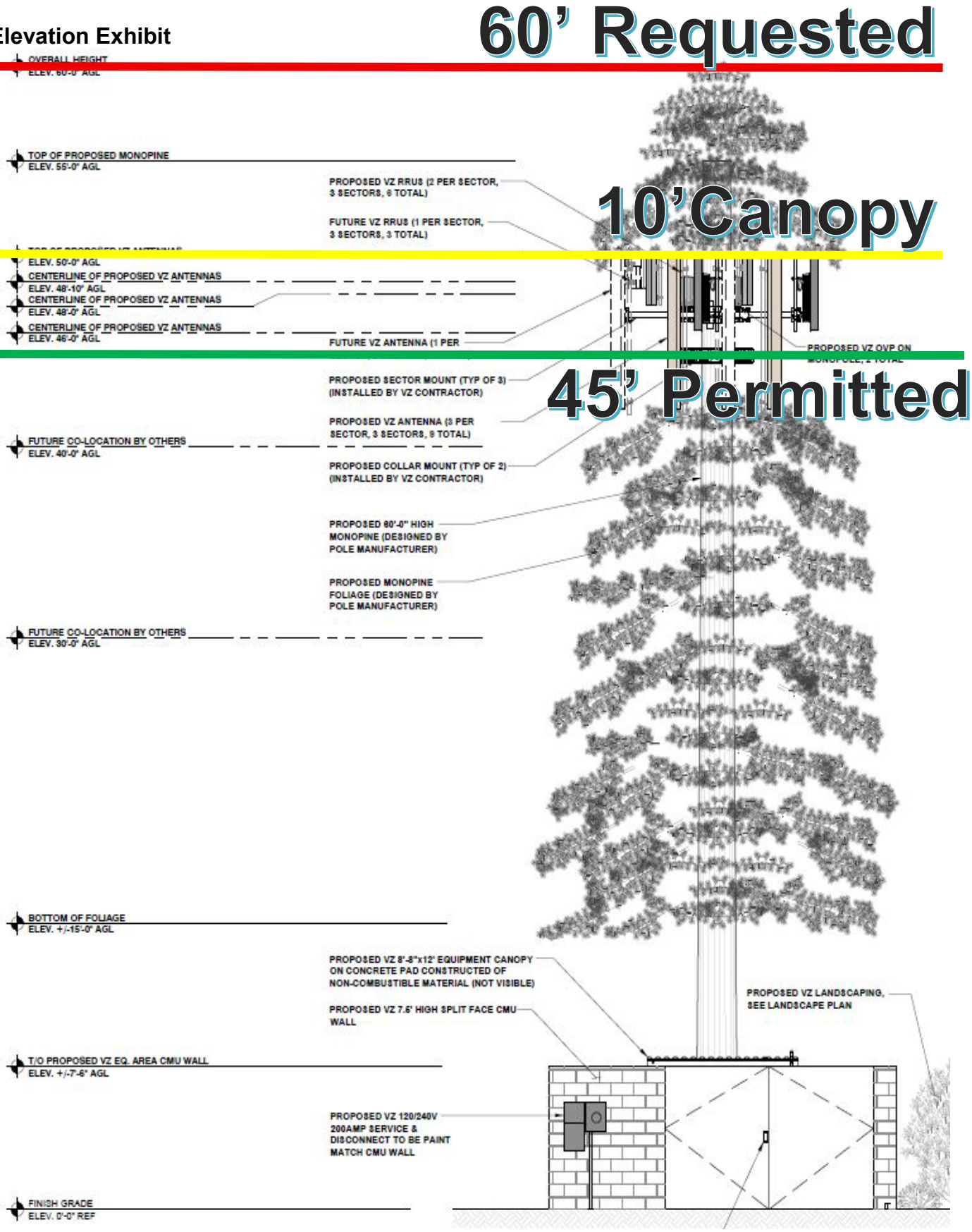


Photo-simulation

Spanish Translation
To request a copy of this letter in Spanish, free of charge, contact 970-962-2523 or email planning@cityofloveland.org. Para recibir una copia gratuita en español, llame al 970-962-2523 o envíe un correo electrónico a planning@cityofloveland.org.

Sincerely,

Ryan Sagar, Vice President, CSAI
219-477-0099
rsagar@csainet.com