



**CITY OF FORT COLLINS  
ADMINISTRATIVE HEARING OFFICER  
TYPE I ADMINISTRATIVE HEARING  
FINDINGS, CONCLUSIONS AND DECISION**

**HEARING OFFICER:** Bob Blanchard  
Current Planning Director

**PROJECT NAME:** Rocky Mountain Bank  
315 West Oak Street  
Wireless Telecommunications Equipment

**CASE NUMBER:** 5-99

**APPLICANT:** AT&T Wireless Services  
c/o Mr. Jeffrey Rinehart  
1001 16<sup>th</sup> Street  
Denver, CO 80265

**PROJECT DESCRIPTION:** This is a request to mount six new wireless telecommunications antennas for cellular telephone on the existing monopole and the roof of the Rocky Mountain Bank at 315 West Oak Street. Two of the new antennas will be co-located on the existing monopole with the six existing antennas. The remaining antennas will be mounted on the roof.

**SUMMARY OF RECOMMENDATION AND DECISION:**

**STAFF RECOMMENDATION:** Approve

**HEARING OFFICER DECISION:** Approve

**ZONING DISTRICT:** D – Downtown (Canyon Avenue Subdistrict)

**NOTICE OF PUBLIC HEARING:** Notice of public hearing was made on May 4, 1999 by mailing to property owners within 500 feet of the subject property.

The public hearing was advertised in the Coloradoan on May 8, 1999

## **PUBLIC HEARING**

After reviewing the Staff Report and recommendation, a public hearing was held on the subject application at 1:30 PM on May 18, 1999 at 281 North College Avenue, Fort Collins, Colorado.

### **HEARING TESTIMONY, WRITTEN COMMENTS AND OTHER EVIDENCE:**

The following is a list of those who attended the meeting:

From the City:

Ted Shepard, Chief Planner

From the applicant:

Jeffrey Rinehart, AT&T

From the Community:

N/A

Written Comments:

N/A

Community Concerns:

N/A

City Response:

N/A

Applicant Response:

N/A

### **BACKGROUND**

The Land Use Code defines “wireless telecommunications services equipment as any equipment used to provide wireless telecommunication services, but which is not affixed to or contained within a wireless telecommunication services facility (monopole or tower), but is instead affixed to or mounted on an existing building or structure (or substantially similar replacement structure) that is used for some other purpose. Provided, however, such equipment shall also mean a ground- mounted (or roof-mounted) base station used as an accessory structure that is connected to an antenna mounted on or affixed to an existing building.

This particular request is to mount six new wireless telecommunications antennas for cellular telephone on the existing monopole and the roof of the Rocky Mountain Bank at 315 West Oak Street. Two of the new antennas will be co-located on the existing monopole with the six existing antennas. The remaining antennas will be mounted on the roof of the building.

Section 3.8.13 of the Land Use code provides the standards for wireless telecommunication equipment and facilities.

- (1.) 3.8.13 {C} (3) – Height: This standard applies to the proposed roof-mounted equipment only. These eight antennas will be mounted on sleds and not extend more than five feet above the roof.
  
- (2.) 3.8.13 {C} (8) – Color: The roof mounted antennas will be painted a medium beige to match the predominant color of the building’s exterior. A solid wood fence that matches the existing fence screens the existing ground-mounted equipment.

All other standards are non-applicable.

## FINDINGS, CONCLUSIONS AND DECISION

### FINDINGS AND CONCLUSIONS

After reviewing the staff report and the record of the public hearing, the Hearing Officer makes the following findings and conclusions:

1. The proposed six new antennas are defined as wireless telecommunications equipment. The pole is existing and contains six antennas. Therefore, the request is considered to be a co-location on an existing structure.
2. Wireless telecommunications equipment is permitted in the D, Downtown (Canyon Avenue Subdistrict) zoning district.
3. There will be no new ground-mounted equipment. Existing equipment is presently screened.
4. The proposed equipment meets the applicable standards of Section 3.8.13 {C} of the Land Use Code.

### DECISION

Based on the findings and conclusions, the request to mount six new wireless telecommunications antennas for cellular telephone on the existing monopole and the roof of the Rocky Mountain Bank at 315 West Oak Street, File # 5-99 is APPROVED.

Dated this 24th day of May, 1999, per authority granted by Sections 1.4.9(E) and 2..1 of the Land Use Code.



Robert E. Blanchard, AICP  
Current Planning Director

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