

### **Statement of Code Compliance**

Sprint DN90XCD11 Eastern Hills Community Church

25511 E. Smoky Hill Road Aurora, CO, 80016

PID: 2071-29-2-12-001

Existing Classification: E-470 470RRES

The proposed rooftop CMRS at Eastern Hills Community Church meets the site selection and design criteria of Section 146-1200 of the Aurora City Code as indicated below:

#### **Site Selection Criteria.**

**1. Potential for screening by existing vegetation, structures, and topographic features.** The existing church building and proposed antenna screen walls will conceal antennas and equipment from view from adjacent properties.

**2. Compatibility with adjacent land uses.** The subject property is surrounded by Commercial, Multi-family and Institutional uses. The addition of a stealth rooftop mounted CMRS will have no visual impact on the surrounding area and will increase access to wireless voice and data services in the surrounding area.

**3. Opportunities to mitigate visual impacts.** Antennas and equipment will be installed behind architecturally integrated screen walls and will not be visible from adjacent properties.

**4. Availability of suitable existing structures for antenna mounting.** An applicant for a new freestanding CMRS facility shall demonstrate that a good faith effort has been made to locate its CMRS facility on existing structures including, but not limited to, existing freestanding CMRS facilities. The applicant shall demonstrate that due to physical constraints, or economic or technological infeasibility, no such location or co-location is available. The applicant shall demonstrate that contact has been made with the owners of all suitable structures within the search area of the proposed site and was denied permission to locate its CMRS facility on those structures.

The proposed antennas will be mounted on an existing structure. The topography of the property and existing building design provide for the best solution to meet the coverage objective of this search ring.

**5. Search area description.** 39.58679304, -104.68271400, Diameter ¼ mile.



**Design Criteria.**

- 1. CMRS facilities shall be designed to be compatible with surrounding buildings and existing or planned uses in the area. This may be accomplished by using compatible architectural elements in the design, such as color, texture, scale, and character.** Antennas and equipment will be concealed with architecturally integrated screen walls and will not be seen from surrounding properties.
- 2. CMRS facilities shall preserve or enhance the existing character of the topography and vegetation. Existing vegetation should be preserved or improved if it is compatible.** There will be no changes to the existing topography and no vegetation will be removed to accommodate proposed design.
- 3. Roof and building mount antennae shall be screened and/or colored to match the building to which they are attached.** The proposed roof mounted antennas will be fully screened by walls designed to match the existing structure
- 4. Structures sheltering accessory equipment shall be compatible with the surrounding built or natural environments.** Accessory equipment will be located adjacent to building, equipment will be concealed by a 7' tall CMU wall that will match the color and finish of the adjacent building.

**5. A variety of techniques should be considered to screen CMRS facilities, including, but not limited to, landscaping, berming, and fencing or combinations thereof.** The proposed CMRS will be located on an existing rooftop, antennas will be screened by RF friendly decorative panels and will not be visible from surrounding properties.

**6. Maximum height for CMRS facilities:**

**a. The height of any freestanding or stealth CMRS facility shall conform to the height limit of the subject zone district, unless a height waiver is granted by planning commission or city council, or the structure is to be located within a height overlay district.** Not Applicable, the proposed site is not a freestanding CMRS.

**b. Whenever an antenna is attached to a building roof, the height of the antenna shall not be more than 15 feet beyond the height of the building. If the building is constructed to the height limit of the applicable zone district, an additional 15 feet of antenna height is permissible.** The height of the existing structure is 34'-8", top of proposed Sprint antenna and screen wall is 43'-7" (9-Feet). Antennas will not exceed 15 foot permissible height allowed per code.

**c. The height of a stealth CMRS facility in an open zone shall not exceed fifty (50) feet, unless a waiver is granted by planning commission or city council.** Not Applicable, the proposed site is not a freestanding CMRS, nor is it located in an open zone.

**7. Minimum setbacks for freestanding and stealth CMRS facilities:**

**a. Freestanding and stealth facilities located adjacent to any property zoned for residential use: one foot for every foot of tower height.** Not Applicable, the proposed site is not a freestanding CMRS.

**b. Freestanding and stealth facilities not located adjacent to property zoned for residential use: minimum setback in the underlying zone district for buildings or structures.** Not Applicable, the proposed site is not a freestanding CMRS.

**c. Freestanding and stealth facilities located adjacent to any existing or planned public right-of-way: one foot for every foot of tower height.** Not Applicable, the proposed site is not a freestanding CMRS.