

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



November 28, 2016

Paul Battaglia
Centerline Solutions for T-Mobile
16360 Table Mountain Parkway
Golden, CO 80403
pbattaglia@centerlinesolutions.com

Re: Second Submission Review – T-Mobile CMRS at Specialty Wood Products – Site Plan Amendment with Waiver

Application Number: **DA-1335-31**
Case Number: **2006-6019-01**

Dear Mr. Battaglia:

Thank you for your second submission, which we received on Monday, November 21, 2016. It has been reviewed, and the comments are included in this letter. The following sections contain important next steps and specific comments.

Waiver Request

The maximum height of a structure in the M-2 Zone District is 60 feet. The applicant has requested a waiver from this maximum allowed height to construct a monopole that is 125 feet tall with the highest point of the antennas 129 feet in height.

Staff is unsupportive of the height waiver request for the 125 foot cell tower. The proposed tower will create a negative visual impact and is incompatible with the surrounding buildings. It is also unknown how many additional T-Mobile Dish Antennas will be added to the cell tower.

Public Hearing

The Planning and Zoning Commission hearing is set for December 14, 2016 for the requested waiver. The Planning Commission will make a recommendation of finding. City Council will review the case and make a final determination.

Notice for Public Hearing

The following public notifications are required to be completed by the applicant a minimum of ten calendar days prior to the hearing date. Please note, the city has published the notice of the hearing date.

- 1) *Written Notice.* Notice of the time, date, and place of a public hearing before the planning and zoning commission or city council shall be mailed to the owner of the property affected and all owners of abutting property at least ten calendar days prior to the public hearing. See "Notice of Public Hearing" on Planning website.
- 2) *Posted Notice.* Development applications requiring a public hearing shall be posted at a point clearly visible from a public right-of-way for at least ten calendar days prior to the public hearing before the planning and zoning commission or the city council. The posted notices shall be of a number, size, and location as prescribed by the planning department and shall indicate the type of development applications proposed, the date, time, and place of the hearing. Posted notices will be furnished by the city. Please coordinate sign pick up with staff.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

The Aurora History Museum has cited the proposed height of the cell tower could impact the viewshed of the Victory Grange Hall which is one of the City of Aurora's Cultural Heritage Sites. These comments were issued for a Pre-Application Meeting in a letter dated February 2, 2016. See attached letter.

Please give me a call if you have any comments or concerns. I can be reached at (303) 739-7220.

Sincerely,

Jonathan Woodward, Planner II
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Mary Avgerinos, Neighborhood Liaison
Gary Sandel, ODA
Filed: K:\\$DA\1335-31rev2
Attached: Historic Review of Centerline/T-Mobile – DN01462A-TMO Switch at 18400 E 22nd Avenue



Library and Cultural Services
15051 E. Alameda Parkway
Aurora, Colorado 80012
303.739.6661

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February 23, 2016

Ashleigh Armstrong
Impact7G, Inc.
6505 Merle Hay Road, STE B
Johnston, IA 50131

**RE: Historic Review of Centerline/T-Mobile – DN01462A-TMO Switch at 18400 E 22nd Avenue,
Aurora, CO 80011**

Dear Ms. Armstrong,

Thank you for the invitation to provide comment on the above named project. In reviewing the information provided on this property and cross-referencing the address with available historical and archival information regarding the Area of Potential Effect (APE) for visual effect of 0.5 miles, I have concluded that there are resources within the APE that are eligible to be listed on the National Register of Historic Places.

The proposed tower installation is within a half mile of a National Register-eligible resource, the High Line Canal. The High Line Canal was an irrigation source for local farmers for several decades after its construction in the early 1880s. However, it is our opinion that the proposed will not have an adverse affect on this resource.

The project is also located 300 feet west of one of the City of Aurora's Cultural Heritage Sites, the Victory Grange Hall located at 2025 Tower Road. Built in 1951, this site was a gathering place for local farmers and tradesmen and continues to host social and community gatherings. While this is an honorary designation for a resource whose significance does not rise to the National Register level, the close proximity of the proposed cell tower would impact the viewshed and general setting of this locally recognized site.

Please feel free to contact me with any questions or comments at (303)739-6664.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Cronk".

Jennifer Cronk
Aurora History Museum
Historic Sites & Preservation Office
City of Aurora