

August 31, 2020

City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

ZONING NARRATIVE

RE: New Cingular Wireless PCS, LLC by AT&T Mobility for installation of a Wireless Communication Facility (“WCF”) at 1800 S. Tower Rd., Aurora, CO 80013.

Applicant

Nexius Solutions on behalf of New Cingular Wireless PCS, LLC by AT&T Mobility
7025 S. Fulton Street #100
Centennial, CO 80112

Landowner

Tower Community Fellowship F.K.A. Aurora Church of the Nazarene
1800 S. Tower Rd.
Aurora, CO 80013

Property Address

1800 S. Tower Rd.
Aurora, CO 80013

Legal Address

Lot 1, Block 1, Aurora Church of the Nazarene Subdivision Filing No. 1, City of Aurora,
County of Arapahoe, State of Colorado.

Zone District

R-2

On behalf of New Cingular Wireless, PCS, LLC by AT&T Mobility (“AT&T”), we are seeking conditional use approval to construct and operate a telecommunication facility on the Tower Community Fellowship F.K.A. Aurora Church of the Nazarene’s property located at: 1800 S. Tower Rd. Aurora, CO 80013 (“Proposed Site”). The Proposed Site is located in an R-2 Zone and AT&T proposes a stealth telecommunication facility. The Proposed Site will be located on a small, leased area within the larger parcel. AT&T proposes using a telecommunication facility that resembles a bell tower (“faux bell tower”). The faux bell tower, and associated facilities and equipment will be contained within the walled leased area. The proposed faux bell tower will minimize the negative visual impacts to the surrounding community by being designed to resemble the colors and architecture of the existing church located on the property.

The Proposed Site is necessary for AT&T’s network to maintain its overall network capacity in the surrounding area. A nearby facility is being removed and the new site is being proposed to help ensure there is not a loss in coverage to the surrounding neighborhood. A 50-foot tower is the minimum height required to provide the coverage that will be lost when the existing site is taken down. There are no buildings with a suitable height within

the immediate area and so a new tower is being proposed. Attached, please find coverage plots showing current coverage as well as the coverage that will be provided by a 38-foot tower and a 50-foot tower. As shown on the plots, there will be a significant loss of coverage in the neighborhood to the Northeast of the proposed site with a 38-foot-tall tower.

Major Adjustment Request

AT&T is requesting a major adjustment to go above the R-2 Zone height maximum of 38 feet. The major adjustment is needed so that AT&T can provide the necessary coverage to the area. A tower of only 38 feet would not be tall enough to clear the surrounding buildings and there would be significant signal interference. The minimum height required for the signal to get over the existing buildings would be 50 feet. The faux bell tower will be designed to mimic the look of the existing church and will be located within a corner of the existing building so that it will appear to a part of the church. The antennas will be shrouded within the faux bell tower and the ground equipment will be located within the walled compound at the base of the tower so the equipment will not be visible from the street or the surrounding residential areas.

Design Criteria to Conform with Conditional Use

1. Compatible with surrounding buildings – The faux bell tower will mimic the design of the existing church on the property. The design of the structure will conceal the antennas so they are not visible, and the faux bell tower design will fit in the existing character of the surrounding neighborhood.
2. Techniques used to Screen Telecom Facilities - A wall will enclose the leased area where the faux bell tower, the walk-in equipment cabinet, and generator will be located.
3. Maximum Height - The property is zoned R2 and the maximum height for this Zone is 38 feet. The proposed faux bell tower will not exceed 50 feet in height.
4. Minimum Setbacks - The faux bell tower is set back at least 50 feet from any property line to meet set back requirements.
5. Colocation – The proposed faux bell tower provides enough space to allow another carrier to collocate without the need to extend the tower or shrouding.

Sincerely,

JOHN WALESA

Site Acquisition Specialist

nexius.com

773-350-5883

n e x i u s