

City of Aurora
Planning and Development Services Department
15151 E. Alameda Pkwy #2300
Aurora, CO 80012

Re: Initial Submission Review: Stealth Cell Facility at 1800 S Tower Rd – Conditional Use, Site Plan Amendment and Major Adjustment
Application Number: DA-1333-04
Case Number: 1999-6040-03

To Whom it May Concern,

Below, please find responses to the comments received in regards to the Conditional Use, Site Plan Amendment and Major Adjustment for 1800 S. Tower Road.

PLANNING DEPARTMENT COMMENTS

1. Planning Comments (Antonnio Benton II / abenton@auroragov.org / 303-739-7209 / Comments in teal)

1A. Per the Unified Development Ordinance Section 146-3.3.5, freestanding and stealth Telecom Facilities located adjacent to any existing or planned public right-of-way shall be set back from the public right-of-way at least one foot for every foot of tower height. Update the site plan show the site meeting this setback requirement from the parks and open space south of the proposed site. **Setback requirements have been met and are shown on page ZD-2**

1B. Based on the required minimum setbacks, the proposed site will be in the R-2 Zoning District and not the POS Zoning District. **The zoning designation has been updated on page T-1**

1C. The proposed use of a Telecom Stealth Facility is a conditional use in R-2 Zoning District. The proposed use is subject to Conditional Use approval, according to Sections 146-3.2 and 146-3.3. Update the Letter of Introduction and Operations Plan that introduces the project and justifies the Conditional Use request by specifically responding to the Criteria of Approval. The Planning and Zoning Commission will consider the ability of the proposal to meet these criteria in their evaluation of the proposal. **Please see Letter of Introduction.**

1D. The proposed design of the stealth facility does not meet the design criteria requirement in Section 146-3.3.5 of compatible architectural elements in the design, such as color, texture, scale and character. The proposed design does not tie into the architectural elements consistent with the Aurora Church Of The Nazarene Site Plan. **The proposed tower is designed with three angles to help replicate the angle of the front of the church. Sheet ZD-5 of the attached, updated, drawings show the colors of the church will be mimicked in the tower design.**

1E. Remove AutoCAD SHX text items in the comment section. Please flatten to reduce select ability of items. **AutoCAD SHX text items in the comment section have been removed.**

1F. Per the Unified Development Ordinance Section 146-3.3.5, freestanding and stealth Telecom Facilities located adjacent to any property zoned for residential use shall be set back from each property zoned for residential use at least one foot for every foot of tower height. Update the site plan to show both the 38-foot and 50-foot marks

from the adjacent R-2 Zoning District property lines. Setback requirements have been met and are shown on page ZD-2

1G. The proposed use of a 50' Telecom Stealth Facility is above height requirement in the R-2 Zoning and therefore requires a Major Adjustment. Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. Since an adjustment is being requested, it must clearly be listed and justified in the Letter of Introduction. It must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. The Major Adjustment will require approval from the Planning and Zoning Commission. Please see Letter of Introduction.

1H. Development in the Airport Influence District shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports. I will refer the application to Buckley Air Force staff for the 14 CFR Part 77 surfaces evaluation and forward any comments to you as part of the next review.

1I. Please address the neighborhood comments from:

1J. Mary Spidell, mittyspidell@gmail.com

I was just made aware of this plan. Our home is two houses to the east of the tower. I feel that 50 feet is too high for this neighborhood. 38 feet is better. It will disturb the sightlines of the mountains for our home. I wish we had been told about this sooner. Due to the height of the church and the nearby apartment buildings a 50 foot tall tower is necessary in order to provide the necessary coverage to the surrounding area, the antennas must be above the existing buildings and trees.

1K. Theresa Carol Moench, myguys855@aol.com

This is absurd to place another tower in the neighborhood, the church has been gracious enough to not block any view we have from our backyard. If 38 ft. isn't good enough then don't put it up at all. There isn't any need for taller or bigger, it is not eye appealing nor does it serve any other purpose other than big deep pockets. Due to the height of the church and the nearby apartment buildings a 50 foot tall tower is necessary in order to provide the necessary coverage to the surrounding area, the antennas must be above the existing buildings and trees. The stealth tower will be designed to look like a three legged bell tower with colors that match the existing church so as to better help blend in with the neighborhood. The tower is replacing an existing facility that is being taken down, this new tower will be necessary to prevent a loss of coverage to the surrounding neighborhoods.

1L. Virginia Zinth, ginnyzinth@gmail.com

I looked at the information on line. It appears that this cell will be very close to our fence, and right behind a neighbor's fence. The proposed increase in height would have a significant impact on our area and our houses. A fifty foot bulky cell facility would dominate the area; as you know our houses are approximately 35 feet in height. I oppose the increase in height allowance. Was this a permitted use? I do not remember seeing an original application for this site plan. Due to the height of the church and the nearby apartment buildings a 50 foot tall tower is necessary in order to provide the necessary coverage to the surrounding area, the antennas must be above the existing buildings and trees. This height is not considered a permitted use for the district and so a variance is being requested.

1M. Glenda Fahey, gjfahey71@gmail.com

Just what will this stealth tower" look like? I'm already losing my views of the mountains because of the development going in at Andes Circle. The stealth tower will be designed to look like a three legged bell tower with colors that match the existing church so as to better help blend in with the neighborhood.

1N. Ike Bogey, mikebogey@yahoo.com

I'm surprised the residents were asked for input. Aurora usually does what it wants and has a "sorry it's already completed mentality" A structure/tower that is 38' - 50' isn't stealth. Nexis will pay somebody off and get what they want! Really...anything that is 38' or 50' is not Stealth...it should be called "sticks out like a sore thumb" It's a waste of time to ask for resident input. Nexius will line someones pockets and get the 50' they want. Due to the height of the church and the nearby apartment buildings a 50 foot tall tower is necessary in order to provide the necessary coverage to the surrounding area, the antennas must be above the existing buildings and trees. The stealth tower will be designed to look like a three legged bell tower with colors that match the existing church so as to better help blend in with the neighborhood. Nexius is following the city's zoning code and working directly with the zoning and planning department.

1O. Respond to each of the neighborhood comments in your response letter and address the concerns expressed.

1P. Per the Unified Development Ordinance Section 146-5.3.1, if the City receives significant comments regarding the project as determined by the Planning Director, a neighborhood meeting will be required. The meeting shall be scheduled at least 14 days after the date on which the City sends notice that the application has been received. Your Neighborhood Liaison, Meg Allen can be reached at mkallen@auroragov.org and 303.739.7258.

2. Addressing (Phil Turner / pturner@auroragov.org / 303-739-7271)

2A. Approved, refer to address record of 1882 S Tower Road per plans provided.

3. Landscaping (Kelly Bish /kbish@auroragov.org / 303-739-7189/ Comments in pink)

3A. Sheet ZD-2

3B. Include the property line to the south separating the church property from the city owned property. The property line to the South has been added to sheet ZD-2

3C. Once the property line is provided, add a dimension from the property line to the proposed fence. The distance from the property line to the proposed fence has been added to sheet ZD-2

3D. Why does this gravel road extend to the southern property line? Access from the city trail would not be permitted. The church had requested the gravel road extend to the edge of their property line to accommodate any parishioners that may be coming from the neighboring apartment buildings. This has been removed from sheet ZD-2.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Real Property (Andy Niquette /aniquette@auroragov.org / 303-739-7325/ Comments in pink)

4A. Label the private easements and note that they are to be dedicated by separate documents. Easements have been labeled accordingly on page ZD-2.

5. Civil Engineering (Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7431/ Comments in green)

5A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

5B. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items. **AutoCad SHX text items in the comment section has been removed.**

5C. Include a grading plan.

5D. Label proposed access easement **Proposed access easement has been labeled on page ZD-2**

6. Life Safety (Jeff Goorman / jgoorman@auroragov.org / 303-739-7464 / Comments in blue)

6A. Identify the type of fuel. Example, natural gas, diesel. If diesel provide size of belly tank. **Fuel type has been identified as diesel on page ZD-3 and the size of the tank has been added.**

6B. Show location of the knox box with key for the gate building. **Location of Knox Box has been added to page ZD-3**