



16360 Table Mountain Pkwy
Golden, CO 80403

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Planning and Development Services
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

First Submission Resubmittal – T-Mobile CMRS at Specialty Wood Products – Site Plan Amendment with Waiver

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

This proposed tower is required to ensure the successful, secure and ongoing operation of T-Mobile's wireless communication facilities in the City of Aurora. The specific scope of work involves building a 125' tower that will be available for colocation by other carriers and emergency entities.

In response to the 1st Review of Submittal Materials:

Zoning & Land Use Comments

3A. The purpose of the City Code Commercial Mobile Radio Service (CMRS) section is to minimize negative visual impacts by encouraging building-mounted, stealth and co-located telecommunications facilities (Code Section 146-1200(A)). This proposal does not seek any of these methods. Furthermore, the proposed 125 foot monopole is 500 feet away from a neighborhood. The height to top of antennas is 129 feet. This creates a negative visual impact to the neighborhood and surrounding uses.

- Due to the vast area in need of coverage and the rising topography, building mounted and co-located telecommunications facilities did not offer the required height needed to achieve this goal. Adequate, existing structures for antenna mounting are not available in this area. The requested height provides significantly better service in the target areas (attached coverage map). With the requested height, this proposed tower would meet the needs for future co-locations, by other carriers and emergency services, and in return eliminate the need for additional towers in this area.
The tower will serve as a training device for the new T-Mobile technology hub. T-Mobile has invested tens of millions of dollars in this facility and this tower is an integral part of the facility.

3B. 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. The scale of the monopole is inconsistent with the surrounding industrial and residential buildings (Code Section 146-1200(C)). Color of the pole should be included in the design details.

- This tower will be consistent with the design of surrounding towers within a half mile radius of the proposed tower. The proposed tower will match the several existing Xcel transmission towers to the north in both shape and color.
- Color of the proposed tower has been added to the design details

3C. Provide side setbacks for eastern side of the proposed structure. The side setbacks for a structure in the M-2 Zone District can be found here: Code Section 146-605.

- Setback measurements have been added to the site plan. Revised plans have been resubmitted.

3D. This application must be referred to Buckley AFB by staff for review of height and frequency, because the site is located within the Airport Influence District and a 55 Ldn Noise Contour.

- Per the review of Charles Washington, Airfield Manager: "I have completed my review, the proposed facility is outside the approach departure corridor and under the transitional surface. There are no violations to airfield criteria, TERPS has reviewed and there are no impacts to IFR procedures."
- The city's GIS system indicates that an aviation easement has been previously recorded for this property and submitted to the city. No further information regarding the aviation easement is needed.

Waivers Requested or Required

4A. 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 with the tallest point of the antennas at 129 feet.

4B. The coverage map illustrating a potential 60 foot tower shows sufficient coverage for T-Mobile customers in this seven square mile area. Staff is unsupportive of this waiver request and recommends the applicant to consider other alternatives. Increased coverage may be achieved by strategic location of other CMRS sites in the vicinity and co-location.

- Please refer to attached projected coverage map comparing 60' antenna height vs. 125' antenna height.
- T-Mobile engineers believe 125' is a good compromise, allowing for better in-building coverage for the customers. In addition, 125' will provide significant offload of existing cell sites allowing for subdivision of network traffic for future capacity concerns.

Utilities/Aurora Water Department

5A.

Reviewed by: Jonathan Villines / jvilline@auroragov.org / 303-739-7646 5A. Show existing water line in utility easement.

Per pre application review, Aurora Water does not require a Site Plan for this project. Proposed location of tower may relocate if review determines setback requirements are not adequate. Once location has been approved by the City of Aurora, existing water lines can be shown in final utility easement.