



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

Worth Discovering • [auroragov.org](http://auroragov.org)

October 26, 2016

Paul Battaglia  
Centerline Solutions for T-Mobile  
16360 Table Mountain Parkway  
Golden, CO 80403

**Re: First 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 first submission, which we received on Thursday, October 6, 2016. It has been reviewed, and the comments are attached with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday, November 17, 2016.

Please note: all comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made changes to your documents other than those requested, please list them in your letter.

The Planning and Zoning Commission hearing is still on track for January 11, 2017.

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 Avgerino, Neighborhood Liaison  
Gary Sandel, ODA  
Filed: K:\\$DA\1335-31rev1



## *First Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Monopole height creates negative visual impacts that should be mitigated
- Provide setback details
- Will be referred to Buckley Air Force Base
- Show water line in utility easement

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Jonathan Woodward / [jwoodwar@auroragov.org](mailto:jwoodwar@auroragov.org) / 303-739-7220 / PDF comment color is teal.

#### **1. Community Questions Comments and Concerns**

1A. Staff has not received comments from neighborhood or businesses.

#### **2. Completeness and Clarity of the Application**

2A. Include a letter that addresses each comment in this letter.

#### **3. Zoning and 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.

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.

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](#).

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.

#### **4. 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.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **5. Utilities/Aurora Water Department**

Reviewed by: Jonathan Villines / [jvilline@auroragov.org](mailto:jvilline@auroragov.org) / 303-739-7646

5A. Show existing water line in utility easement.



**6. Xcel Energy**

Submitted by: Donna George/ 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

6A. Comment: PSCo has no conflict with this CMRS facility. The property owner/ developer/ contractor must contact the Builder's Call Line at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register, application can then be tracked) and complete the application process for any new ELECTRIC service. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

6B. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.