

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



MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Jonathan Woodward, Planning Department Case Manager
Date: October 6, 2016
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1335-31 T-Mobile CMRS at Specialty Wood Products
Site Plan Amendment with Waiver
Case Number: 2006-6019-01
Applicant's name: T-Mobile
Site location: SW Corner of E 22nd Avenue and Tower Road
Processing start date: **October 3, 2016**

Application Summary:

The applicant is requesting approval for a Site Plan Amendment with a height waiver to add a 125-foot cell tower with ground equipment for T-Mobile cell service in the parking lot of Specialty Wood Products.

Please review the materials that are provided on the following website:

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1079362**

On the above noted website there is a Comments Tab where you may enter your comments and or concerns. Comments and or concerns should be made no later than Friday, October 21, 2016. This case will be heard at a Planning Commission public hearing

Tracking information about the processing of the application will also be found on the website listed above throughout the review process.

For further information, I can be reached at 303-739-7220 or via e-mail at jwoodwar@auroragov.org.

I look forward to hearing from you!

**Review and Approval Criteria for
Site Plan
Section 146-405(F)(1-11)**

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- (F) Criteria for Review and Approval. Approval of site plans under this section may include conditions or limitations. The following criteria shall be considered by the planning and zoning commission and the city council in reviewing applications under this section:**
- 1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.**
 - 2. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.**
 - 3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.**
 - 4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.**
 - 5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.**
 - 6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services,**

facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.

7. **Control of nuisance impacts.** The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety and general welfare.
8. **Urban design, building architecture, and landscape architecture.** The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.
9. **Adequacy, accessibility, and connectivity of traffic and circulation plans.** The design and efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.
10. **Street standards.** Public and private streets included in the site plan shall conform with city street standards.
11. **Past Performance.** The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions or representations on a prior development.

T-MOBILE CMRS AT SPECIALITY WOOD PRODUCTS - SITE PLAN AMDT W/WAIVER | App Accepted | 1079362**Property Owner List**

First Name	Last Name	Business/Org	Property Address	Mailing Address
VICTORY GRANGE	NO. 452	C/O COLORADO STATE GRANGE	2025 TOWER RD AURORA CO 80011	7275 S LIMA STREET CENTENNIAL CO 80012
PROPERTY	OWNER	AURORA DEVELOPMENT LLC	18000 E 22ND AVE AURORA CO 80011	4750 RABBIT MOUNTAIN RD BROOMFIELD CO 80020
PROPERTY	OWNER	SILWAN INVESTMENTS LLC	2020 TOWER RD AURORA CO 80011	11889 E COLFAX AVE AURORA CO 80010
AMY	CANDELARIA TRUJILLO	NONE	2060 TOWER RD AURORA CO 80011	2060 TOWER RD AURORA CO 80011
DILLON	COMPANIES INC	DBA KING SOOPERS INC	1933 TOWER RD AURORA CO 80011	1014 VINE ST 7TH FLOOR CINCINNATI OH 45202
WAGNER	EQUIPMENT CO	C/O FACILITIES DEPARTMENT	18021 E TOWER RD AURORA CO 80011	18000 SMITH RD AURORA CO 80011
WILLIAM G	WALL		PARCEL # 0182134201001 . AURORA CO 80011	2755 CLASSIC DR HIGHLANDS RANCH CO 80126

TIM GREEN KIRKEGAARD ACRES 17701 E 14TH DR AURORA CO 80011	4	CAL DAL-PONTE TOWER TRIANGLE 20457 E BUCHANAN DR AURORA CO 80011	36	NOT REGISTERED FRIENDLY VILLAGE OF AURORA	75
NOT REGISTERED AURORA GATEWAY PARK BUSINESS ASSOC	226	RHONDA HATTAR HOA OF SANDY CREEK 19707 MONTVIEW DR AURORA CO 80011	260	RANDY HERTEL MAJESTIC COMMERCENTER 20100 E 32ND PKY #150 AURORA CO 80011	272
ALEX BERGERON PROSPECT VISTA HOA 910 16TH STREET, SUITE 1010 DENVER CO 80202	407				