

October 17, 2018

Attn: Brandon Cammarata
City of Aurora Planning Department
15151 E Alameda Pkwy #2300
Aurora, CO 80012

Re: Letter Addressing Waivers for Site Number CO-0077 at 16650 E Alameda Parkway, Aurora, CO 80017

To Whom It May Concern,

Eco-Site has filed an application for approval of the above-referenced CMRS facility. In connection with that application, Eco-Site seeks a waiver of the applicable setback requirements pursuant to Section 146-405(G) of the Building and Zoning Code of the City of Aurora (“Code”).

Pursuant to Section 146-405(G) of the Code, “the planning director may approve a waiver of any height or setback requirements for any structure as long as the waiver does not request in the requirements being exceeded by more than 10 percent. Such waiver shall only be granted if it results in a site plan that still conforms with the criteria in subsection (F).” As a result of the monopine stealth design of the facility, the proposed CMRS facility does not strictly meet the setback requirements set forth in the Code. According to Sec. 146-605, Table 6.5, the height limitation in industrial zoning districts is 60 feet, unless the structure is within 200 feet of a residential zoned property. The edge of the monopine, i.e., the tips of the branches of the monopine, will be approximately 184 feet from the edge of the nearby residential zoned property. Accordingly, Eco-Site requests a waiver for this minor (less than 10%) deviation from the setback requirement.

Eco-Site provides the following support for its satisfaction of the requirements of Section 146-405(F), in accordance with waiver requirements contained in Section 146-405(G) of the Code.

Section 146-405(F).

(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.

Sustainability

At its core, the heart of the Comprehensive Plan is directed at ensuring that Aurora is a sustainable city – socially, environmentally and economically. As you know, wireless growth is exploding and access to quality wireless service is critical to the city’s sustainability. It is necessary for quality social interaction, supports industries that participate in the new energy economy, and is a key component of economic growth. As the population grows and existing and new businesses expand into Aurora, the availability of advanced wireless communications service is critical. As a result, communication carriers are experiencing an increasing demand for service, because wireless services are becoming the dominate way for people to stay connected. Existing networks will need to be expanded and upgraded to meet this increasing existing and future demand. Further, robust telecommunications networks will significantly improve access to emergency alerts, GPS location services and other emergency services.

Balancing Jobs to Population

The proposed CMRS facility will contribute to the economic growth of the City, and the balancing of jobs to the population, through the improvement of the underlying infrastructure that businesses rely upon. A large number of business phone calls are made on cell phones that require CMRS facilities in order to function effectively. In addition, many business transactions, including credit card swipes, are conducted through the wireless infrastructure.

Promoting the Quality of Life in the City

The proposed CMRS facility adheres to the vision of the comprehensive plan by improving the quality of life of the City’s residents and visitors. Cell phones, tablets, and other connected devices have increasingly become an essential part of our daily lives, whether at work or at play. We expect these devices to function in order to communicate, navigate, research, and find entertainment. A robust wireless telecommunications system is essential for our modern way of life. The residents of the City of Aurora expect and rely on a robust wireless communications network.

Providing Systems for the Delivery of Services

At its core, a wireless communications system is a physical system. In order for there to be robust wireless coverage, there must be a physical infrastructure. This proposed CMRS facility is part of that infrastructure. The facility will be a key component of the system that delivers wireless services.

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.*

The proposed CMRS facility will not create a significant burden on the city’s existing infrastructure and public improvements. The proposed CMRS facility will require minimal physical traffic after construction and will not require water. Most CMRS facilities run off of 120/240V and require about 200W/carrier on the tower.

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.

The proposed CRMS facility will not have a significant effect on the density of the property upon which it is located.

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.

The proposed CMRS facility is a stealth monopine design. It will appear to be a pine tree and, as a result, will be compatible with the existing landscape features of the surrounding buildings and the existing planned uses in the area. The color, texture, scale, and character of the monopine design will blend in with the trees in the nearby open space area. This design will minimize any visual impact concerns. The proposed CMRS facility meets the requested setbacks from the open space area, in order to preserve open space and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains.

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.

To the best of the applicant's knowledge, the proposed site plan conforms to the city's adopted landscaping standards and guidelines.

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.

While there will be limited access to the facility after it is constructed, the proposed CMRS facility has been constructed to achieve internal efficiency for its users. The proposed facility is located near enough to major roads and intersection and high-density areas to provide excellent coverage. The location of the CMRS facility allows for easy access for any necessary maintenance without disrupting people at their residences or places of work.

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.

The proposed CMRS facility will not impose any of the delineated nuisance impacts. It has been designed as a stealth monopine in order to minimize any negative visual impacts. After construction, the proposed facility will not create any substantial increase in traffic, noise, litter, trash, or additional storm water.

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.

The proposed CMRS facility is designed as a stealth monopine. While this is a more expensive design, a monopine will be more compatible with the surrounding urban design, while achieving internal consistency of design.

9. Adequacy, accessibility, and connectivity of traffic and circulation plans. The design, 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.

The public will not need to access or be permitted to access the proposed CMRS facility. The public will, however, benefit from and be served by the facility. The proposed CMRS facility is located such that it can be easily be accessed for maintenance after construction.

10. Street standards. Public and private streets included in the site plan shall conform with city street standards.

The proposed CMRS facility will not require any new public or private streets.

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.

No comment necessary.

For all of the above reasons, the applicant requests that the planning director approve a waiver of the setback requirement as described above. The tips of the branches of the monopine stealth facility will be approximately 184 feet from the nearest residential zoned district. The requirement in the Code is for a setback of 200 feet under these circumstances. A 16-foot deviation is less than 10% of the total setback requirement. The proposed CMRS facility will have minimal negative visual impacts on the community

due to its size, design, and location. The applicant requests that the planning director approve a waiver of the setback requirement.

Best Regards,

A handwritten signature in black ink, appearing to read 'Caleb Crossland', with a stylized flourish extending to the right.

Caleb Crossland

Reliant Land Services (a Contractor for Eco-Site)

caleb.crossland@rlsusa.com

970.222.1341