

Statement of Code Compliance

Sprint DN90XCD18 Trinity Baptist Church

15555 Quincy Avenue Aurora, CO, 80015

PID: 273-05-3-08-015

Existing Classification: PCZD

The proposed rooftop CMRS at Trinity Baptist Church meets the site selection and design criteria of Section 146-1200 of the Aurora City Code as indicated below:

Site Selection Criteria.

1. Potential for screening by existing vegetation, structures, and topographic features. The existing church building and proposed stealth cross will conceal antennas and equipment from view from adjacent properties. Existing mature landscaping will provide additional screening of ground based.

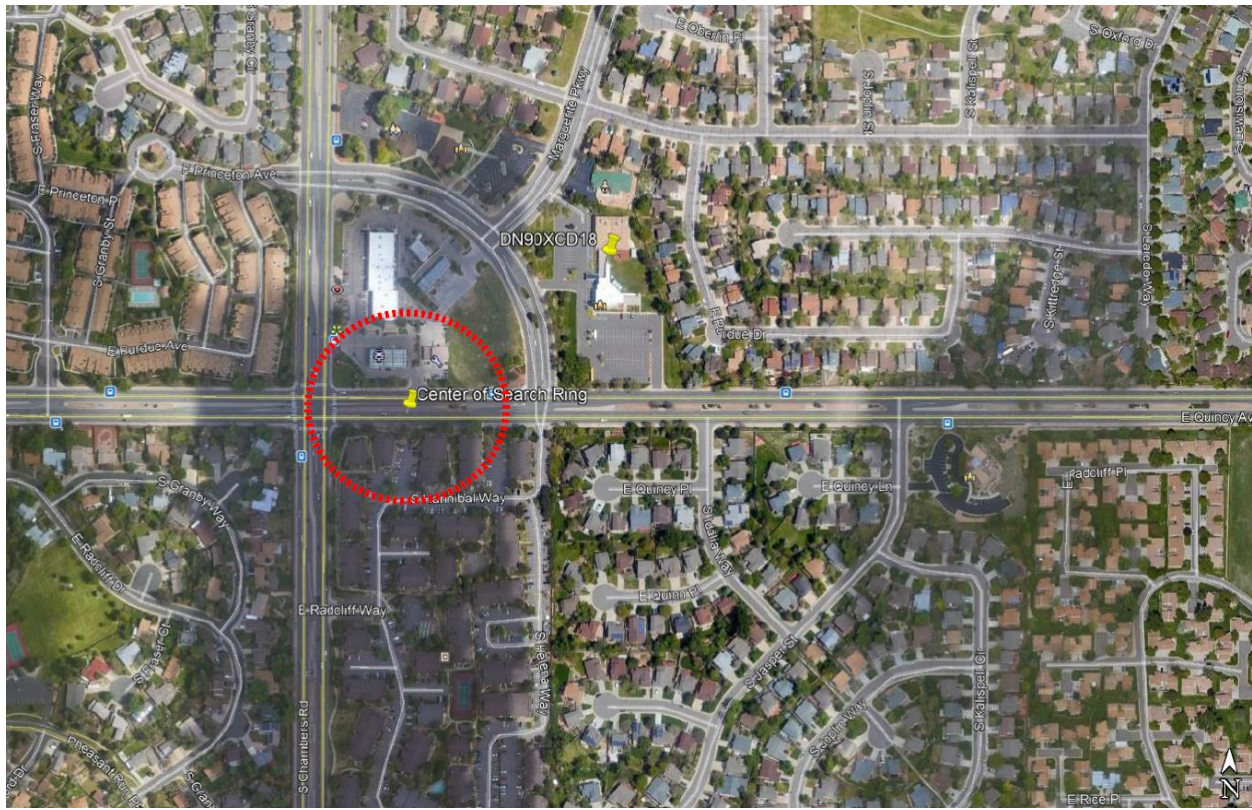
2. Compatibility with adjacent land uses. The subject property is surrounded by Commercial and Single-Family Residential uses. The addition of a stealth rooftop mounted CMRS will not increase the height of the existing structure, will have no visual impact on the surrounding area and will increase access to wireless voice and data services in the surrounding area.

3. Opportunities to mitigate visual impacts. A new RF friendly stealth cross will be mounted to the roof of the existing building, replacing an existing decorative cross structure. All antennas will be concealed within the new cross structure and will not be visible from adjacent properties or Rights-Of-Way.

4. Availability of suitable existing structures for antenna mounting. An applicant for a new freestanding CMRS facility shall demonstrate that a good faith effort has been made to locate its CMRS facility on existing structures including, but not limited to, existing freestanding CMRS facilities. The applicant shall demonstrate that due to physical constraints, or economic or technological infeasibility, no such location or co-location is available. The applicant shall demonstrate that contact has been made with the owners of all suitable structures within the search area of the proposed site and was denied permission to locate its CMRS facility on those structures.

There are no collocatable tower structures within the search area for this project. The proposed antennas will be mounted on an existing building. The topography of the property and existing building design provide for the best solution to meet the coverage objective of this search ring without the need for a new freestanding CMRS.

5. Search area description. 39.63844712, -104.80936560, Diameter ¼ mile.



Design Criteria.

1. 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. Antennas and equipment will be concealed within a building mounted stealth cross, replacing an existing decorative cross presently installed on site.

2. CMRS facilities shall preserve or enhance the existing character of the topography and vegetation. Existing vegetation should be preserved or improved if it is compatible. There will be no changes to the existing topography and no vegetation will be removed to accommodate proposed design.

3. Roof and building mount antennae shall be screened and/or colored to match the building to which they are attached. The proposed antennas will be installed within a stealth cross structure mounted to the roof and replacing an existing decorative cross. Proposed stealth cross will be a similar color and finish to the existing cross.

4. Structures sheltering accessory equipment shall be compatible with the surrounding built or natural environments. Accessory equipment will be located adjacent to building, equipment will be concealed

by a wood screen fence and further screened from view by existing mature landscaping along Quincy Avenue and Chambers Way.

5. A variety of techniques should be considered to screen CMRS facilities, including, but not limited to, landscaping, berming, and fencing or combinations thereof. The proposed CMRS will be located on an existing rooftop, antennas will be screened by RF friendly stealth cross and will not be visible from surrounding properties.

6. Maximum height for CMRS facilities:

a. The height of any freestanding or stealth CMRS facility shall conform to the height limit of the subject zone district, unless a height waiver is granted by planning commission or city council, or the structure is to be located within a height overlay district. Not Applicable, the proposed site is not a freestanding CMRS.

b. Whenever an antenna is attached to a building roof, the height of the antenna shall not be more than 15 feet beyond the height of the building. If the building is constructed to the height limit of the applicable zone district, an additional 15 feet of antenna height is permissible. The height of the existing cross structure is 67', top of proposed Sprint stealth cross is also 67'. There will be no height increase associated with this installation.

c. The height of a stealth CMRS facility in an open zone shall not exceed fifty (50) feet, unless a waiver is granted by planning commission or city council. Not Applicable, the proposed site is not a freestanding CMRS, nor is it located in an open zone.

7. Minimum setbacks for freestanding and stealth CMRS facilities:

a. Freestanding and stealth facilities located adjacent to any property zoned for residential use: one foot for every foot of tower height. Not Applicable, the proposed site is not a freestanding CMRS.

b. Freestanding and stealth facilities not located adjacent to property zoned for residential use: minimum setback in the underlying zone district for buildings or structures. Not Applicable, the proposed site is not a freestanding CMRS.

c. Freestanding and stealth facilities located adjacent to any existing or planned public right-of-way: one foot for every foot of tower height. Not Applicable, the proposed site is not a freestanding CMRS.