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November 19, 2020

City of Aurora
Planning Department
15151 E Alameda Parkway #2300
Aurora, CO. 80012

Dear Sir/Mam.

RE: 14 991 E Hampden, Parcel 1975-31-4-38-002, Zoning Application UDO Written Response

This letter is in response to the Minor Amendment Application Form item four for a Wireless Communication Facility (WCF) at 14991 E Hampden. Per the form the following comments on in response to the Unified Development Ordinance (UDO) section 146-3.3.5.JJ. The following regulations pertain to the proposed rooftop design.

3. Site Selection Criteria

An application for this use shall address each of the following site selection elements:

- a. Potential for screening by existing vegetation, structures, and topographic features.

The design utilizes wall-mounted antennas painted to match the existing penthouse and a stealth screening canister painted sky gray to match the existing vents. Also, the ground-based equipment will be located on the roof.

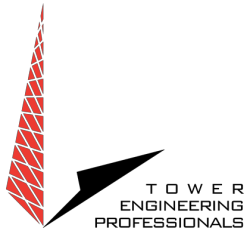
- b. Compatibility with adjacent land uses.

The building is an existing commercial office building and the land use will not change.

- c. Opportunities to mitigate visual impacts.

The antennas will be hidden by being painted to match the existing penthouse and the stealth canister by paint sky gray to minimize the visual, impact to the roof.

- d. Availability of suitable existing structures for antenna mounting. An applicant for a new freestanding Telecom Facility shall demonstrate that a good faith effort has been made to locate its Telecom Facility on existing Towers or buildings including, but not limited to, existing freestanding Telecom Facilities.



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Evidence of good faith must include copies of correspondence with owners or operators of existing freestanding Telecom 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 3.3. Use-Specific Standards Article 146-3 Use Regulations 3.3.5. Commercial and Industrial Uses Unified Development Ordinance August 2019 Aurora, CO Page 131 suitable structures within the search area of the proposed site and was denied permission to locate its Telecom Facility on those structures.

Not applicable due to application is not for a free-standing tower.

e. Search area description.

The search area was a .15 mile radius.

4. Preferred Telecom Facility Type

The City's preferred types of Telecom Facilities are listed below in order of preference, the City's highest preference listed first. The applicant shall choose the type of facility highest in preference that provides the type of service required, to the maximum extent practicable, and shall demonstrate during the application process why types of Telecom Facilities listed as higher preferences in the list below were not selected.

5. Design Criteria

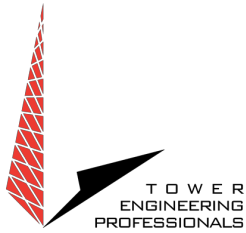
All Telecom Facilities shall comply with the following criteria:

- a. Telecom 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 stealth design is achieved by the painting of the antennas to match the color of the existing penthouse while the painting of the canister sky gray will match the existing vents. The computer equipment will be mounted on the roof and not visible to the public.

- b. Telecom Facilities shall preserve or enhance the existing character of the topography and vegetation, and existing compatible vegetation shall be preserved or improved, to the maximum extent practicable.

Due to all of the equipment being located on the roof, there will be no effect on the existing vegetation.



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- c. Roof and building-mounted antennae shall be screened and/or colored to match the building to which they are attached.

The roof-mounted equipment will be painted to match the existing penthouse and the stealth canister painted sky gray to match the existing vents.

- d. A variety of techniques shall be used to screen Telecom Facilities and their associated structures including but not limited to landscaping, berming, and fencing or combinations of those tools that comply with Section 146-4.7 (Landscape, Water Conservation, Stormwater Management)) including but not limited to Section 146- 4.7.8 (Screening of Service Areas and Equipment).

The design includes several techniques to screen the facility; wall-mounted antennas painted to match the color of the wall and a stealth canister painted sky gray to hide the antennas.

- e. Every new freestanding and Tower Telecom Facility shall be designed and constructed to accommodate two Telecom providers.

Not applicable since this is not a tower design.

- f. No Telecom Facilities are permitted on any single-family residential lot or structure.

Not applicable.

- g. Maximum Height

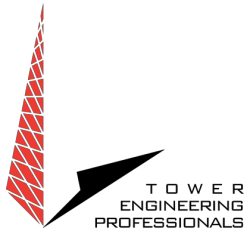
- i. The height of any freestanding or stealth Telecom Facility shall comply with the height limit of the zoning district in which the property is located unless a Hardship Variance is approved pursuant to Section 146-5.4.4.A or a Major Adjustment is approved pursuant to Section 146-5.4.4.D, or unless the structure is to be located within a height overlay district that permits the additional height.

Meets Requirement.

- ii. Whenever an antenna is attached to a building roof, the height of the antenna shall not be more than 15 feet above the height of the building. If the building is constructed to the height limit of the zone district in which the property is located, an additional 15 feet of antenna height is permissible.

The stealth canister's height does not exceed fifteen feet.

- iii. The height of a stealth Telecom Facility in the POS zone district shall not exceed 50 feet, unless a Hardship Variance is approved pursuant to Section 146-5.4.4.A or a Major Adjustment is approved



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pursuant to Section 146-5.4.4.D.

Not applicable.

h. Minimum Setbacks

- i. Freestanding and stealth Telecom Facilities located adjacent to any property for residential use shall be set back from each property zoned for residential use at least one foot for every foot of tower height.

Not applicable.

- ii. Freestanding and stealth Telecom Facilities not located adjacent to property zoned for residential use shall comply with the minimum setbacks for buildings or structures in the zone district where the property is located. 3.3. Use-Specific Standards Article 146-3 Use Regulations 3.3.5. Commercial and Industrial Uses Unified Development Ordinance August 2019 Aurora, CO Page 132

Not applicable.

- iii. Freestanding and stealth Telecom Facilities located adjacent to any existing or planned public right-of-way shall be set back from the public right-of-way at least one foot for every foot of tower height.

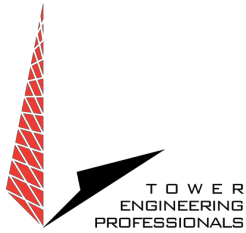
Not applicable.

6. Application and Approval Procedures

- a. Site Plan An application for freestanding facilities shall be submitted with a Site Plan showing compliance with the requirements of this Section 146-3.3.5.JJ. If required, the Planning and Zoning Commission shall conduct a public hearing on the proposed plan to determine if the plan conforms to the provisions of this Section 146-3.3.5.JJ. The City shall make reasonable efforts to approve or deny all applications within 90 calendar days after receiving a complete application.

Not applicable.

- b. Administrative Approval An application for administrative approval shall be submitted in conformance with the submittal requirements adopted by the Planning Director, who shall review the application for conformity with the requirements of this Section 146-3.3.5.JJ. The Planning Director shall render a



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decision within 60 calendar days of submittal of a complete application.

Understood.

- c. Temporary Facilities Temporary Telecom Facilities (also known as cell on wheels) shall not be erected at any location without approval by the City.

Not applicable.

7. Complete Application

In addition to any other City application requirements, a complete application for a Telecom Facility must include the following:

- a. Photo simulations illustrating the existing and proposed views of the facility;

Photo Simulations are submitted in the application packet.

- b. Written confirmation that the application complies with the Site Selection Criteria, Preferred Telecom Facility Type standards, and Design Criteria in this Section 146- 3.3.5.JJ;

Submitted in the application packet.

- c. A complete CMRS Owner's Responsibility Form; and

Submitted in the application packet.

- d. A Letter of Authorization from the owner of the property where the Telecom Facility is or will located if approved.

Submitted in the application packet.