



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

October 17, 2024

Troy Peter
Vertical Bridge Development LLC
750 Park of Commerce Drive
Boca Raton, FL 33487

Re: Initial Submission Review: Vertical Bridge Telecom Facility at Arapahoe Crossings - Conditional Use and Site Plan Amendment with Adjustment
Application Number: DA-1024-28
Case Numbers: 1996-6067-17

Dear Mr. Peter:

Thank you for your initial submission, which we started to process on September 26, 2024. We have reviewed your plans and attached our comments along 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 31, 2024.

Note that all our 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 any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

The estimated Planning & Zoning Commission hearing date is tentatively set for Wednesday, December 11, 2024. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7133 or akarabas@auroragov.org.

Sincerely,

Ani Karabashian, Planner I
City of Aurora Planning Department

cc: Scott Buell, 720 Main St Suite 200 Saint Paul, MN 55118
Brit Vigil, ODA
Filed: K:\SDA\1000-1099\1024-28rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide Sufficient Materials Demonstrating Effort to Collocate (see Item 3A)
- Chain Link Fence for Proposed Enclosure Facility (see Item 3B)
- Landscaping Required for Ground Mounted Mechanical Equipment (see Item 4B)
- Verification Required for Any Existing Tree Removal (see Item 9A)
- Clarify Antenna Spec for Pole mount or Sector mount (see Item 10I)
- Outside Agency Comments (see Items 11-13)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No community comments at this time.

2. Completeness and Clarity of the Application

2A. Major Adjustment Criteria of Approval: Please add the Major Adjustment Criteria to your Letter of Introduction and describe how the project meets each criterion.

See the Criteria of Approval for a Major Adjustment below:

- The adjustment will have no material adverse impact on any abutting lot or any material adverse impacts have been mitigated by conditions attached to the adjustment; and
- The adjustment does not violate any conditions of approval specifically applied to the development of the property by the Planning and Zoning Commission or City Council; and
- At least one of the following criteria have been met:
 - (1) The adjustment will result in a perception of development quality as viewed from adjacent streets and abutting lots that is equal to or better than would have been required without the adjustment.
 - (2) The adjustment will provide options for a more connected neighborhood layout or, for an adjustment for a residential subdivision, the adjustment will result in a neighborhood layout and level of multi-modal connectivity equal or better than would have been required without the adjustment.
 - (3) The adjustment will result in equal or better screening and buffering of adjacent properties and ground and roof-mounted equipment than would have been required without the adjustment.
 - (4) The adjustment will not result in a material increase in on-street parking or traffic congestion on any local street in any Residential zone district within 200 feet of the applicant's site.
 - (5) For an adjustment to the maximum number or area of signs or sign setbacks, the adjustment will have a minimal visual effect on the surrounding neighborhood and is necessary to compensate for the unusual shape or orientation of the lot or to allow sign visibility comparable to, but not exceeding, that available to nearby lots of approximately the same size and shape in the same zone district.

Cover Sheet (*Sheet 1*)

2B. Adjust the structure of the project title to what is seen below:

Vertical Bridge Telecom Facility at Arapahoe Crossings
Conditional Use and Site Plan Amendment with Adjustment



- 2C. Title needs to include 'With Adjustment' at the end of the title. This means the title of the Site Plan should be Vertical Bridge Telecom Facility at Arapahoe Crossing – Conditional Use and Site Plan Amendment with Adjustment.
- 2D. Please add a legal description to the cover sheet. The legal description is missing and is required to be on the cover sheet.
- 2E. Please relocate the signature block and Site Plan notes to the cover sheet. These items are required to be on the cover sheet and not on the second page.

Site Plan (*Sheet 4*)

- 2F. All Site Plans shall be drawn at a uniform engineering scale of 1 inch = 40 feet minimum. The proposed Site Plan drawing is at a scale of 1 inch = 20 feet.
- 2G. The Site Plan is missing a legend. Please provide a legend to identify and distinguish symbol and line types on the Site Plan.

3. Zoning and Subdivision Use Comments

- 3A. The Applicant has not provided sufficient materials to demonstrate they have made an effort to collocate with nearby structures. Code Section 146-3.3.5.JJ.3.d requires the following:

*'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. **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 suitable structures within the search area of the proposed site and was denied permission to locate its Telecom Facility on those structures.'***

In your resubmittal, the above-mentioned correspondence and documentation shall be submitted for staff to reasonably assess if this section of code has been met. This type of documentation could be a letter of rejection from collocation sites in close proximity to the property showing the attempt to collocate.

- 3B. The proposed enclosure for the telecom facility is proposed to be enclosed with chain link fence which is not permitted by code. Code Section 146-3.3.5.JJ.5.d establishes the following:

"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, Storm water Management)) including but not limited to Section [146-4.7.8](#) (Screening of Service Areas and Equipment)"

Code Section 146-4.7.8 requires that ground mechanical equipment be screened from public view by landscaping, decorative wall, or fence that is similar in appearance to the primary building. Please revise the proposed plans to update the screening for the proposed enclosure to comply with code.

- 3C. *Advisory Comment:* Code Section 146-3.3.5.JJ.5.h.iii states that,

"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."

The distance and setback between the public right of way and the tower is 67' whereas the proposed height of the tower is 75 feet. The resulting deficiency is 8' and will require an adjustment, which has been discussed and established with the applicant.



4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet ZA-1 (*see redlines on site plan*)

- 4A. Include a landscape demolition plan. There is significant landscaping installed along the perimeter of the existing parking area that appears to be impacted by the installation of a security fence and underground utilities. This landscaping is required for screening purposes of parking lots.
- 4B. Landscaping is required to screen ground-mounted mechanical equipment. That includes generators, cabinets etc. These will be visible from S. Lewiston Way especially if the vegetation along the parking lot perimeter is being removed. See image provided.



5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
- 5B. Advisory Comment: The address for project has been assigned as 6587 S Lewiston Way.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Sara Siggue / (303) 960-1349 / ssiggue@auroragov.org / Comments in green)

- 6A. Label the roadway classifications and indicate whether they are public or private.

7. Fire / Life Safety (Stephen Kirchner / (303) 739-7489 / stkirchn@auroragov.org / Comments in blue)

- 7A. No Comment

8. Aurora Water (Ashley Duncan / (720) 859-4319 / aduncan@auroragov.org / Comments in red)

- 8A. No Comment



9. Forestry (Becky Lamphear / (303) 739-7177 / rlamphea@auroragov.org / Comments in purple)

- 9A. Please verify if the existing trees will be removed.
- 9B. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 9C. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civicle.com/cms/One.aspx?portalId=16242704&pageId=16529352>

10. Land Development Services (Krista R. Orloff / (303) 676-5976/ mbrooks@auroragov.org / Comments in magenta)

Sheet ZT-3 (*see redlines on site plan*)

- 10A. Change from Verizon to AT&T.
- 10B. Tower shall not be light as it is under 200 feet.
- 10C. Remove gravel access drive and culvert notation.
- 10D. Scope of Work: Remove gravel access drive and culvert notation.

Sheet ZA-1 (*see redlines on site plan*)

- 10E. Call out the 500-watt metal mandated flood light with timer switch per the utility note on Sheet ZT-3 7.00 (E).
- 10F. Existing light pole to be relocated by GC at time of construction or remove notation. Please have a plan in place for the light poles.
- 10G. All existing trees need to have a relocation plan.
- 10H. Permit for both the generator and cabinets shown as proposed or remove comment of future altogether.

Sheet ATT A-2.1

- 10I. Provide Antenna Spec for pole mount or sector mount as this is unclear. Renderings do not reflect what is proposed.

11. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / referrals@arapahoe.gov)

- 11A. Thank you for the opportunity to review and comment on this project. The Arapahoe County planning division has no comments; however, other departments and/or divisions may submit comments.

12. CDOT (Steve Loeffler / 3037579891 / steven.loeffler@state.co.us)

- 12A. Any proposed work in CDOT Right of Way will require a utility permit. Application is made online at the following link: <https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

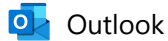
13. Public Service Company of Colorado (PSCo) dba Xcel (Donna George / 303-571-3306 / Donna.L.George@xcelenergy.com)

- 13A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and conditional use for Vertical Bridge Telecom Facility at Arapahoe Crossings. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities in the area of the proposed project. Please contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.



The property owner/developer/contractor must complete the application process for any new electric service, or modification to any of the existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document (i.e. transformer), the Designer must contact a Right-of-Way Agent.

**RE - DA-1024-28 Vertical Bridge Telecom Facility at Arapahoe Crossings**

From Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>

Date Mon 10/7/2024 3:14 PM

To Karabashian, Ani <AKarabas@auroragov.org>

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Ani,

RTD comments:

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Utilities	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
TOD	no exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Thank you,



C. Scott Woodruff
Engineer III

Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

October 4, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Ani Karabashian

Re: Vertical Bridge Telecom Facility at Arapahoe Crossings, Case # DA-1024-28

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Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com