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Monday, September 16, 2024

City of Aurora, CO
Planning Department
Attn: Ms. Ani Karabashian
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Development Application for a Conditional Use – Vertical Bridge Development, LLC ref. US-CO-5212
Property: Arapahoe County PIN 035410897, which is Lot 1 Blk 1 Arapahoe Crossings Sub Flg No 3

Dear Ms. Karabashian, City of Aurora Planning & Zoning Commission, and Planning team,

On behalf of Vertical Bridge Development, LLC, Buell Consulting, Inc. hereby submits a Development Application for a Conditional Use for a Telecom Facility on the property with Arapahoe County PIN 035410897 owned by Arapahoe Crossings LP.

Enclosed with this letter are the following items:

- Zoning narrative (see immediately following pages) explaining how our proposed project complies with the City of Aurora's UDO
- Site plans by Design 1 of Eden Prairie, LLC.
- Photo simulation of site from near intersection of E. Arapahoe Rd. and S. Lewiston Way
- CMRS statement
- Letter of authorization from Brixmor Property Group, owner of Arapahoe Crossings LP
- Radiofrequency maps demonstrating the need for this tower site

Please do not hesitate to call for any clarifications or additional questions related to any of our application materials. Please confirm that this application is complete or, if it is not complete, please provide a detailed description of the required information that is incomplete so we can address them immediately.

Sincerely,

Scott Buell

Site Development Agent on behalf of Vertical Bridge Development, LLC

Phone: 651-225-0793

Email: sbuell@buellconsulting.com

Encl.

Zoning Narrative

Conditional Use Permit Application for a New Communication Tower

Arapahoe County PIN 035410897
6696 South Park Drive

This zoning narrative is included to state how our application complies with the Village of Elk Mound Zoning Ordinance (cited ordinance language is in *blue italics*, our responses are in normal font).

Communication Tower Use:

We are proposing to develop a stealth freestanding telecom facility, in the form of a monopine design, within the MU-C zoning district. Such facilities are allowed by the City of Aurora as a conditional use according to the City's Permitted Use Table, published as Table 3.2-1 in the City's UDO Chapter 146-3, Use Regulations. We are therefore seeking approval of this conditional use as proposed and described by this narrative and the accompanying application materials.

Tower Use Performance Standards:

3.3.5.JJ.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.* Our proposed location, in the northeast corner of the parking lot, works with the existing landscape buffer to screen the base of the structure from outside the parcel.
- b. Compatibility with adjacent land uses.* The mixed-use area works well for a tower. Indeed, any zone should work for a tower given the ubiquitous need for wireless connectivity.
- c. Opportunities to mitigate visual impacts.* As described above, our location works with the landscape buffer to mitigate visual impacts from outside the parcel. Additionally, the monopine stealth design helps the tower use blend into existing vegetation in the area.
- 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. 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.* AT&T's network requirements demand a taller structure than nearby buildings can provide. To effectively work with existing sites in the area, and to maximize the value of this proposed tower site to provide needed coverage in the vicinity, we need as much height as we can get, and a purpose-built tower structure is the only way to provide antenna locations at that height.
- e. Search area description.* We needed something in the immediate vicinity of this shopping area and the intersection of Arapahoe and Parker to fill in coverage and capacity needs between existing AT&T sites to the north and southwest as shown on the overview map of the propagation maps enclosed with our application. Our proposed site also offloads the antenna sector from the Jodan & Broncos Parkway site so it can function better as well. The resulting improved coverage and capacity of the network will greatly improve connectivity in the shopping mall and the areas around the intersection of Arapahoe and Parker.

3.3.5.JJ.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.

- a. Roof/building mounted telecom facility.* As explained previously, AT&T needs more height than existing nearby

buildings can offer.

- b. *Freestanding stealth telecom facility.* This is the type we are proposing – the second choice under the UDO.
- c. *Freestanding unipole telecom facility.* Not being proposed.
- d. *Freestanding monopole telecom facility.* Not being proposed.
- e. *Freestanding tower telecom facility.* Not being proposed.

3.3.5.JJ.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.* Telecom tower sites do not blend very well by their nature, however our site will be a stealth monopine design, which will blend well with the landscape buffer it will be adjacent to.
- 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.* We will preserve the existing landscape buffer and our tower will appear as an additional tree as part of the landscape buffer.
- c. *Roof and building-mounted antennae shall be screened and/or colored to match the building to which they are attached.* Not applicable since we are not proposing roof or build-mounted antennae.
- 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, Storm water Management)) including but not limited to Section 146-4.7.8 (Screening of Service Areas and Equipment).* The existing berm and landscaping that's part of the landscape buffer will help screen the site from outside the parcel.
- e. *Every new freestanding and Tower Telecom Facility shall be designed and constructed to accommodate two Telecom providers.* Our proposed tower site will accommodate two telecom providers.
- f. *No Telecom Facilities are permitted on any single-family residential lot or structure.* We are not locating this facility in a residential lot, but rather in the MU-2 district, whereon is a commercial development.
- g. *Maximum Height.*
 - i. *The height of any freestanding or stealth Telecom Facility shall comply with the height limit of the zone 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.* We are proposing our tower to be the maximum height allowed in the MU-2 district, which is 75'.
 - 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.* Not applicable.
 - 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 pursuant to Section 146-5.4.4.D.* Not applicable.
- h. *Minimum Setbacks.*
 - i. *Freestanding and stealth Telecom Facilities located adjacent to any property zoned 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.* 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.* We are setback 67' from the public right-of-way of S. Lewiston Way, and seeking relief from needing to be 75' setback (our proposed tower height is 75'), so the different is 8' we are seeking relief from. This allows us to maximize the use of this tower facility, while keeping the site from encroaching into the drive lane of the parking lot.

Conditional Use Criteria of Approval:

5.4.3.A.3. 3. *Criteria for Approval. A conditional use shall be approved only if the Planning and Zoning Commission determines that:*

- a. *The application complies with the applicable standards in this UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section 146-3.3), any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property;* Our proposed telecom facility complies with UDO other than the relief we are seeking on the setback for 8' for the distance from the base of the tower to the public right-of-way of S. Lewiston Way.
- b. *The application is consistent with the Comprehensive Plan;* Our proposed telecom facility is consistent with the Comprehensive Plan by helping to strengthen the wireless networks that all citizens and visitors rely on. Wireless coverage and devices are critical to enabling mobility and economic versatility across the community. It's part of what makes easy mobility easier, and part of what allows us to thrive as a healthy community.
- c. *The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surrounding area;* Our proposed tower facility will be unmanned, and once built, will incur very infrequent traffic, and keep a light and minimal impact on the surrounding area form an operational standpoint.
- d. *The proposed use will not change the predominant character of the surrounding area;* Our stealth monopine will blend with the landscape buffer adjacent to it, and will not change the predominant character of the surrounding area.
- e. *The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable;* There will be no or very minimal impact on existing infrastructure and public improvements. And, the tower will provide additional infrastructure to the area, allowing additional wireless telecom network improvements to serve the area.
- f. *The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.* There will be no dislocations due to our proposed telecom facility. There will be a few parking spaces taken up for the purpose of developing this site, but that impact is something that can be absorbed by this shopping mall.
- g. *The application mitigates any adverse impacts on the surrounding area to the degree practicable.* This application mitigates any adverse impacts on the surrounding area to a practicable degree as described in this narrative and the related application materials.

Thank you for your time and consideration of this project. Please feel free to call me with any questions.

Sincerely,

Scott Buell
Site Development Agent on Behalf of Vertical Bridge Development, LLC
Buell Consulting, Inc.
720 Main Street, Suite 200
Saint Paul, MN 55118
Direct: 651-225-0793
Email: sbuell@buellconsulting.com

CMRS Owner/Applicant Responsibility Statement

(to be filed in permanent paper file)

US-CO-5212 Arapahoe

Site Plan name and number

“The present and future owners of this CMRS communication site will be responsible for correcting any interference problems encountered within the City communications system due to the operation of this CMRS site. A 24 hour telephone number must be provided to the City for the engineer responsible for maintaining this site.”

Vertical Bridge Development, LLC

Owner/Applicant

National Operations Center

Engineer responsible for maintaining site

877-589-6411

24 hour telephone number

AT&T – Parker & Arapahoe

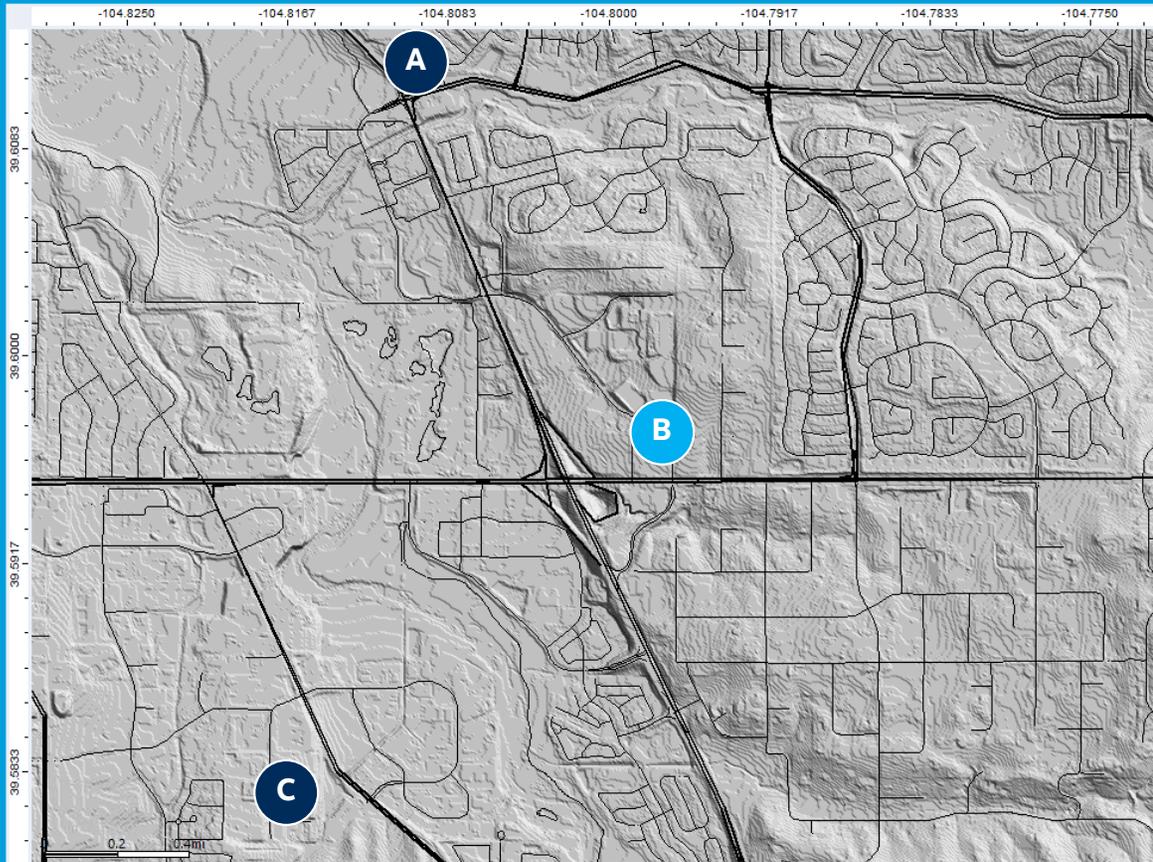
FA 10099272

J. Shad Rydalch
AT&T Lead RAN Engineer
8/22/2024

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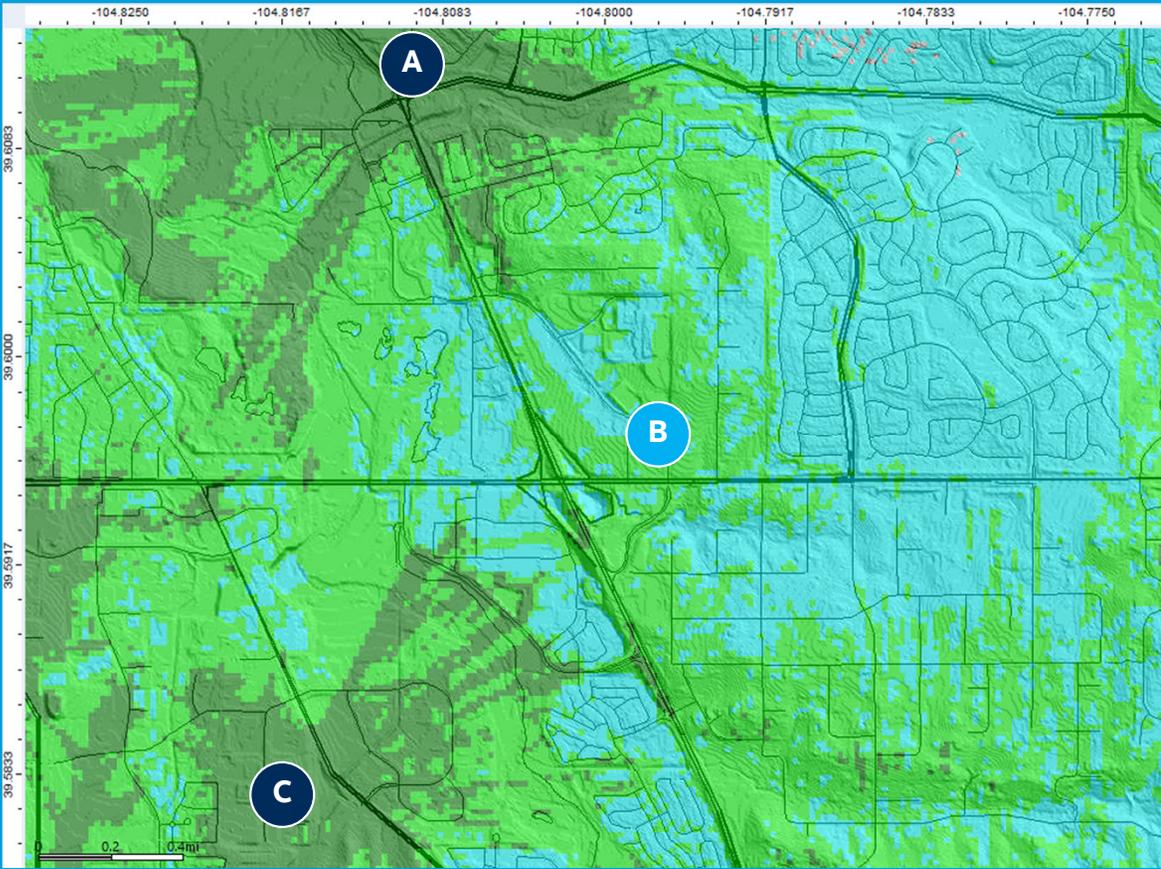
Overview Map



- A) Parker and Orchard
- B) Parker & Arapahoe (Proposed)
- C) Jordan & Broncos Pkwy

-  Active
-  Proposed

Current



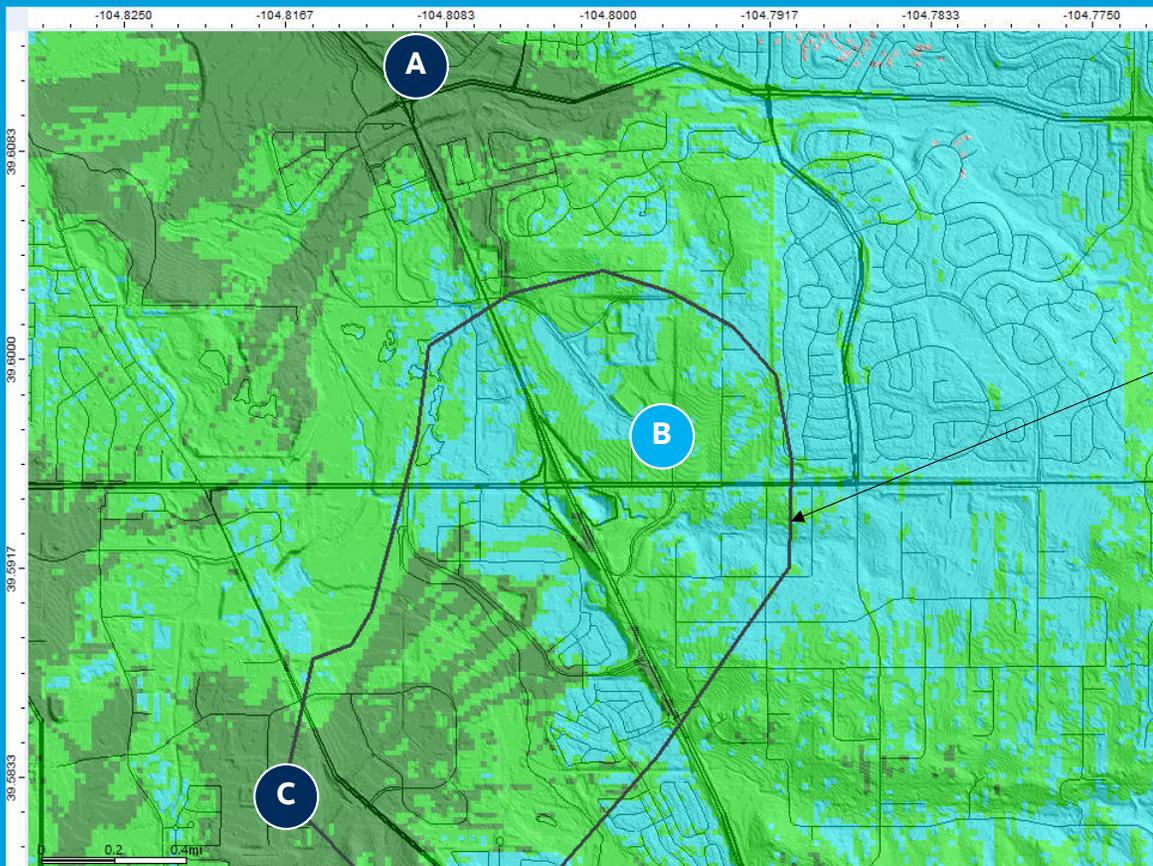
- A) Parker and Orchard
- B) Parker & Arapahoe (Proposed)
- C) Jordan & Broncos Pkwy

- Active
- Proposed

Legend

- Good In-Building
- Good In-Vehicle
- Good Outdoor

Current



- A) Parker and Orchard
- B) Parker & Arapahoe (Proposed)
- C) Jordan & Broncos Pkwy

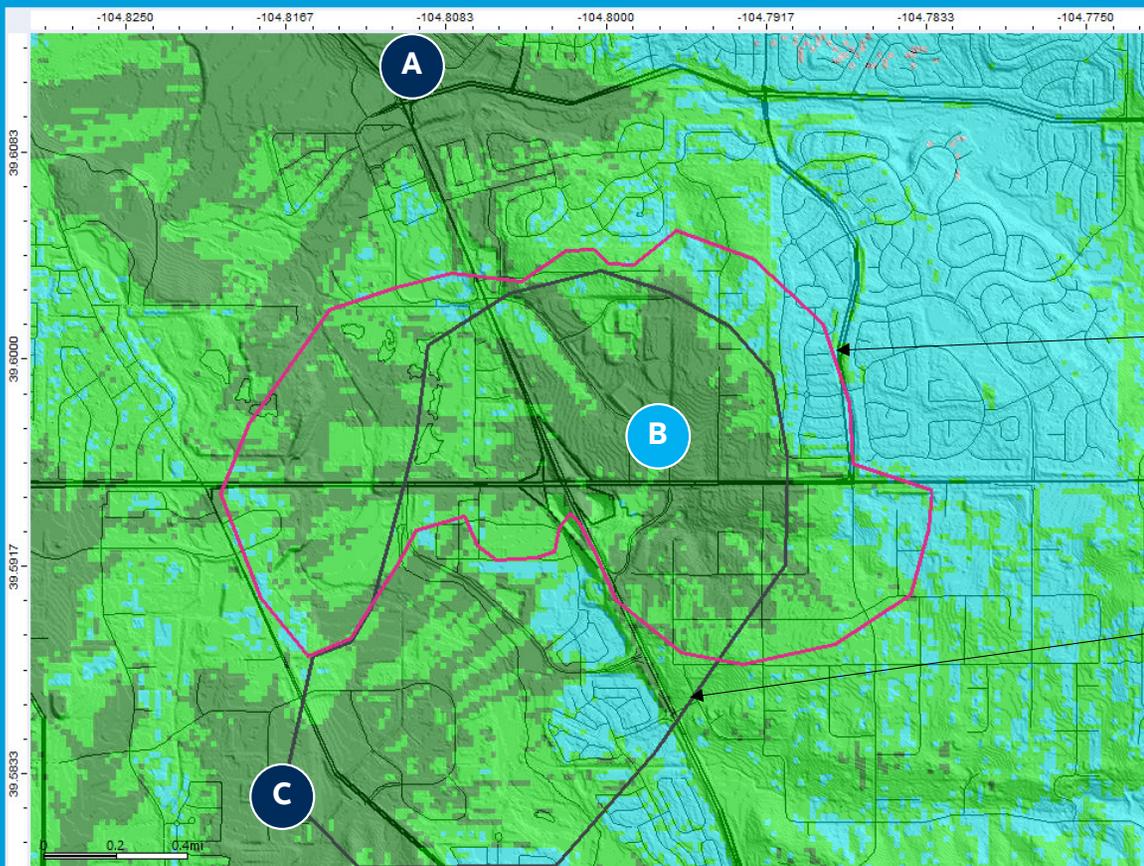
Footprint of Cell nearing capacity.

Cell is the antenna array at Jordan and Broncos Pkwy pointing toward Parker & Arapahoe.

- Active
- Proposed

Legend	
■	Good In-Building
■	Good In-Vehicle
■	Good Outdoor

Proposed



- A) Parker and Orchard
- B) Parker & Arapahoe (Proposed)
- C) Jordan & Broncos Pkwy

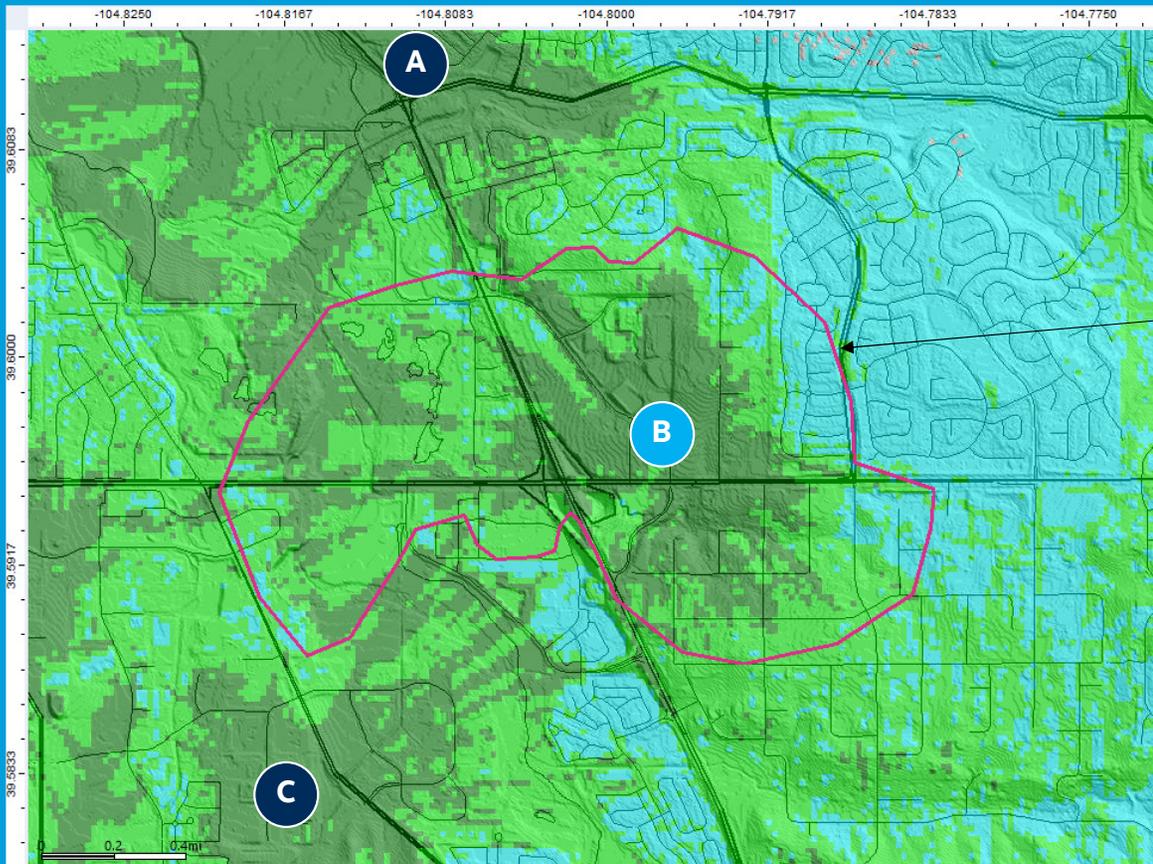
Footprint of proposed site.

Footprint of Cell nearing capacity.

- Active
- Proposed

Legend	
Dark Green	Good In-Building
Medium Green	Good In-Vehicle
Light Blue	Good Outdoor

Proposed



- A) Parker and Orchard
- B) Parker & Arapahoe (Proposed)
- C) Jordan & Broncos Pkwy

Footprint of proposed site.

This area will benefit from new capacity, improved coverage, and data speeds.

- Active
- Proposed



Summary

The proposed site will offer new capacity, improved coverage, and data speeds in the commercial area around Parker and Arapahoe.



AT&T