

American Towers

RCU2017-00039

July 3, 2018

Board of County Commissioners

Community and Economic Development

Case Manager: Emily Collins

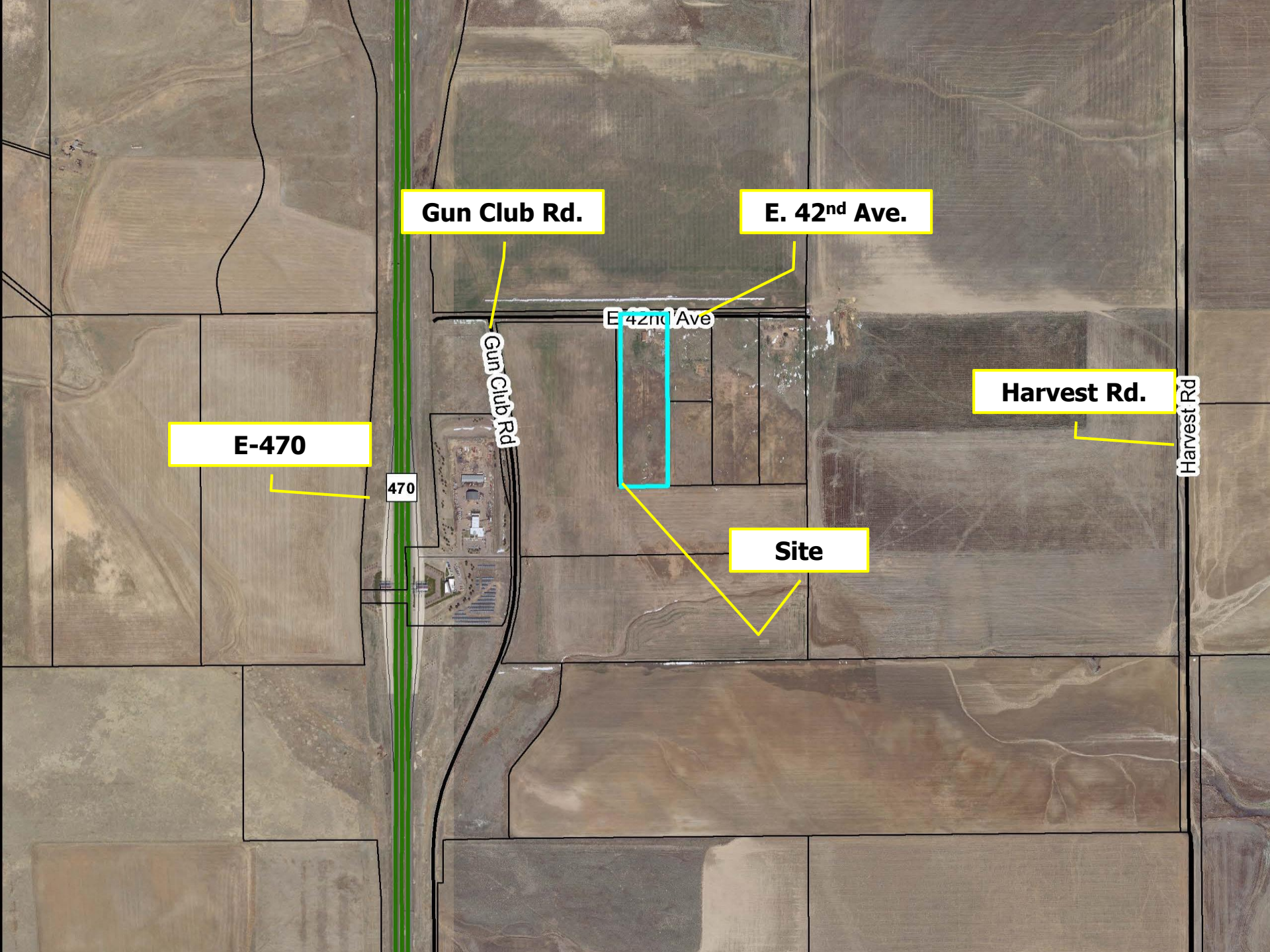


Request

- A conditional use permit to allow a commercial telecommunications tower

BOCC UPDATE

- PC considered on June 14 and continued to their July 12th meeting date
- Property owner/developer notified PC of pending annexation into City of Aurora (July 9th)
- Applicant notified PC the owner purchased property aware of easement and location of tower for past 26 years
- County will not have jurisdiction if annexed



Gun Club Rd.

E. 42nd Ave.

E-470

470

E 42nd Ave

Gun Club Rd

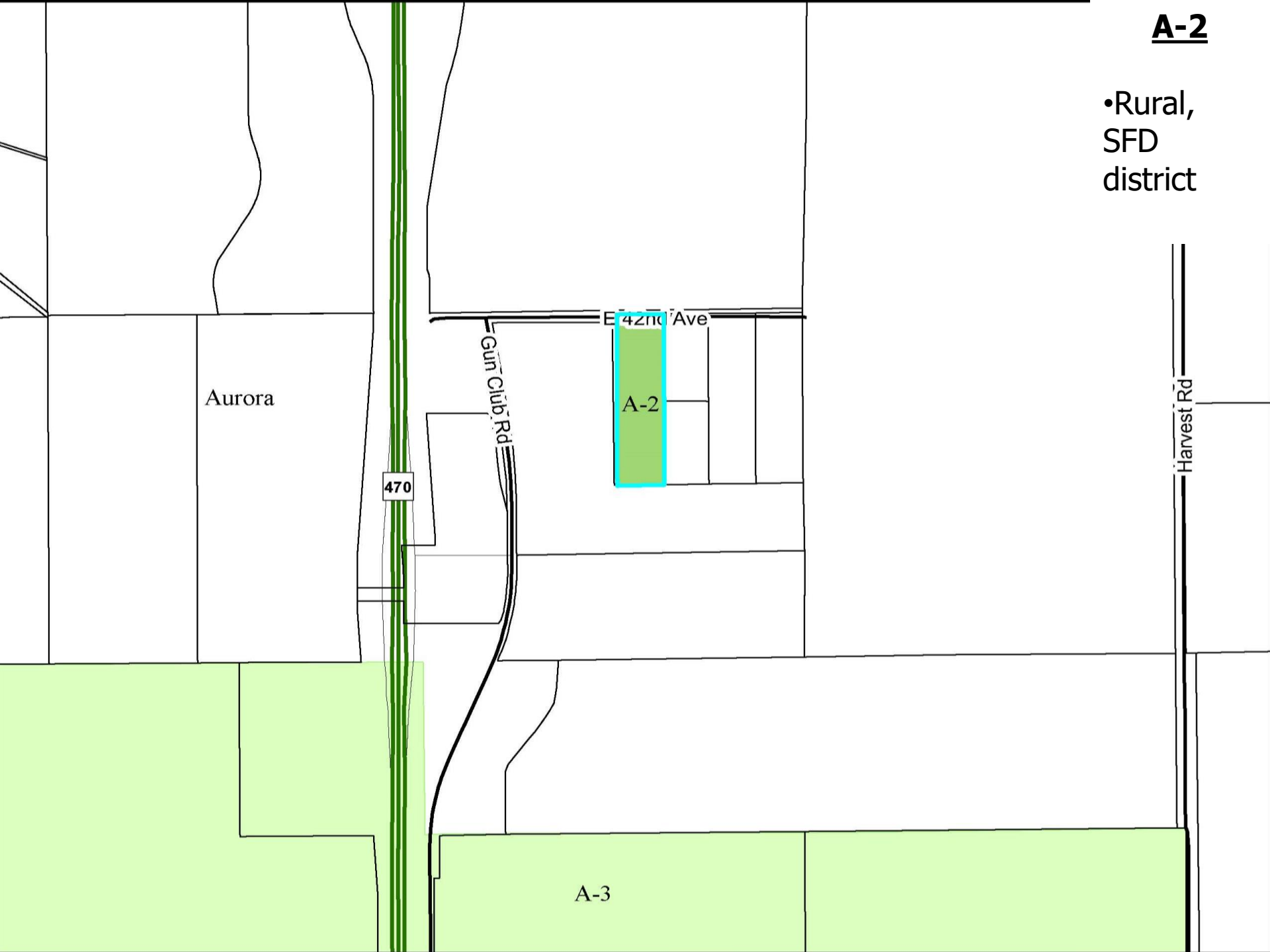
Harvest Rd.

Harvest Rd

Site

A-2

•Rural,
SFD
district



Urban Residential

- Single and multi-family
- Supporting infrastructure

Municipal
Area

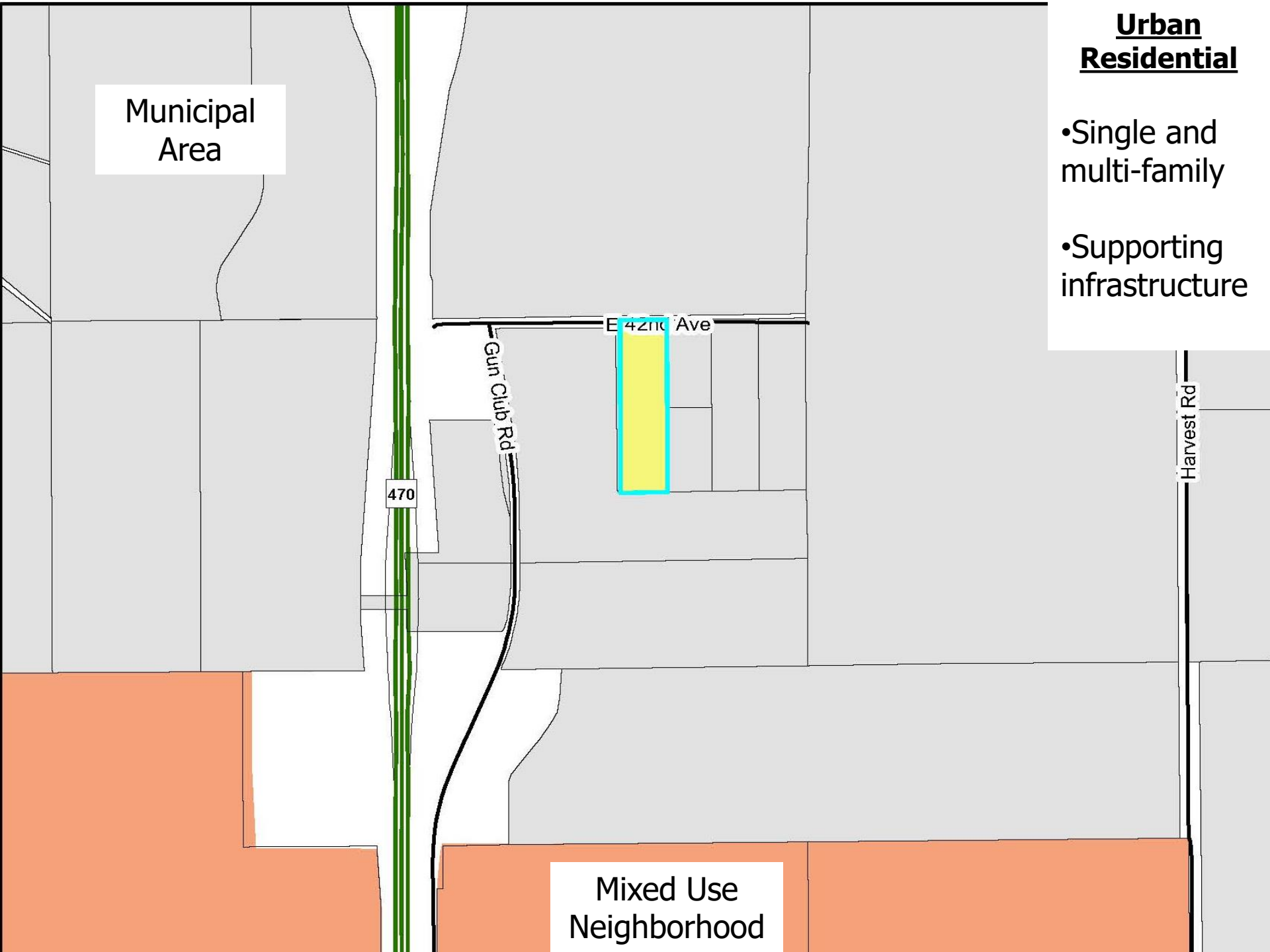
E 42nd Ave

Gun Club Rd

470

Harvest Rd

Mixed Use
Neighborhood



Background

- 1972:
 - Swain Subdivision approved (subject property)
- 1991:
 - BoCC approved Conditional Use Permit (CUP) for 50' tower
 - Expired after 10 years
- 2007:
 - BoCC approved CUP for existing tower
 - Expired after 10 years (October 1, 2017)

E. 42nd Ave.

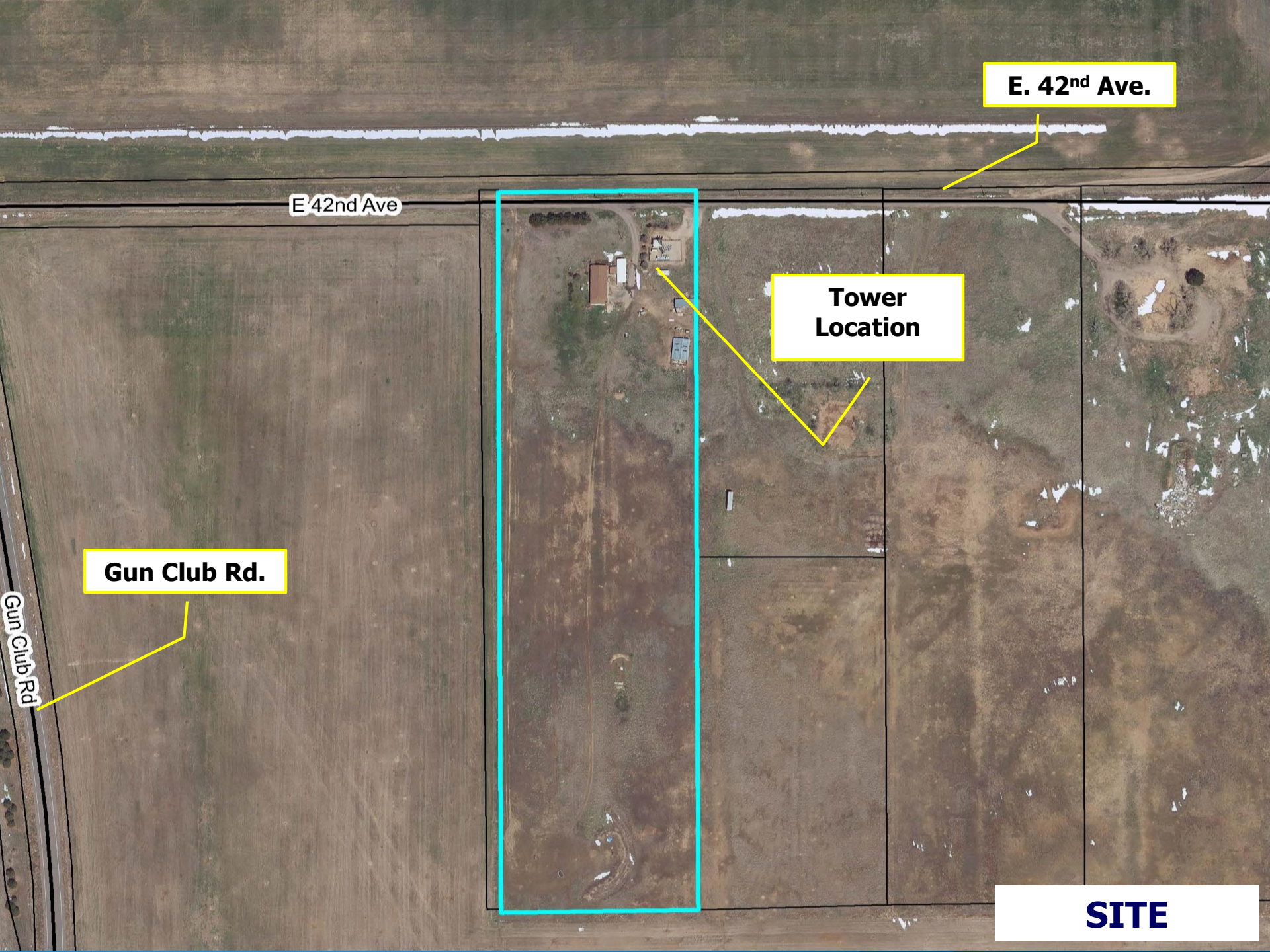
E 42nd Ave

**Tower
Location**

Gun Club Rd.

Gun Club Rd

SITE



Criteria for Conditional Use

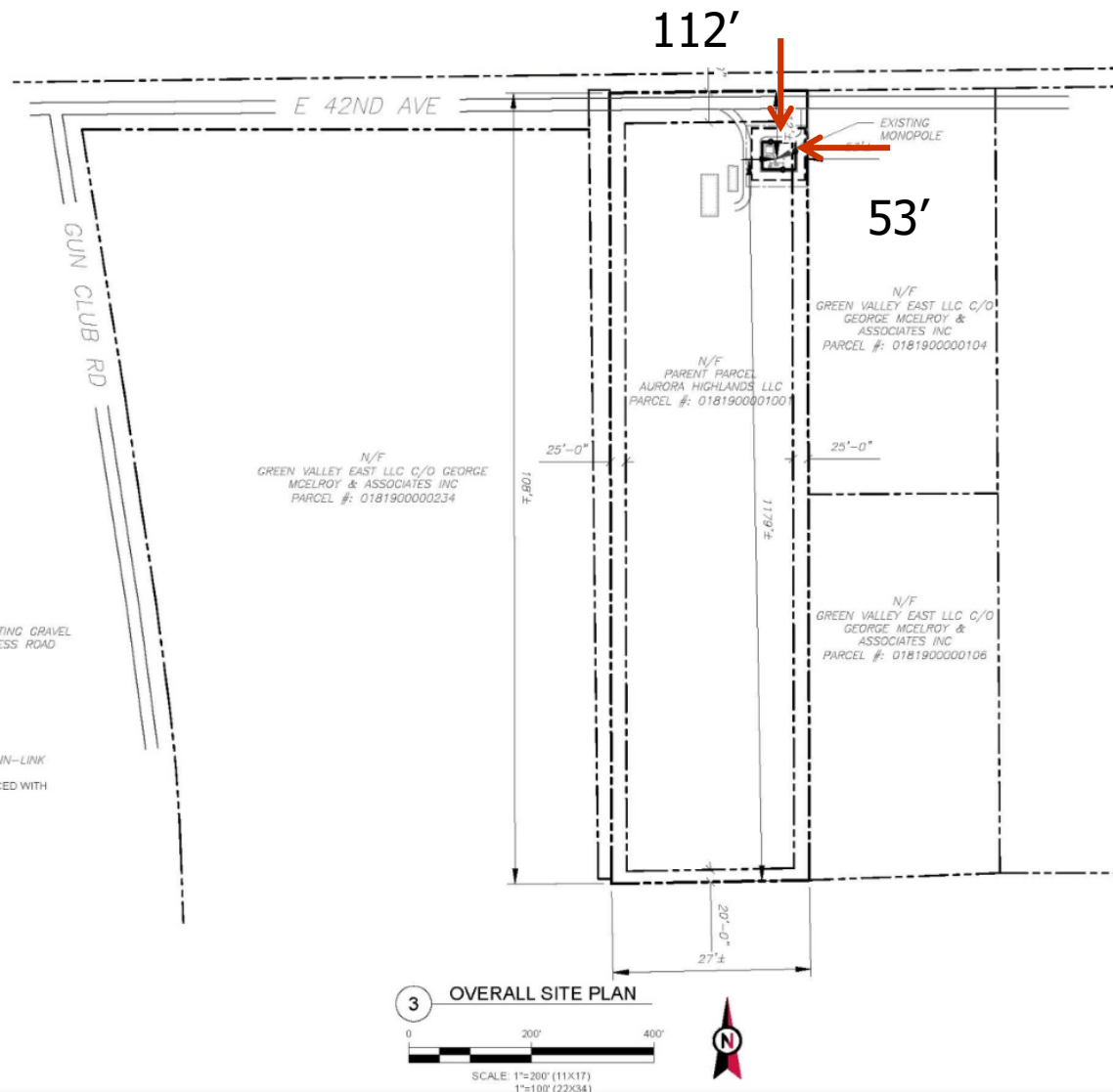
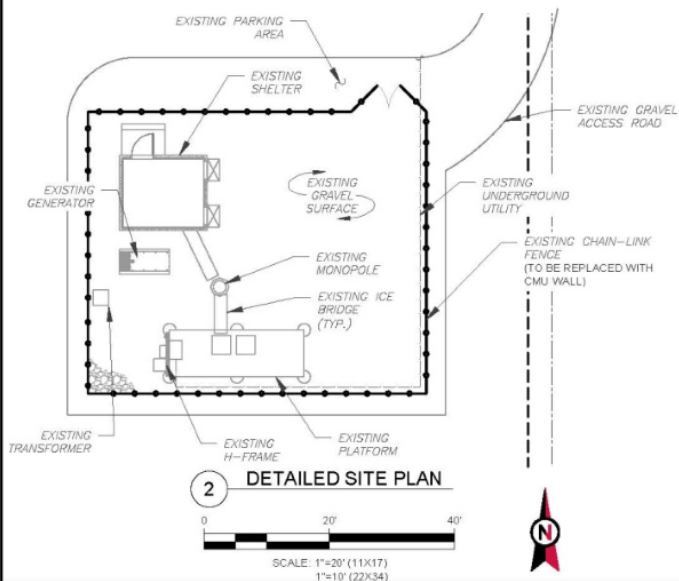
Section 2-02-08-06

1. Permitted in zone district
2. Consistent with regulations
3. Comply with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services

1,000' tower
separation

Maximum Height:
35'/70'
Existing 50'

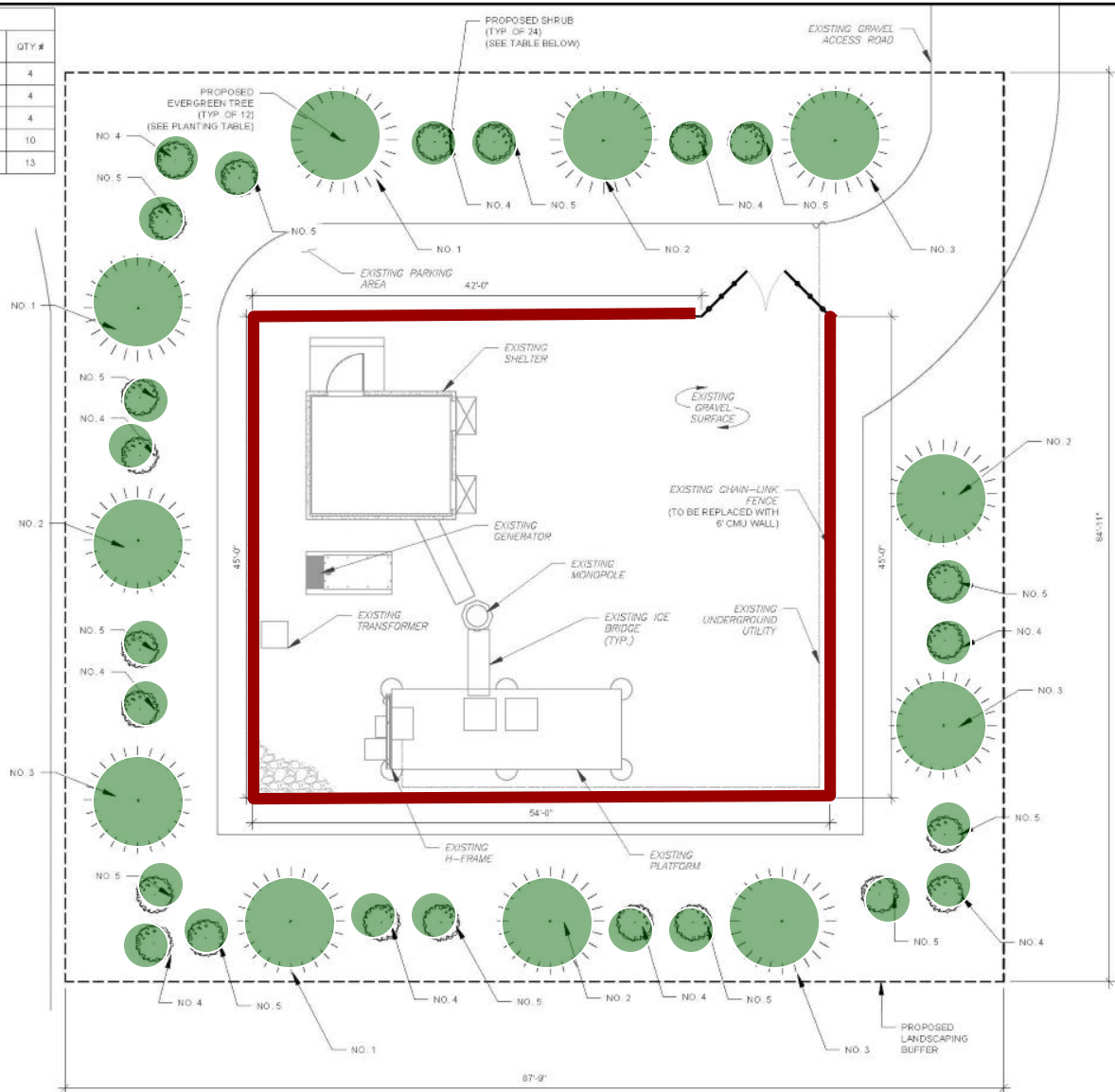
Setbacks:
Equal to tower height
112'/ 53'



PLANTING TABLE			
NO.	SPECIES	MIN. PLANTING SIZE	QTY #
1	EVERGREEN (PINUS NIGRA)	5' TALL	4
2	EVERGREEN (PINUS PONDEROSA)	5' TALL	4
3	EVERGREEN (PINUS SYLVESTRIS)	5' TALL	4
4	SHRUB (ALNUS SP.)	5 GAL	10
5	SHRUB (POPULUS TREMULOIDES)	5 GAL	13

NOTES:

1. THE PERCENTAGE OF LIVING MATERIAL TO NON-LIVING MATERIAL IS APPROXIMATELY 80% LIVING TO 20% NON-LIVING.
2. THERE IS NO IRRIGATION SYSTEM CURRENTLY AT THE SITE AND ATC WILL NOT BE INSTALLING ONE FOR THIS PROJECT.
3. PROPOSED LANDSCAPING WILL BE WATERED WEEKLY, TRUCKED IN UNTIL ESTABLISHED. ONCE ESTABLISHED, LANDSCAPING WILL BE WATERED EVERY 2 WEEKS.
4. LIVING GROUND COVERS MUST BE FIFTY PERCENT ESTABLISHED AFTER THE FIRST GROWING SEASON, AND NINETY PERCENT ESTABLISHED THEREAFTER.
5. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH MUST BE ONE HUNDRED PERCENT INTACT AFTER ONE YEAR AND EIGHTY PERCENT THEREAFTER.
6. TREES AND SHRUBS MUST HAVE A ONE HUNDRED PERCENT SURVIVAL RATE AFTER ONE YEAR AND A NINETY PERCENT SURVIVAL RATE THEREAFTER.



LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING PROPERTY SETBACK
- EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING TELCO
- PROPOSED CMU WALL



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REV.	DESCRIPTION	BY	DATE
1	FOR PERMITTING	NK	04/18/17
2	ADDED PLANTING PLAN	NRP	03/28/18
3	PER PLANNING COMMENTS	NRP	04/17/18
4	ADDED LANDSCAPING NOTE	NRP	05/17/18

ATC SITE NUMBER:

82148

ATC SITE NAME:

RACEWAY

SITE ADDRESS:

23700 E. 42ND AVE
AURORA, CO 80019

SEAL



Authorized by "EOR"

May 18 2018 5:40 PM



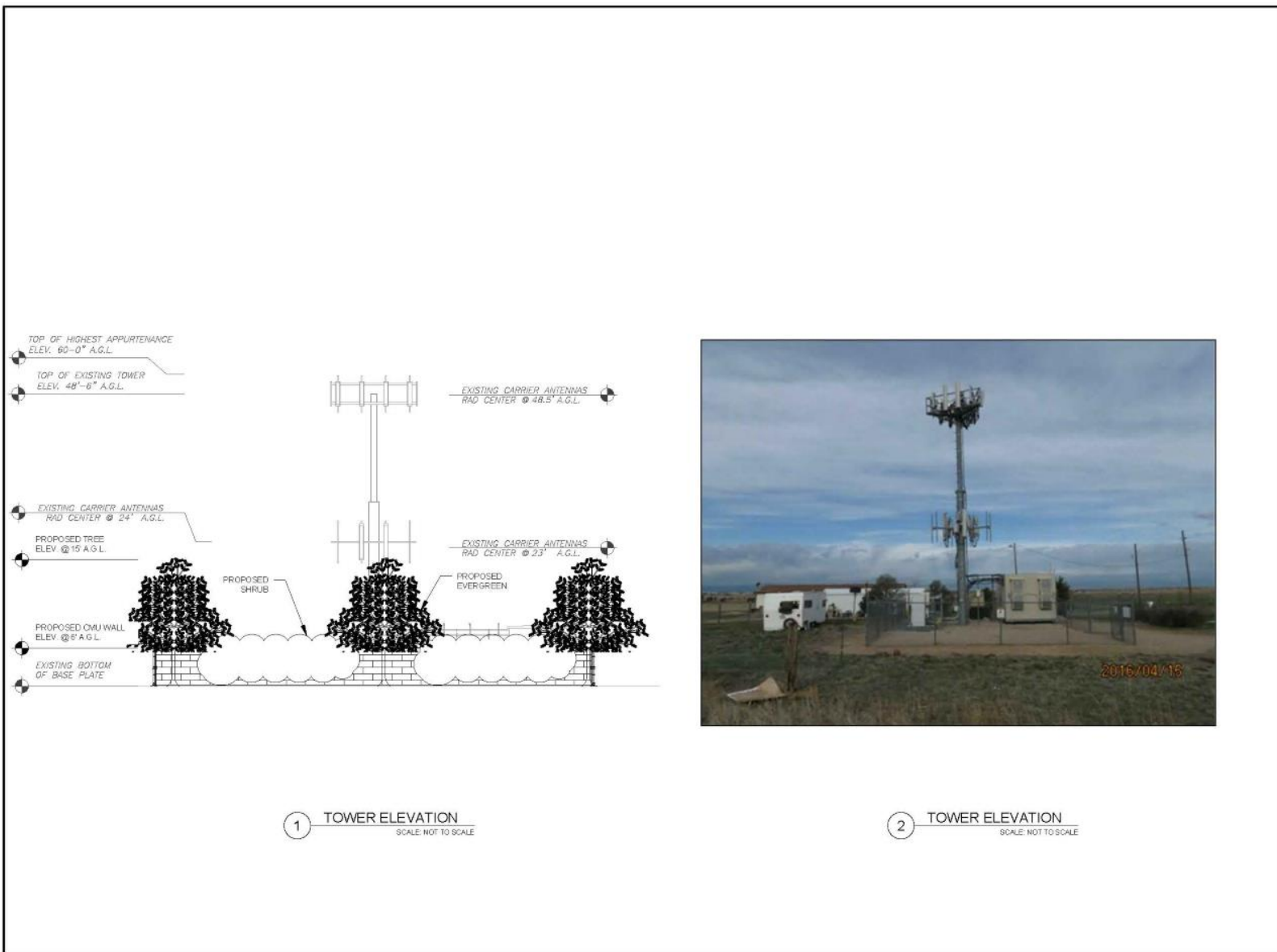
DRAWN BY:	NK
APPROVED BY:	FPB
DATE DRAWN:	04/10/17
ATC JOB NO:	12087821

PLANTING PLAN

SHEET NUMBER: REVISION:

C-102

3



2 TOWER ELEVATION
SCALE: NOT TO SCALE

AMERICAN TOWER
ATC TOWER SERVICES, LLC
3600 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
1	FOR PERMITTING	NK	04/10/17
2	PER PLANNING COMMENTS	NBP	04/17/18
3			
4			

ATC SITE NUMBER
82148

ATC SITE NAME
RACEWAY

SITE ADDRESS
23700 E 42ND AVE
AURORA, CO 80019

SEAL:



Authorized by "EOR"
May 18 2018 5:40 PM **cosign**

DRAWN BY:	NK
APPROVED BY:	PPB
DATE DRAWN:	04/10/17
ATC JOB NO:	12067621

TOWER ELEVATION

SHEET NUMBER	REVISION
C-201	2

West on E. 42nd Ave.



North on E. 42nd Ave.



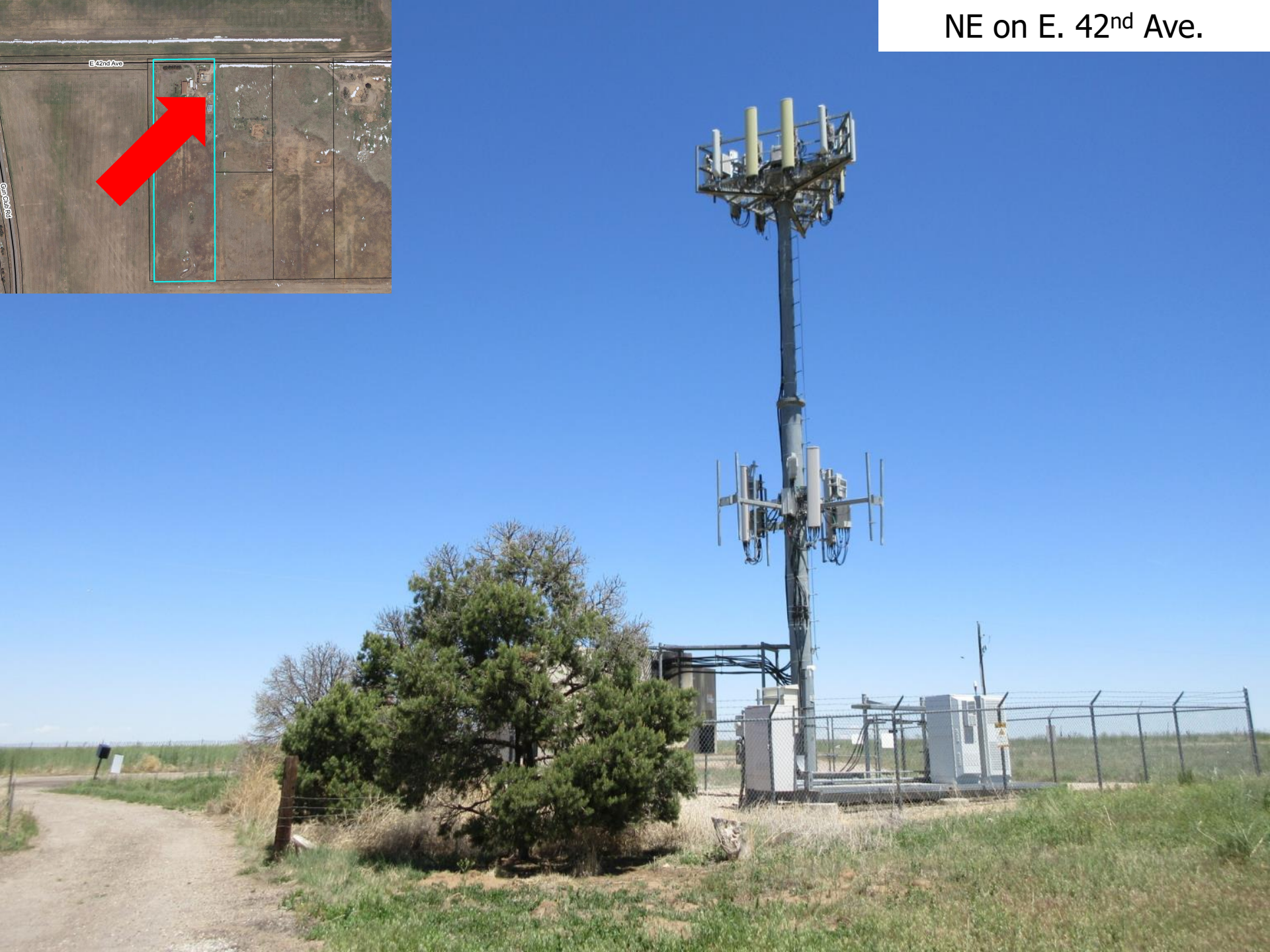
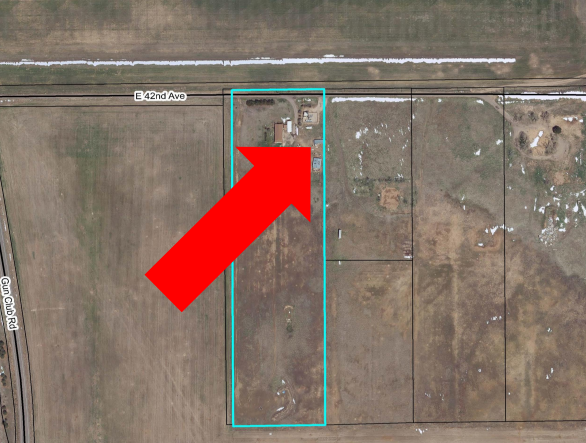
East on E. 42nd Ave.



SW on E. 42nd Ave.



NE on E. 42nd Ave.



Referral Comments

- No concerns:
 - Xcel and FAA
- Concerns:
 - City of Aurora
 - Pending annexation and master planned development
- Property Owners and Residents within 1,000 ft:

Notifications Sent	Comments Received
6	1

- Property owner/ developer
- Incompatible with proposed plans

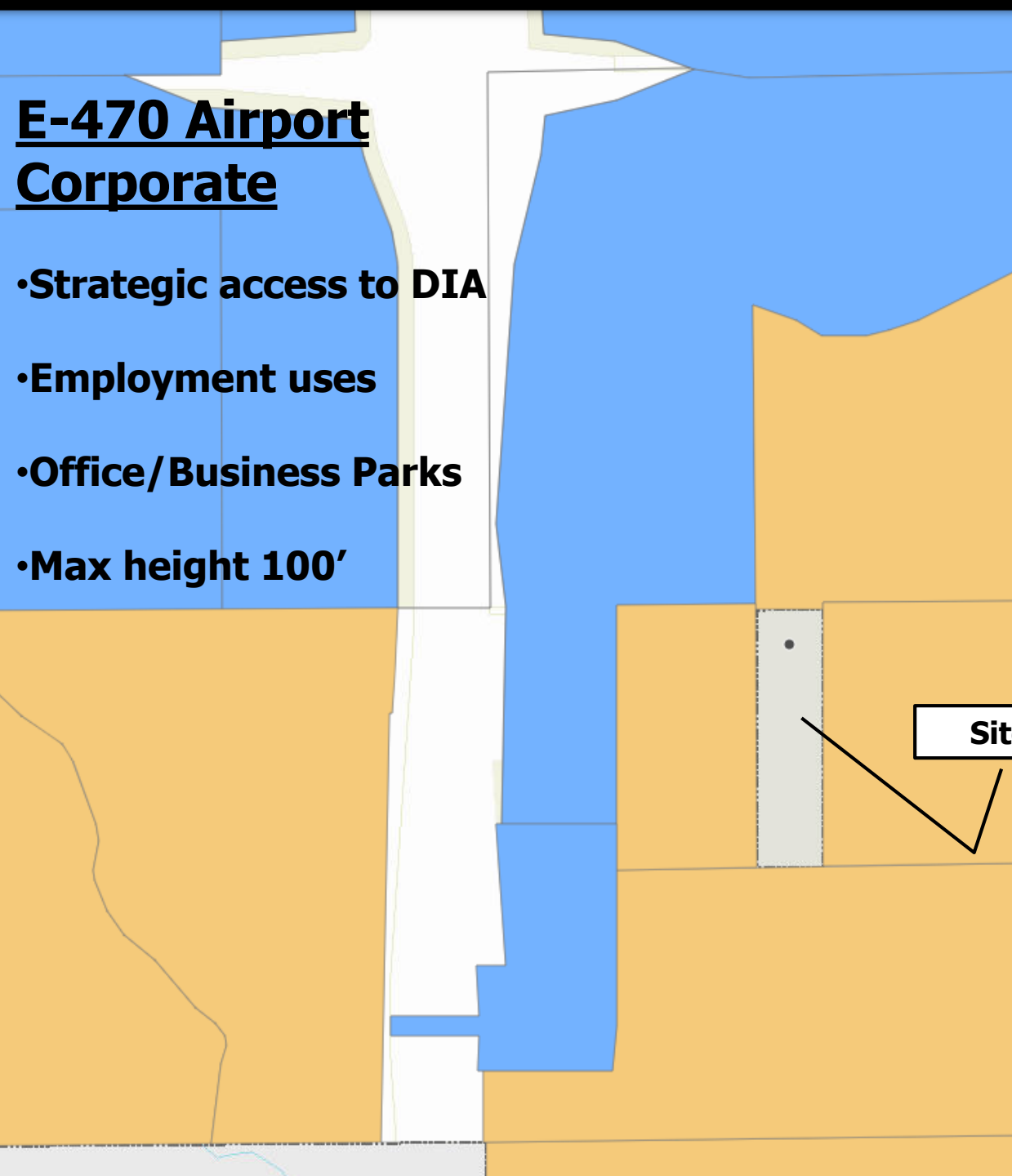
Adams County Comprehensive Plan

- Policy 2.1
 - In administering land use and development policies, the County is to consider the growth area of each Adams County municipality and promote development in a manner that supports the land use plan and goals of subject municipalities to avoid interjurisdictional competition. The County is to also coordinate with affected municipalities on development located within municipal growth areas.

Aurora Requirements for Towers

(Code Section 146-1200)

- Administrative site plan review
 - PC may consider
- Maximum Height:
 - Of applicable zone district
- Minimum setback:
 - 1:1 from ROW and residential uses
- Design criteria
 - Compatible with surrounding area (color, texture, scale)
 - Screening (accessory shelters, landscape, and fencing)
 - Not permitted on single-family residential lots



E-470 RMED

E-470 Airport Corporate

- Strategic access to DIA
- Employment uses
- Office/Business Parks
- Max height 100'

- Master planned
- Medium density
- Single family
- Neighborhood and community activity centers
- Max height 60'

Site

Criteria for Conditional Use

Section 2-02-08-06

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2. Consistent with regulations
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6. Site suitable for use
7. Site plan adequate for use
8. Adequate services

Recommendation

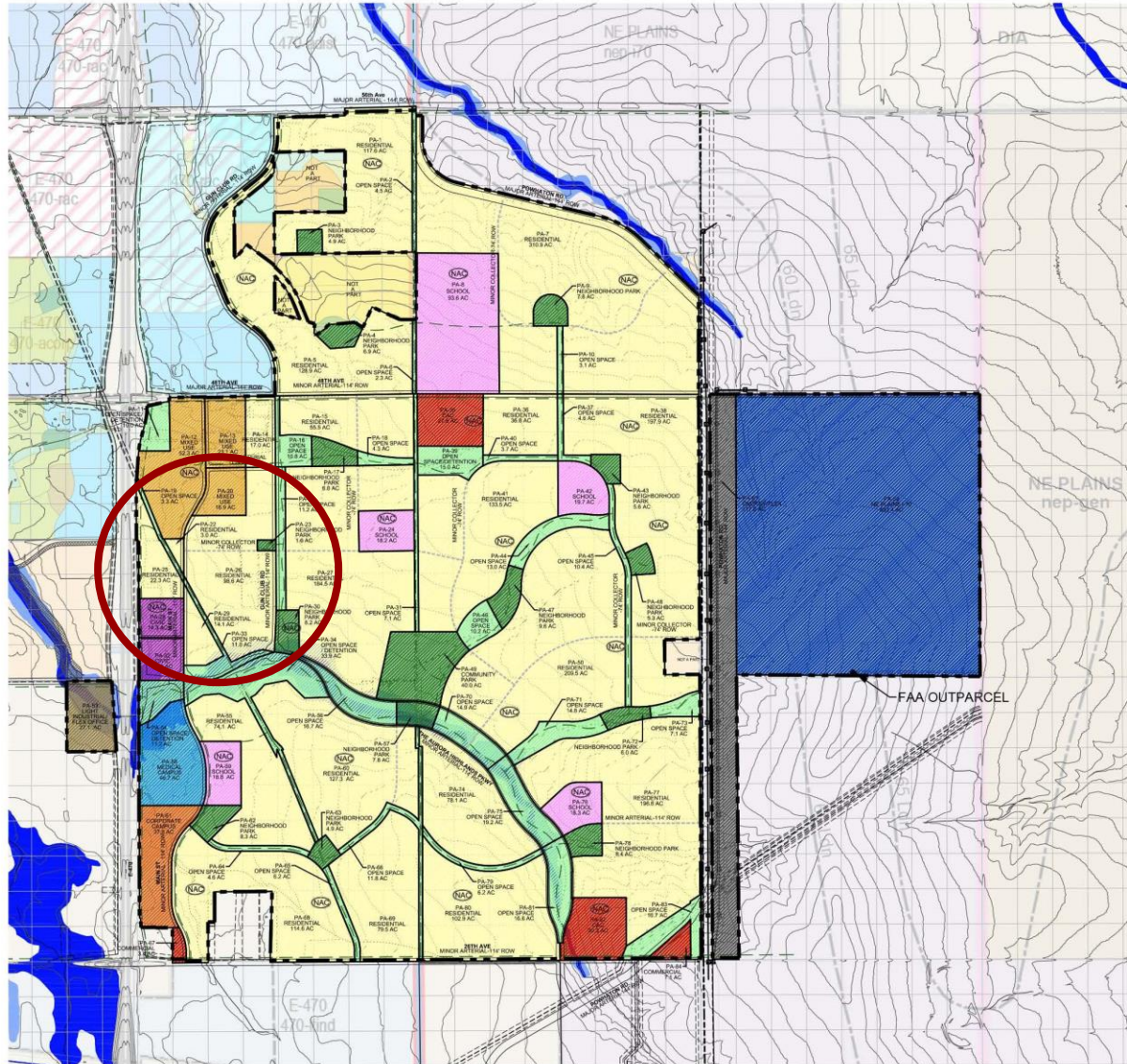
RCU2017-00039 American Towers

Staff recommends **Approval** based on 8 Findings-of-Fact and 4 conditions.

Recommended Conditions

1. The conditional use permit shall expire on July 3, 2020.
2. The applicant shall install the landscape and screen fencing as shown on the final site plan submitted with the application and approved by the BoCC. Installation of the landscape and screen fencing shall be completed within 60 days of approval by the Board of County Commissioners. The applicant shall request an inspection for the required landscape and screen fence requirements from the Community and Economic Development Department after installation is completed.
3. The height of the freestanding telecommunications tower shall not exceed 50 feet.
4. Any telecommunications facility that ceases to be in operation for a consecutive period of six months or more shall be removed from the site within 90 days of the end of such period of non-use.

Conceptual Land Use Map



LEGEND

- PROPERTY BOUNDARY
- ↔ EXISTING/PROPOSED ARTERIAL ROAD
- PROPOSED COLLECTOR ROAD
- POWERLINES
- EASEMENT
- TRAILS
- FLOODPLAIN - AE
- FLOODWAY
- RESIDENTIAL
- MIXED USE
- OPEN SPACE/DETENTION
- NEIGHBORHOOD PARK
- COMMERCIAL
- CORPORATE CAMPUS
- MEDICAL OFFICE
- SCHOOL
- CIVIC
- ENERGY/FLEX
- NE PLAINS I-70
- LIGHT INDUSTRIAL/FLEX OFFICE

NOTES
 1) PROPOSED COLLECTOR ROADS SHOWN ARE CONCEPTUAL IN NATURE AND DEPICTED TO SHOW GENERAL INTENT. FINAL COLLECTOR ALIGNMENTS WILL BE REFLECTED IN FUTURE CSP SUBMITTALS.
 2) NAC LOCATIONS SHOWN ARE CONCEPTUAL. FINAL SIZE (GENERALLY 1-5 ACRES) AND LOCATION WILL BE REFLECTED IN FUTURE CSP SUBMITTALS.
 3) ACCESS TO THE EXISTING FAA PARCEL IS TO REMAIN AND FUTURE ACCESS TO BE DETERMINED WITH FUTURE CSP.

0 2,000' 4,000'
 Scale: 1" = 2,000'



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 www.norris-design.com

HIGHLANDS

THE AURORA

AURORA, COLORADO

MASTER FRAMEWORK DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

Owner:
 Carl's Farms
 The Aurora Highlands, LLC
 6000 S Paces Rd, Suite 104
 Las Vegas, NV 89111
 (702) 436-1022
 carls@theaurorahighlands.com

CIVIL ENGINEER:
Calibre
 10000 E. 1st Ave., Suite 100
 Denver, CO 80231
 (303) 733-7878
 cal@calibre-engineers.com

Issue Date
 JUNE 9, 2017

Sheet Title
 OVERALL
 LAND USE MAP

LAND USE MAP - MATRICES

THE AURORA HIGHLANDS