

Summary of Planning and Zoning Commission Votes
 Regular Meeting of the Aurora Colorado Planning Commission
 September 23, 2020

Agenda Item #	Item Description	Plg Dept Recom	Plg Comm Action*	Est. City Council Schedule**
5a.	THE SHORES UNIPOLE CELL FACILITY – SITE PLAN AMENDMENT W/ MAJOR ADJUSTMENT (Ward IV) CASE MANAGER: Dan Osoba APPLICANT: Verizon Wireless Development Application: DA-1647-02 Case Number: 1973-6005-19 General Location: Southeast Corner of S Parker Road and E Yale Avenue (11000 E Yale Avenue)	Approve w/condition	Approved w/condition For Approval: 6 For Denial: 0 Abstentions: 1 (Gaiser) Absent: 0	Call-up deadline Oct 19, 2020

PLEASE NOTE:* Planning Commission approvals and denials are always listed in terms of the APPLICANT'S original request, regardless of whether the Commission's motion was phrased as a motion to approve or to deny. For example, Commission members voting FOR a motion to ACHIEV deny approval are listed as voting for "denial".

** City Council hearing dates listed are preliminary—final dates may be subject to change.

Planning Department
City of Aurora, Colorado

SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: The Shores Unipole Cell Facility

Planning Commission Hearing Date: September 23, 2020
Deadline for City Council Call Up: October 19, 2020
Ward: IV

Project Type: Site Plan Amendment with Major Adjustment
DA Number: DA-1647-02
Case Number(s): 1973-6005-19
Location: QS:15C – Southeast Corner of S Parker Road and E Yale Avenue
(11000 Yale Avenue)
Case Manager: Dan Osoba

Description:

The applicant, Verizon Wireless, is requesting approval of a Site Plan Amendment to construct a 50-foot unipole cell facility and ground-mounted equipment to the property at 11000 E. Yale Avenue. A unipole cell facility as defined by the Unified Development Ordinance is a stand-alone structure that utilizes equipment canister covers, enclosures, and other attachments that will block cell equipment from view. The property is zoned MU-C Mixed Use – Corridor District and located at the corner of E. Yale Avenue and S. Parker Road. The applicant has obtained permission for this proposal from the property owner 11000 Dong Sik Kim, LLC.

The proposed location is interior to the property behind an existing retail building that fronts 2750 S. Parker Rd and immediately adjacent to the southeast side of the building addressed 11000 E. Yale. The property is located adjacent to an R-2 Medium Density residential zone district; however, the proposed location of the unipole is outside any required neighborhood protection standards setbacks. There is also an existing fence and mature trees between this commercial property and the residential zone district.

Testimony Given at the Hearing:

Dan Osoba, Case Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Hogan asked staff if there was any precedent for height increases for cell facilities within the city. Staff indicated that there are many other instances throughout the city that have applied for and obtained height waivers or adjustments in the past.

Chair Lyon asked the applicant why the 50-foot height was needed at this location.

The Project Manager, Kelly Harrison from Kappa Consulting, indicated that the height was needed to clear the building height of approximately 46' -9" and provide coverage to the northwest.

Chair Lyon also asked the applicant where else are these applications in Aurora.

Ms. Harrison stated that there were several projects either completed or ongoing. One recent project was near I-225 and I-70, though there are other projects being handled by other cell carriers throughout the city. Another example was near the Fitz Apartments just to the southeast of the Fitzsimons Medical Campus.

Planning Commission Results

A motion was made by Commissioner Jetchick and seconded by Commissioner Bush.

Approve, with one condition, the Site Plan Amendment for a 50-foot unipole cell facility and associated ground equipment, with a Major Adjustment to Code Section 146.5.4.4.D because it complies with the Criteria for Approval for the following reasons:

1. The proposal complies with the standards of the UDO and Criteria for Approval for Telecom Facilities in Section 146-3.3.5.JJ.
2. The proposed unipole does not adversely impact city infrastructure.
3. The proposed unipole is compatible with the surrounding commercial land uses.
4. Adverse impacts on the adjacent residential areas are mitigated by proposing a "stealth" telecom facility.

Approval to be subject to the following conditions:

1. Resolution of outstanding technical issues prior to issuance of any building permits.

Further Discussion:

No further discussion occurred.

Action Taken: Approved with Condition

Votes for the Site Plan Amendment: 6

Votes against the Site Plan Amendment: 0

Absent: 0

Abstaining: 1 - Commissioner Gaiser was unable to vote due to technical difficulties