

NARRATIVE QUESTIONNAIRE

HEIGHT EXCEPTION

A.	General Property Information:	
1.	Property Address or Parcel Identification Number (PIN):	R0075180
2.	Applicant's Name:	Chris Regalado w/Crown Castle on behalf of AT&T Mobility
3.	Property Owner's Name:	SCHLUMBERGER TECHNOLOGY CORPORATION
4.	Current Zoning of the Subject Property:	I-3
5.	Future Land Use Plan Designation:	No changes to existing Use

B.	Background Information:	YES	NO	
1.	Is this request an amendment to an existing land use case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, what was the previous case number?
2.	Is this application an attempt to correct a violation of some kind?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, please provide a copy of the violation.

The following pages contain specific questions about the nature of your request. Therefore, it is in your best interest to answer them in as much detail as possible, to help limit the number of follow-up questions and review cycles.

DO NOT ANSWER WITH A 'YES' OR 'NO' OR 'N/A' – PLEASE BE SPECIFIC!

NARRATIVE QUESTIONNAIRE

C.	Background Information:
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| 1. | Proposal Description: Describe why a height exception is needed, and why the existing requirements of the Land Development Code cannot be met. |
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AT&T is proposing to increase the height of the existing tower from 93' to 113'. The tower needs to be extended in order for the site to achieve maximum coverage and to improve AT&T's network in the area. When the site was initially built, the parcel was under the jurisdiction of Adams County. The 93' tower pre-dates the City of Commerce's annexation. Per conversations with Matt Post, the tower is considered a non-conforming structure due to the height restriction of the parcel being 70'. Since this is an existing structure that is nonconforming, we are unable to extend the height through a variance.

NARRATIVE QUESTIONNAIRE

2.	Benefit: Describe how the proposed height exception provides a demonstrated benefit to the city.
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The collocation of AT&T on this tower will increase the network speeds and capacity in the area. As mentioned on the previous page, the extension is necessary to achieve maximum coverage. Quality network coverage is an important aspect in spurring economic development. An AT&T collocation on this site will ensure they won't need to build a new tower in the vicinity.

With AT&T sites, comes FirstNet (<https://firstnet.gov/>). "With the FirstNet Network, public safety gets a dedicated "fast lane" that provides highly secure communications every day and for every emergency. FirstNet delivers specialized features to public safety that are not available on wireless networks today – such as priority access; preemption; more network capacity; and a resilient, hardened connection."

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NARRATIVE QUESTIONNAIRE

3a. What uses are located adjacent to the subject property?

North: I-3

South: PUD

East: PUBLIC (Fire Station) and I-3

West: I-1

3b. **Neighborhood and Surroundings:** Explain why the height exception will not have an adverse effect on the existing and proposed land uses in the area.

The height exception will not have an adverse effect on the existing and proposed land uses because the height increase will occur on an existing tower. The land use will remain unchanged and have no effect to neighboring parcels. Since the tower is already existing, visual changes will be minimal when comparing to a completely new site build.

NARRATIVE QUESTIONNAIRE

4. **Light and Air:** Explain why the height exception will not severely reduce light and air in adjacent areas.

The proposed extension to the monopole will have no effect on the light or air in the vicinity of the site. Due to the location of the site on the parcel as well as the limited surface area of the tower with its equipment, shadows will have no impact to neighboring parcels. The new equipment located on the existing pole will not produce any air pollution.

5. **Traffic:** Will the height exception create or increase traffic and/or parking problems for the surrounding area? (Explain or demonstrate how this exception will reduce, alleviate, or not affect traffic circulation or vehicle parking on the adjacent public streets.)

This is an existing unmanned facility. The extension will not cause a permanent increase to traffic and/or parking for the surrounding area. Construction traffic will be limited and all parking/staging will occur in the private parking lot on our parcel adjacent to the site.

NARRATIVE QUESTIONNAIRE

6. **Public Safety:** Will the construction/operation for which the height exception is needed create a police, fire, or building safety hazard for the tenants or adjacent properties?

This is an existing unmanned facility. The extension will not create a police, fire, or building safety hazard for the tenants or adjacent properties.

7. **Established Property:** Will the height exception cause a real or perceived loss in surrounding property values? Will it substantially or permanently injure the appropriate use of adjacent conforming property?

The proposed height exception will not have a negative affect on surrounding property values. The site is located in a predominantly industrial area with limited development on adjacent parcels. This is an existing site that has been in operation for over 20 years. The improved network performance in the area will help increase the property values.