

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



September

Kyle Sundman
Namaste Solar Electric Inc.
888 Federal Blvd
Denver, CO 80204

Re: Second Submission Review – Sunlight Peak Community Solar Garden – Phase II Site Plan w/Adjustment
Application Number: **DA-2232-01**
Case Numbers: **2020-6016-02**

Dear Mr. Sundman:

Thank you for your second submission, which we started to process on September 13, 2021. We reviewed it 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.

Several important issues remain; however, they can be addressed after the Planning and Zoning Commission public hearing scheduled for October 13, 2021 in a technical review. Please revise your previous work and send us a new submission after the Planning and Zoning Commission hearing.

Your Planning and Zoning Commission hearing is tentatively scheduled for October 13, 2021 and will require public hearing notice in the form of mailings and sign posting. The Notice of Public Hearing form will be sent to you with this review letter. Please sign the form and print enough copies to send to all abutting property owners. Additionally, please coordinate with me to pick-up a public hearing notice sign to be posted adjacent to E 26th Avenue. The sign will be ready for pick-up on Thursday, September 30, 2021 at 10:00 am. Both mailings and sign posting must be completed 10 calendar days ahead of the public hearing (October 3, 2021). Please let me know if you have questions on any of these procedures. If notice is not provided to meet this deadline, the Planning and Zoning Commission hearing will need to be rescheduled for a later date.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: John Sotirin, Westwood Professional Services
Eliot Abel, Namaste Solar
Bradley Thomas
Scott Campbell, Neighborhood Liaison
Daunte Rushton, ODA
Filed: K:\\$DA\2200-2299\2232-01rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No further comments were received during this review.

2. Completeness and Clarity of the Application

Sheet 1

- 2A. Note: the save file locations are okay for review, but must be removed prior to printing final mylars.
2B. Is there a specific reason for the addition of note 14? Please respond to this comment in your next submission if that note is necessary.
2C. Remove the City Council line item from the signature block as it is not required with this application.
2D. Remove the lines from the amendments block.

Sheet 2

- 2E. Add a legend to this sheet.

3. Zoning and Land Use Comments

Sheet 1

- 3A. Re-word the request to state “Namaste Solar is requesting an adjustment for our Site Plan to waive the landscape requirements of Section 146-4.7.”
3B. Change variance to adjustment in the locations shown on the redlines.
3C. The hard surface, unimproved, and landscape areas need to add up to 100% for the SLP 5, SLP 6 and total areas in the data block.

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

- 4A. NOTE: Staff supports the applicant’s request for an adjustment to the landscape requirements.

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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan

Sheet 1

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Sheet 3

- 7A. Traffic comments have been addressed.



8. Fire / Life Safety (Reviewer Name / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Sheet 1

- 8A. It appears that each site will be addressed separately off of 26th Ave. Provide an address sign with all the addressed to be accessed from this Fire Lane.

Sheet 3

- 8B. Are the marker signs address signs that clearly identify the individual address to the sites?
- 8C. Provide an address sign at the location shown for Sunlight Peak 6 to clearly identify the entrance to this site.
- 8D. 2nd Request.
Please note if the gate is placed at the end of the fire lane and does not encroach into the fire lane a license agreement would not be required because the gate is not crossing a fire lane. The fire lane does not have to extent past the gate. Note the dedicated hammerhead turn around dimensions shall be in compliance with 2015 IFC D103. Remove fire lane in area highlighted in blue. End the fire lane right before the gate
- 8E. Provide an address sign at the location shown for Sunlight Peak 5 to clearly identify the entrance to this site.

9. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Generally

- 9A. Per conversations regarding the grass buffer easement, please confirm with Public Works and Real Property that these easements shall be drainage easements.

Sheet 3

- 9B. Add “easement” to the label.
- 9C. For the easement dedications by separate document – contact Andy Niquette at dedicationproperty@auroragov.org to start or continue the process.

Sheet 4

- 9D. Add “easement” to the label.
- 9E. For the easement dedications by separate document – contact Andy Niquette at dedicationproperty@auroragov.org to start or continue the process.

Sheet 5

- 9F. Add “private” to the easement shown.
- 9G. Add “easement” to the label.
- 9H. For the easement dedications by separate document – contact Andy Niquette at dedicationproperty@auroragov.org to start or continue the process.
- 9I. Cover the gates shown with a License Agreement for the crossings over the Fire Lane Easement. Contact Grace Gray at ggray@auroragov.org to start this process.

Sheet 6

- 9J. For the easement dedications by separate document – contact Andy Niquette at dedicationproperty@auroragov.org to start or continue the process.