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July 3, 2024

James Schireman
Planning & Developmental Services Department
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Developmental Plan Application
AFR Fire Station #9
17200 E. Mexico Ave.
Aurora, CO 80017

Dear Mr. Schireman:

We are submitting a development plan application for the rebuild of Aurora Fire Rescue Fire Station #9 project. Below is a list of items from the pre-application meeting that we were requested to address, with our responses.

Key Issues:

- **Setbacks:** As this is a non-residential use and the proposed site directly abuts a residential use, a 25' setback applies to the western and southern property lines. The eastern property line is subject to a setback of only 5', while the front features the typical R-1 front yard setback of 25'. If you are considering relief greater than what is allotted by the 10% administrative adjustment, please refer to subsection 4 of the Planning section of these notes for more information regarding adjustments. **Response: The building is proposed to be inside the required setback on the western side of the property. We will need a variance from the setback requirement on this side.**
- **Planning Process:** The application will require Conditional Use approval in a public hearing before the Planning and Zoning Commission and will be reviewed in a 12-13 week timeframe. Additionally, you will need to receive Planning Director approval for alternative building materials in the R-1 zone. Please include the following materials with your first submittal: material warranty, durability specifications, sample materials, and photographs of the material on similar structures. **Response: an exterior materials pdf has been submitted with the application materials.**
- **Neighborhood Engagement:** A neighborhood meeting will be required to inform and engage the public regarding the newly proposed Fire Station. This can occur before the first review through a facilitator of your choice, or shortly after the first review in line with standards in section 5.3.1. A neighborhood meeting coinciding with the first review would be held online through the City's Facilitator, Kerri Drumm. **Response: a Community Meeting was held on June 1st at the Fire Station.**
- **Aurora Water:** Any additional main extension provided for this site will require water/sanitary/storm corridor to be dedicated. There is an existing watermain that will be under the future building footprint that will need to be removed. Any existing watermain that does not lie under the proposed foundation can be reused with the redevelopment of the site, and there is a meter and hydrant connection that may be salvaged. The new sanitary service installation will require double cleanouts per the current edition of Aurora Water standards. Aurora Water recommends CCTV of the existing service if any portion of this piping is to be reused to ensure there is no existing damage to the pipe. **Response: Noted. All utilities will be removed to the mains and rerouted as needed to accommodate the proposed design.**
- **Public Improvements:** A new detached 6' sidewalk and 8' curbside landscaping are required along the

frontage of the property. New directional curb ramps outside of the proposed crossspans are required on both sides of the proposed accesses. The existing streetlights along the frontage of East Mexico Avenue shall be evaluated for conformance to the current Roadway Manual. If they do not meet the required photometric values, additional streetlights shall be provided. **Response: Noted. The sidewalks and landscaping are included in the design.**

- **Fire and Life Safety:** There is an existing waterline lateral that supplies two onsite fire hydrants which is currently not allowed by city code on a dead-end water main. If an internal fire hydrant is needed at the rear of the fire station, please ensure that the waterline lateral does not travel beneath the new structure. A fire department connection will be required at the front main entry side of the structure, and a fire hydrant will be required within 100'. **Response: Noted.**

Please don't hesitate to call or email if you have any questions as you review the application package.

Sincerely,



Devon Jackson
Architect, RS&H