



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217

September 26, 2024

Dan Kmiecik
Ambrose Property Group
8888 Keystone Crossing Suite 1150
Indianapolis, IN 46240

Re: Technical Submission Review (Revision) – Porteos Industrial at Porteos - Site Plan Amendment and Replat

Application Number: **DA-1903-38**
Case Numbers: **2020-6030-02;2024-3015-00**

Dear Mr. Kmiecik:

Thank you for your *revised* technical submission, which we started to process on September 17, 2024. We have reviewed your plans 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.

Since several important issues remain, you will need to make a technical submission *after* your Administrative Decision on October 9, 2024. Please revise your previous work and send us a new submission at that time.

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.

Please remember that all abutter and HOA notices must be sent and the site signs must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Brad Cooney - Kimley-Horn Associates 4582 S Ulster Street Denver, CO 80237
Rachid Rabbaa, Case Manager
Jacob Cox, ODA
Filed: K:\SDA\DA-1903-38tech2revision.rtf



Technical Submission Review (Revision)

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Parking Count - If the auto spaces and trailer spaces have shifted only and the counts/quantities are the same as the previously approve Site Plan, then verify and confirm for staff promptly. (Planning)
- There are more than 15 parking spaces in a row without a landscape island. Add a landscape island with one tree and six shrubs and label retaining wall height (Landscaping)
- No cul-de-sac shall be longer than 500 feet unless a secondary emergency access is approved by the Fire Marshal (2023 COA Roadway Design Manual section 4.04.1.05) (Engineering)
- Please show the end of the water line and leader on the page. (Water)
- Please see the numerous comments for the Plat and Site Plan. (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups.

2. Completeness and Clarity of the Application

2A. Please clarify if the number or count of regular auto parking spaces and trailer spaces remain the same as before the revised Site Plan was submitted. For example, are the trailer spaces and auto spaces the same in the data table for the revised Site Plan as the previously approved Site Plan? If auto and trailer spaces have been shifted only and the count/quantities are the same as the previous Site Plan, then confirm and verify for staff promptly. If they are not, and update to the data table is required.

3. Streets and Pedestrian Comments

3A. No comments.

4. Parking Comments

4A. No comments.

5. Architectural and Urban Design Comments

5A. Revised elevations for Building 2 appear to meet code requirements regarding, materials and articulation.

6. Landscaping Issues (Tammy Cook /954-684-0532 / TammyC@cgasolutions.com / Comments in bright teal)

6A. There are more than 15 parking spaces in a row without a landscape island. Add a landscape island with one tree and six shrubs.

6B. Provide heights for the retaining walls and provide the sheet and detail numbers.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

7A. No comments.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Moustapha Agrignan / 303-739-7306 / magrigna@auroragov.org / Comments in green)

Site Plan 1-25

8A. No cul-de-sac shall be longer than 500 feet unless a secondary emergency access is approved by the fire marshal (2023 COA Roadway Design Manual section 4.04.1.05).

8B. Remove clouds and show the original grading if not part of the revision, TYP.

Site Plan 26-68

8C. Provide access drive slope per section 4.05.4 TYP.

9. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Study Letter and Site Plan:

9A. The Traffic Letter and Amended Site Plan are complete from a Traffic standpoint.

10. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

10A. No comments.

11. Aurora Water (Jennifer Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)

Site Plan 26-68

11A. Please show this leader more clearly.

11B. Please show the end of the water line on the page.

12. Forestry (Becky Lamphear/ 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

12A. No comments.

13. Land Development Services (Maurice Brooks /303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

13A. Plat - See the *Advisory Comments* on the first page of the Plat. The easement names on the Site Plan need to exactly match the easement names on the Plat. Add the Preamble language for the description and the dedicatory language at the end of the description. Send in the Statement of Authority for the owners/signatories shown on the plat. See the other comments on the Plat. The existing easements need to be shown with Recording info and the proposed need to have the bearings and distances shown. (some of these are shown, but it's hard to distinguish which are which. It seems this Plat is an earlier rendition of the most current plat. This precipitated more comments for this review. See the additional comment redlines throughout the Plat.

13B. Site Plan - 1) The easement release process has not been submitted yet and will need to be ready to record at the time of the Plat recording. 2) The Fences and Gates crossing the easements will need to be covered by a License Agreement. Confirm this with Fire/Life Safety Dept. 3) The bollards in the easements will need to be covered by a License Agreement. Confirm this with Fire/Life Safety Dept. (repeated comment – did not markup) Page 13: Missing name of the easement.

14. Land Development Services (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

14A. The easement release process has not been submitted yet and will need to be ready to record at the time of the Plat recording.

14B. The fences and gates crossing the easements will need to be covered by a License Agreement. Confirm this with Fire/Life Safety Dept.

14C. The bollards in the easements will need to be covered by a License Agreement.