



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

June 11, 2024

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

Re: Second Submission Review – 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 second submission, which we started to process on May 23, 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 another submission. Please revise your previous work and send us a new submission.

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 303-739-7541 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-1903-38rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See redlined comments from Landscape. This is a repeat comment: Show the property line as a traditional line type. A long dash and two short dashes (see Items 5)
- Please bubble the entire page of all additional sheets from the previous/original approved set (Item 6)
- Numerous comments needing to be addressed in the traffic letter (Item 7)
- Please provide a minimum of 6 inches clearance at the bottom of the gate on the gating detail for gates that cross a Fire Lane Easement (Item 8)
- Please see AW spec 5.04 for easement sizing according to meter size (Item 9)
- Plat needs to be resubmitted showing the correct lot configuration (Item 10)

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. No comments.

3. Streets and Pedestrian Comments

3A. No comments.

4. Parking Comments

4A. No comments

5. Architectural and Urban Design Comments

5A. No comments

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

6A. This is a repeat comment: Show the property line as a traditional line type. A long dash and two short dashes.

6B. This is a repeat comment: Per the UDO, deciduous canopy trees are required in these parking lot islands. Sidewalks may not displace the required landscaping. Omit the two parking spaces to the south to create islands for the trees.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

7A. This sheet is an added sheet from the approved set. Please bubble the entire page including the title block added sheets.

7B. Please bubble the entire page of all additional sheets from the previous/original approved set, TYP.

7C. Reduce the radius to shorten the cross walk length. Also these ramps must be ADA compliant. TYP.

7D. Reduce the radius to shorten the cross walk length. Also these ramps must be ADA compliant. TYP.

7E. Remove the crossing if not necessary.

7F. Shall be heavy-duty asphalt, TYP.

7G. Provide firelane radii, TYP.

7H. 24' Utility easement?

7I. Show the ROW.



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

Traffic Study Letter:

- 8A. 2024-06-05 (DJK) reviewed, numerous comments needing to be addressed. Please update the date on the next resubmission of the letter for review clarity, signal warrant #2 needs to show MUTCD's Fig 4C-2, need to see a turn lane matrix providing SHAC and 95th percentile values, Figs 10, 11 lane configurations need revisions, HV %'s need to be revised in analyses based on truck access locations (see pg 60 of this set).
- 8B. Provide MUTCD Fig 4C-2.
- 8C. Provide turn lane matrix with SHAC and 95th %tile values.
- 8D. Site plan indicates separate left turn/right turn lanes.
- 8E. Provide justification to not provide right turn lane for high volume access.
- 8F. Provide justification to not provide right turn lane for truck volume access, BTW, Site Plan indicates 225' right turn lane here.
- 8G. Site plan indicates separate left turn/right turn lanes.
- 8H. Provide justification for no NB right turn lane, NB through volumes significantly increased, curb lane going to have significantly higher volumes impacted by truck right turns (knowing SHAC indicates 6 lane arterial should NOT require right turn lane) - and side note, Site Plans HAVE the right turn lane incorporated here, 225' storage.
- 8I. Both Building s access by 2040 (per this application's site plan).
- 8J. Site plan indicates separate left turn/right turn lanes.
- 8K. Separate NB left & right turn lanes, does analysis fail with 0 volume in right turn lane?
- 8L. Lot more truck traffic than this, Building I is 100% trucks while Building II provides truck and employee exists, revise this percentage.

Site Plan

- 8M. PREVIOUS COMMENT, DO NOT ENTER signs needed for one-way ingress.
- 8N. Call out RLMTR sign.

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

- 9A. Please provide a minimum of 6 inches clearance at the bottom of the gate on the gating detail for gates that cross a Fire Lane Easement.
- 9B. Please show the mounting height of the gate hardware. The hardware must comply with 404.2.6 of the 2017 A117.1 ANSI Standard.
- 9C. Please use the same naming convention on the site plans and for the Gating Details that clearly shows exactly what is to be installed. Example: 23' Manual Swinging Gate w/Knox Box, approved hardware, and S.O.S.
- 9D. Please show the clear opening width for the gate. If it is to be part of an Exterior Accessible Route it needs to be a minimum of 48 inches in width.
- 9E. Advisory note-Gating Systems and Fences greater than 7 feet in height will require a separate building permit and plan submittal. The permit must be obtained by a licensed Gating System/Fence Contractor.
- 9F. Please identify all gates on the overall site plan using the suggested naming convention. Please make sure the gating labels are consistent.
- 9G. Please clarify whether the gating system is manual or automatic in the description/naming convention.
- 9H. Please identify all gates on the grading plans using the suggested naming convention. Please make sure the gating labels are consistent.



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

Plat

10A. Is this easement 10' or 16'? Please see AW spec 5.04 for easement sizing according to meter size.

Site Plan

10B. Aurora Water will need a 12" waterline stub here for future extension down to 56th Avenue.

10C. Our records indicate that this stub is existing.

10D. Our records indicate that there is another existing hydrant and Utility Easement approximately here. Existing hydrant must be removed in order to release easement.

11. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Plat

11A. Plat needs to be resubmitted showing the correct lot configuration.

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

12A. No comments.

13. Xcel (Donna George / 303-751-3306 / Donna.L.George@xcelenergy.com)

13A. No resubmittals are necessary.