



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

AuroraGov.org

3/31/2025

Bobby Inabinet
Amarok LLC
550 Assembly St, 5th Floor
Colombia, SC 29201

Re: Initial Submission Review: Fedex Ground at Porteos – Conditional Use- Electric Fence
Application Number: DA-1903-40
Case Numbers: 2020-6058-02, 2020-6058-01

Dear Bobby Inabinet:

Thank you for your initial submission, which we started to process on March 3, 2025. 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 on or before April 10, 2025.

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.

To factor in the review period for a resubmittal, the estimated Planning & Zoning Commission hearing date has been set for May 14, 2025. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date, in this case by May 4. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7468 or Jschirem@auroragov.org.

Sincerely,

James Schireman, Planner I
City of Aurora Planning Department

cc: Lorianne Thennes, ODA
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\1903-40rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please show the fence on all affected landscaping sheets and clarify if plantings will be altered on the existing plan will be altered to support the fence installation.
- Please clarify whether the proposed electric fence will include gating components or conflict with fire lane easements.
- Please refine the conditional use narrative to address the use hours for the fence and clarify it meets the land use standards in the code.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. The conditional use narrative says the fence will be used to secure the property during non-business hours. Could you clarify if this means the fence will not be live while staff are present at the facility, and it is only intended to be used when the facility is not staffed?
- 1B. The conditional use narrative refers to the modified fire code in section 66 of the municipal code, but not the land use criteria found in [146-4.7.9.U](#). I would be explicit and refer to this section in the narrative as well to demonstrate full compliance to the planning commission.

2. Landscaping (James Schireman / 303-739-7468 / Jjschirem@auroragov.org / Comments in bright teal)

- 2A. To confirm the proposed fence will not adversely affect landscaping, please show the proposed electric fence location on all the landscape sheets contained in sheets 49-60. A new symbol should be added to the legend to denote the electric fence.
- 2B. Advisory comment. Please note that any landscaping removed to facilitate the fence installation should be replaced at an equal or greater number, in accordance with the minimum planting sizes described in §146-4.7.3.B.2. If you believe significant modification to the landscape plan will be required to support the proposed fence, please show the proposed removal and replanting with your next submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. No comments at this time.

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

- 4A. Does the security fence have any gating components that cross over Fire Lane easements?

Sheet 3 and 33

- 4B. The security fence cannot encroach into the fire lane easements near the entry and northeast corner of the site.

Sheet 88

- 4C. Advisory comment: Electric security will require a structural and electrical permit from the building department.



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

5A. No comments at this time.