

Pre-application Notes Key Issues Response Letter

At the start of this application process, the City of Aurora presented to us an initial “Redevelopment Plan Letter”; dated 9/19/2022. We would like to address and follow up regarding the items/key issues presented to us within said letter as follows:

➤ **New Site Plan proposal is required, as opposed to Site Plan Amendment.**

We understand the requirement and need of submitting a new site plan. Originally, we were provided the option of a site plan amendment, but upon further review by the City of Aurora this option was removed. We are proceeding accordingly with a new site plan submittal.

➤ **Compliance with Conditional Use Criteria – Provide written response.**

This compliance requirement is outlined and discussed thoroughly within Section A) of the Letter of Introduction.

➤ **Compliance with Self Storage requirements, including hours of operation and approach to office/attendant space and maximizing enclosed areas. – Include a written explanation of how you approached each requirement.**

This compliance requirement is outlined and discussed thoroughly within Section B) herein, The Operation plan.

➤ **Clarify your approach to the existing Landscape Buffer along the east boundary. This is a unique circumstance, please explain how you access this part of your property and the condition you intend to maintain this property. Existing circumstances or any proposed changes should be included in your plan. It was pointed out that the current Landscape Buffer is a 10' buffer strip along the back (east) of the property appears to be inaccessible and not maintained. In addition, this is a non-conforming site condition, and new development at this location would require a larger setback. Therefore, maximizing the screening and buffering associated with this 10-foot strip is recommended (UDO Section 4.4.6)**

The landscaping area(s) in question are outlined and depicted accordingly in the appended site plan. Notes associated with the purposed design of the landscape area(s) are outlined therein. Access to the landscaping area is through the residential properties gating. Additionally, the adjoining property fences have been extended beyond the adjoining property limits through the landscaping area and up to the building line. The landscaping area has essentially been incorporated into adjoining properties and encroached upon by said properties. There is no intention to reclaim the landscaping area from the adjoining properties, thus there are no intended landscaping improvements planned at this time. Images of these encroachments are presented on the said site plan.

➤ **Provide Required Parking.**

The parking layout/design is outlined and depicted accordingly in the appended site plan. Notes associated with the purposed parking layout/design is outlined therein. Per UDO section 146-4.6 requirements for storage facilities and specifically Table 4.6-1 (Required Off-Street Parking) states a total of 1 required parking space per 50 storage units. There are proposed 109 storage areas, thus a required 3 parking spaces are to be met. A total of 3 parking spaces (one of which is ADA accessible per Table 4.6-2 (Accessible Parking Spaces Required)) can be designated for operational/visitor use and not for storage. UDO Section 146-4.6 was consulted for the parking layout. Table 4.6-4 (Off-Street Parking Layout Dimensions) requirements are met with the proposed parking. The storage stall areas are detailed and counted as follows:

- 56- covered spaces with a three-sided canopy style structure
- 2- covered spaces with a fully enclosed warehouse style structure
- 30- open/unenclosed spaces for RVs, boats, vehicles, trailers, food trucks, shipping containers, etc.
- 19- open spaces with self-contained shipping containers (8' x 20')
- 2- open spaces with self-contained shipping containers (8' x 40')

➤ Fencing material and height need to be called out. The fence proposal should use complaint fence materials and type, not chain link.

The fencing design material is outlined and depicted accordingly in the appended site plan. Notes associated with the purposed fencing design is outlined therein. Additionally, the north fence is noted as being “too close” (within 5’) to the fire hydrant; during the upgrade, this fence proximity to the fire hydrant will be corrected per required distance regulations (5-foot distance buffer). Fencing on the south end of the subject property has been updated and other sections removed accordingly to the City’s requests. Images depicted on the site plan show the current condition of the fencing on both the north and south side of the property. Additionally, A fencing License Agreement (16-39) has been obtained/filed (reception no. D6145799; 12/16/2016 at the Arapahoe County Clerk and Recorder’s Office) in regards to the southerly fencing relocation and construction at the southern end of the subject property. The fencing on the south side of the site has already been modified. The Fencing to the north will be modified to mimic the south end fencing and will be reconfigured to address the fire hydrant setback buffer.

➤ Assure all lighting is identified and compliant with neighborhood protection and general lighting standards – Your plan needs to identify where lighting exists or is proposed to be added. Include the height and description of the lighting type.

The lighting features are noted accordingly in the appended site plan. All lighting is currently under the cover/under storage facility canopies and will follow stated and current regulations.

➤ Neighborhood meeting. – This is an opportunity for neighbors to ask you any questions about your proposal. The meeting will be scheduled after you submit a proposal. Abutting property owners and registered HOAs within one mile will be invited to the meeting (typically a virtual meeting).

We welcome the neighborhood meeting. We have supplied the adjoining property owner information through the Aurora document portal per request.

➤ Building Design. – The most extensive building façade is on the north side, with over 100 feet. Recommend improvements identified in Table 4.8-8 as a "Minor Façade" – Please identify your approach to this request in your submittal. Examples of improvements to the existing metal façade include paint, with a darker color along the base mimicking a wainscot. Another example of an architectural enhancement to an existing building would be the installation of decorative metal mesh squares along the side of the building.

The building at this length runs along an alley way behind the Burlington Coat Factory loading area which is not readily used by the public, see pictures of these conditions. There is limited public benefit of improvement. However, we have agreed to the upgrade of the gate in this area which is anticipated to cost approximated \$15,000.