

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



January 19, 2021

Chad Anderson  
Engineering Service Company  
14190 E Evans Ave  
Aurora, CO 80014

**Re: Second Submission Review – T-Mobile Switching Center – Site Plan Amendment**  
Case Number: **2006-6019-02**

Dear Mr. Anderson:

Thank you for your second submission, which we started to review on January 8, 2021. We reviewed it 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. Please note, several department's comments were not received prior to this letter being sent. They are noted within this letter and will be sent under a separate cover.

Several issues remain, and another submission will be required. Please revise your previous work and send us a new submission on or before February 2, 2021.

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)-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,



Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Scott Campbell, Neighborhood Liaison  
Laura Rickhoff, ODA  
Jacob Cox, ODA  
Brandon Cammarata, Current Planning Manager  
Jonathan Woodward, AEDC  
Filed: K:\\$MA\2020 Mas\2006-6019-02rev2



## Second Submission Review

### PLANNING DEPARTMENT COMMENTS

#### **1. Completeness and Clarity of the Application**

##### *Sheet 1*

- 1A. Please remove the new signatures from the plan. This plan set will be added to the original site plan set being amended; the original signatures will be kept, and this plan will not be re-recorded.
- 1B. Briefly list the scope of modifications in the amendment block for clarity and future reference.

#### **2. Zoning and Land Use Comments**

- 2A. Zoning and Land Use comments have been resolved.

#### **3. Streets and Pedestrian Issues**

- 3A. Street and Pedestrian issues have been resolved.

#### **4. Parking Issues**

- 4A. Parking issues have been resolved. The spaces may remain as 20'x9'.

#### **5. Architectural and Urban Design Issues**

##### *Sheet 2*

- 5A. New fencing along collector streets (22<sup>nd</sup> Ave is a collector) shall have 18" x 18" masonry columns at intersection points and terminal points. At a minimum, the columns shall be spaced 120' apart on-center. Please show the location of the masonry columns and include them in the fencing detail.
- 5B. The detail and elevations indicate the proposed fence is 8'. Please verify and correct throughout the plan.

##### *Sheet 3*

- 5C. The fence style must be opaque to screen some of the mechanical equipment from view with a combination of the proposed landscape plantings. Please update the details and elevation sheets to reflect an opaque style fence.
- 5D. Update the Notes section per comment 6C.
- 5E. Update the fence post detail per comment 6A. This detail should have dimensions and materials called out.

##### *Sheet 8*

- 5F. Update the fencing as shown on the elevations per comment 6A and 6C.
- 5G. Remaining architectural comments and issues regarding design and building material of the building expansion have been addressed.

##### *Sheet 9*

- 5H. For the generator facing the right-of-way, is there any way to add material as screening. The fence and landscaping material will not full screen this equipment, but it appears to be roughly 20' tall, so any additional treatment feasible on this generator would improve the view of this development from E 22<sup>nd</sup> Ave. This would only be applicable on the generator side facing north.
- 5I. Please label the length and height of the proposed generator on the applicable elevation sheets.

#### **6. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

- 6A. Addressing comments have been addressed.



**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

*Generally*

- 7A. The Site Plan Amendment will not be approved until the Preliminary Drainage Letter has been approved by Public Works.
- 7B. Additional comments from Public Works Civil Engineering are forthcoming and will be sent under a separate cover.

**8. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

*Sheet 2*

- 8A. Add sight triangles from the intersection as shown in the redlines. Label the stop sign (once the Traffic Signal goes in, the stop sign would be removed by the City).
- 8B. Shift the sight triangle to the stop sign locations.

*Sheet 5*

- 8C. Add the sight triangles per the sheet 2 redlines and as shown on this plan sheet.

**9. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

*Generally*

- 9A. Additional comments from Fire / Life Safety are forthcoming and will be sent under a separate cover.

**10. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

- 10A. Aurora Water comments have been resolved.

**11. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphear@auroragov.org](mailto:rlamphear@auroragov.org) / Comments in purple)

*Sheet 4*

- 11A. Include mitigation values and inches listed in the comment below and add it to the tree mitigation table. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Tree mitigation is always above and beyond the Landscaping requirements per the UDO.
- 11B. Indicate on the tree mitigation plan how tree mitigation will be achieved. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. The caliper inches that will be lost are 59", but only 24" would be required for planting back onto the site. The mitigation value is \$3,630.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Honey Locust	11	\$760.41		4
2	Honey Locust	10	\$631.76		4
3	Honey Locust	10	\$631.76		4
4	Honey Locust	12	\$901.31		5
5	Pear	8	\$354.63		3
6	Pear	8	\$354.63		3
Total		59	\$3,634.51		24



NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

**12. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

*Generally*

- 12A. Additional comments from Real Property are forthcoming and will be sent under a separate cover.
- 12B. Any easement that needs to be dedicated or vacated must be done through a separate process in Real Property. Please contact Andy Niquette at [aniquett@auroragov.org](mailto:aniquett@auroragov.org) with all easement concerns and continue working on this process. The site plan amendment will not be approved until it is complete.
- 12C. License agreement are required for any encroachment into an existing or newly dedicated easement. Please contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) with all license agreement concerns and continue working this process. The site plan amendment will not be approved until it is complete.