

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



May 17, 2023

David Ataian  
Xom Global Car Rental, Denver  
6130 N Jackson Gap Way  
Aurora, CO 80019

**Re: Initial Submission Review – Economy Rental Parking Expansion - Site Plan Amendment and Plat**  
Application Number: **DA-2113-01**  
Case Numbers: **2017-6049-02; 2023-3018-00**

Dear Mr. Ataian:

Thank you for your initial submission, which we started to review on April 27, 2023. 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 June 9, 2023.

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.

An administrative decision on your application has been *tentatively* scheduled for Wednesday, July 19, 2023.

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](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner II  
City of Aurora Planning Department

cc: Shannon Petersen - Kimley- Horn 4582 S Ulster St Ste 1500 Denver, Co 80237  
Mikaela Moore – Kimley -Horn 380 Interlocken Crescent, Suite 100, Broomfield, CO 80021  
Rachid Rabbaa, Case Manager  
Jacob Cox, ODA  
Filed: K:\SDA\2113-01rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please see comments from Planning (Item from 1-7)
- Please replace all missing and/or dead landscaping per approved landscape plans and plant list (Item 7)
- A detached sidewalk is required along the ROW along the frontage of the property (Item 8).
- Traffic Letter - Trip Generation comment does not correlate to the tabulated results. Provide documentation/justification for 1.25 rate for trip generation presented. Traffic Engineering (Item 9)
- See the various comments from Life Safety. (Item 10)
- The Site Plan will not be approved until the Preliminary Drainage Letter has been approved. Advisory Note: The additional storm sewer infrastructure may require modification to the existing pond and new pond certification (Item 11)
- The separate documents shown on the first page of the plat need to be submitted to help in the review of the plat and site plan (Item 12)
- Storm Drainage Development fees due: 1.527 acres x \$1,242.00 = **\$1,896.53** (Item 14)
- See outside agency comments from Xcel Energy.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- 1B. Comments were received from outside referral agencies (Xcel Energy). (Please see the attached pdfs at the end of this letter).

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

##### *Cover Sheet*

- 2A. Add required Site Plan Notes.
- 2B. Provide a Letter of Authorization from the owner.
- 2C. Please provide an Avigation Easement.
- 2D. Please add fence to the Site Plan
- 2E. Please separate the existing Economy SP from your SP. Reviewers are commenting on the other SP. It should not be editable when uploaded in the resubmittal as an exhibit.

#### **3. Zoning and Subdivision Use Comments**

##### *Site Plan*

- 3A. Please add abutting zone districts to Site Plan sheet 13.

#### **4. Streets and Pedestrian Comments**

- 4.A. No Comments

#### **5. Urban Design Comments**

- 5A. Please include fence material in the fence detail. Chain link fencing is not permitted.
- 5B. Show on-site vehicular circulation with arrows.

#### **6. Signage & Lighting Comments**

- 6A. Lighting locations should be shown on the overall site plan sheets as well.
- 6B. Please show any proposed signage in your site plan. Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signage on the plans and indicate the location of wall-mounted signs on the building elevations with a dashed line only.

**7. Landscaping Issues** (Bill Tesauro / 954-868-0636 / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in bright teal)

- 7A. Please replace all missing and/or dead landscaping per approved landscape plans and plant list.
- 7B. Please provide the lines as a traditional property line type 1e. a long dash and two short dashes.
- 7C. Please provide the water zones (water usage) on the chart for each plant species listed.
- 7D. Please clarify if this is a proposed concrete area, as it is not indicated on any other plans. If so, please label it and if not please provide the type of material proposed in it.
- 7E. Please indicate and label the clear sight triangles per code.
- 7F. Please dimension and label all proposed or existing utility easements on the landscape plans.
- 7G. Please indicate and label all the proposed stop signs on the landscape plans and be sure to provide the required separation from the required trees.
- 7H. Please indicate and label the proposed light and be sure to allow acceptable separation from it.
- 7I. Please label and dimension all the landscape buffers on the landscape plans.
- 7J. Please provide the required curbside landscaping and correct the chart.
- 7K. Please change the 0 and \* to 7 trees on the provided. NOTE: The curbside landscaping (trees and shrubs) must be provided on the plans and chart under curbside landscaping.
- 7L. Please provide a water use table for the site.
- 7M. Please provide the type and percentages.
- 7N. Please label the existing electrical equipment on the landscape plans.
- 7O. Please clarify the type and color of the proposed mulch.
- 7P. Please change "attached" to "detached" in the table.
- 7Q. Please provide the extension of the sidewalk from the north - as well as the required curbside landscaping. Update the landscaping table accordingly.
- 7R. Please provide a column for width required and width provided.
- 7S. Please provide the required landscaping screening from the road.
- 7T. Please break this down to north, south, east and west etc.
- 7U. Please clarify if a fence is proposed to match the the one on the existing property?
- 7V. Please provide curbside landscaping along the road, per code and concur with existing landscaping along the adjacent parcel.
- 7W. Please be advised that the extension of the detached sidewalk from the north is required in addition to the required curbside landscaping. As such, there will be no overlap of requirements. As such, please update the tables, notes and indicate the required sidewalk, trees and shrubs on the plans. SEE ABOVE.
- 7X. Please add a note. "Not for Construction".
- 7Y. Please provide the required notes that are in the landscape manual, the note for the proposed mulch treatments and remove all others.
- 7Z. Please add a note. "Not for Construction".

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****8. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 8A. These appear to be civil plan notes. Please remove these notes from the site plan amendment unless a different department requires them. Note 17 may remain and can be moved under the City of Aurora Site Plan notes.
- 8B. Label the curb return radii.
- 8C. Curb ramps are required on both sides of the access.
- 8D. A detached sidewalk is required along the ROW along the frontage of the property.
- 8E. Public streetlights are required along the frontage of Jackson Gap if they have not already been provided.
- 8F. For Jackson Gap, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:- Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations.

**PLAT**

- 8G. The fire lane easement should be represented on the plat.

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

## 9A. Traffic Letter comments:

Trip Generation comment does not correlate to the tabulated results. Provide documentation/justification for 1.25 rate for trip generation presented.

Jackson Gap ADTs don't match Northern Site TIS values which in turn didn't match Porteos PA-9c TIS values.

Site Plan comments: show STOP signs for access and internal access connection from the north site. Commented on gate location needing to be 35' from flowline if added.

## 9B. STOP signs needed.

## 9C. If a gate is proposed, must be set back 35' min from the Jackson Gap roadway flow-line.

## 9D. Illustrate intersection pavement markings.

**10. Fire / Life Safety** (Gail Pough/ 303-618-4077 / [gpough@auroragov.org](mailto:gpough@auroragov.org) / Comments in blue)

10A. Is this going to be a fire lane easement? If so, please adjust the turning radius to 29 ft. inside and 52 ft. outside.

10B. Label the type of gating system being installed on the site plan using one of the following examples: 30' Automatic Sliding gate with approved Siren Operated System, Knox Key Switch, and Manual Release.

10C. PLEASE ADD THESE GATING SYSTEM NOTES: 1) The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Department. For assistance, please call 303-739-7420 and ask for a Life Safety Plans Examiner. 2) An encroachment into or over a fire lane easement will require the developer to obtain a license agreement through the Real Property Division of the Public Works Department please call 303-739-7300.

10D. Please remove duplicate Notes 4 and 5. These are already located in the City of Aurora Standard General Notes.

10E. Please show and delineate fire lane signs within the parking lot.

10F. Are these parking stalls? If so, ensure these stalls do not encroach into the fire lane easement.

10G. A separate building permit is required for the fence installation. A permit must be obtained by a City of Aurora license contractor.

10H. Re-label the gate system by using the following example:

30' Automatic Sliding gate with approved Siren Operated System, Knox Key Switch and Manual Release.

10I. Show fire lane sign locations per requirements on Sheet 13.

**PLAT**

10J. Please show the fire lane easement.

**11. Aurora Water** (Chong Woo/ 303-739-7249 / [cwoo@auroragov.org](mailto:cwoo@auroragov.org) / Comments in red)

11A. This Site Plan will not be approved until the Preliminary Drainage Letter has been approved.

11B. This Site Plan will not be approved until the Preliminary Drainage Letter has been approved. Advisory Note: The additional storm sewer infrastructure may require modification to the existing pond and new pond certification.

11C. Provide Drainage Easement for storm sewer and inlets.

11D. Add the following note: All storm sewer infrastructure shall be designed to convey the 2-year and 100-year storm events. Storm sewer infrastructure shall be Private and maintained by the Property Owner.

11E. Project will require a storm water management plan and erosion control drawings at the Civil Plan process.

11F. Storm sewer manholes shall conform to the Aurora Water standards and specifications.

11G. CDOT standards can be by reference only.

**PLAT**

11H. Provide Drainage Easement for new Storm Sewer Infrastructure.



**12. Real Property** (Maurice Brooks / 303-739-7294/ [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Andy Niquette/ 303-739-7325/ [aniquett@auroragov.org](mailto:aniquett@auroragov.org) Comments in magenta)

12A. The separate documents shown on the first page of the plat need to be submitted to help in the review of the plat and site plan. Add the needed text shown thereon and replace the missing text. The Site Plan shows a Fire Lane easement that needs to be dedicated; it may be dedicated on the proposed Plat if you wish. Otherwise, the easement should be dedicated by a separate document; submit the documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the dedication process. Just make sure the easement is designed in a configuration that is in conjunction with the standards set about by our Fire/Life Safety Department. The drive access in the NW corner is not in an easement; does it need to be in an easement? There is a fence that this drive crosses that will need to have a gate added. Add the boundary bearings, distances, and curve data on the site plan. Label the existing and proposed subdivision information as shown.

**Plat**

12B. Send in the Title Commitment to confirm this info.

12C. Update this within 30 calendar days of the plat recording date

12D. Contact your Case Manager to see if the Avigation Easement is to be added to the plat notes.

12E. Add the fence note from the checklist.

12F. Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date.

12G. Send in the closure sheet for the description.

12H. Send in the State Monument Records for the aliquot corners used in the plat.

12I. Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

**13. City Forester** (Jaque Chomiak/ 303-739-7178/ [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

13A. Approved. No comments.

**14.Revenue** (Diana Porter/ 303-739-7395/ [dsporter@auroragov.org](mailto:dsporter@auroragov.org)

14A. Storm Drainage Development fees due 1.527 acres x \$1,242.00 = \$1,896.53

Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
[Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)

May 5, 2023

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Rachid Rabbaa

**Re: Economy Rental Parking Expansion, Case # DA-2113-01**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the site plan amendment and plat for **Economy Rental Parking Expansion**. For this *commercial/industrial/retail* lots, PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Jackson Gap Way. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
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