

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



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January 19, 2021

Charlie Alexander
Alexander Capital Real Estate LLC
2003 Crestridge Drive
Greenwood Village, CO 80121

Re: Initial Submission Review - Precision Buildings Systems – Site Plan and Plat
Application Number: DA-1793-12
Case Number: 2020-6065-00; 2020-3064-00

Dear Ms. Hall:

Thank you for your initial submission, which we started to process on Monday, December 21, 2020. 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 and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, February 9, 2021. There are outstanding fees of \$23,754.00 that must be paid before your next submission is accepted.

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.

Feel free to contact me if you have any questions or concerns. I can be reached at, 303.739.7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Brian Muller – Ware Malcomb 900 S Broadway, Ste#320, Denver CO 80209
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\SDA\1793-12rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- **You have fees that must be paid in the amount of \$23,754.00 before your next submission**
- See the various comments from Planning (items 1 and 2)
- See comments from Addressing (item 3)
- See Landscape comments (item 4)
- See comments from Public Works/Engineering (item 5)
- Contact Traffic Engineering directly for comments (item 6)
- See comments from Real Property for the Site Plan and Plat (item 7)
- See comments from Aurora Water (item 8)
- See comments from Life Safety for the Site Plan and Plat (item 9)
- See comments from Xcel Energy and Mile High Flood District (item 11)
- See comments from ADCO (item 13)
- Please respond to each comment in your response letter and adjust the Site Plan as needed.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Stephen Rodriguez srodrigu@auroragov.org / 303-739-7186 / PDF comment color is teal.

1. Community Comments

1A. No comments were received from surrounding neighborhoods. Comments were received from outside referral agencies, Xcel Energy and Adams County and are included in this letter. Please respond to their specific comments in your Comment Response Letter.

2. Completeness and Clarity of the Application

2A. Clearly show and label the proposed outdoor storage area on the site plan.

2B. Clarify the fence type on the site plan. Chain link fencing is not permitted to screen outdoor storage.

2C. Dock Doors - Loading doors and operations should occur within the interior of the site and not be visible from a public right-of way. Your elevations show loading doors on the east and west that will be somewhat visible from 32nd Avenue and require mitigation in the form of screening. In your resubmission, please identify how the dock door visibility will be mitigated/screened.

2D. Building Elevations - Varied parapet height is required. One change in setback or height of at least 3 feet along each 60 linear feet is required. Please modify the elevations where needed.

3. Addressing comments: Phil Turner / pturner@auroragov.org

3A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org



4. Landscape Comments Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

Site Plan:

Sheet 8 of 19 Landscape Notes

- Update the landscape tables where indicated.

Sheet 9 of 19 Landscape Plan

- Remove the street trees as this is being addressed by the Infrastructure Site Plan currently in for review. Please add the following note: The curbside landscape for E. 32nd Place is part of the Transport Colorado Preliminary Plat/Infrastructure Site Plan, DA #1793-06
- There are two shrubs that are proposed as screening of the parking lot and they will not achieve the minimum 3'-4' height at maturity to screen the parking area.
- The new zoning ordinance does not permit more than 40% of the plant total per island to be ornamental grasses.
- Dimension and label the street frontage buffer
- The building perimeter landscaping is being met along the northern building face. However, given the 9.5 wide planting area, why aren't any columnar trees being considered?
- Label the concrete seat wall.
- All outdoor storage areas are required to be screened. Chain link fencing is not permitted to screen/surround outdoor storage.
- Screening is to be accomplished with fencing, walls, berms or any combination of these options with landscaping. Landscaping shall consist of evergreen trees and shrubs. One tree and 10 shrubs per 40 linear feet. Refer to Section 146-4.7.8 B. 2.

Sheet 10 of 19 Landscape Plan

- Remove the street trees as this is being addressed by the Infrastructure Site Plan currently in for review. Please add the following note: The curbside landscape for E. 32nd Place is part of the Transport Colorado Preliminary Plat/Infrastructure Site Plan, DA #1793-06.
- Dimension and label the street frontage buffer.
- Make the identified parking lot islands larger to accommodate the required landscaping. There are 232 parking spaces and only 200 are required. Two trees are required for the larger islands and 12 shrubs. One tree and six shrubs for the smaller island.
- Label concrete screen wall.
- The Site Plan calls amenity area out as a patio. Will there be tree grates or is this pea gravel or?
- All outdoor storage areas are required to be screened. Chain link fencing is not permitted to screen/surround outdoor storage.
- Screening is to be accomplished with fencing. Walls, berms or any combination of these options with landscaping. Landscaping shall consist of evergreen trees and shrubs. One tree and 10 shrubs per 40 linear feet. Refer to section 146-4.7.8. B.2.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering

Reviewed by: Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

5A. Cover sheet – The site plan will not be approved public works until the preliminary drainage letter/report is approved.

5B. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

5C. Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.



5D. Sheet 2 - Add a note that the adjacent public improvements, including the pond certification, must be completed and accepted prior to the issuance of a Certificate of Occupancy.

5E. Sheet 4 - Label slopes. Min 0.5% slope for concrete pavement, 1% for asphalt pavement, 2% for all non-paved areas. Typical.

5F. Maximum 2 % slope in any direction at handicap parking spaces.

5G. Sheet 5 - Label slopes. Min 0.5% slope for concrete pavement, 1% for asphalt pavement, 2% for all non-paved areas. Typical.

6. Traffic Engineering

Reviewed by: Kyle Morris / kdmorris@auroragov.org / 720.587.2668

6A. Contact the reviewer directly for comments. No comments have been received to date.

7. Real Property

Andy Niquette and Maurice Brooks aniquette@auroragov.org / 303-739-7294 Comments in magenta.

7A. See the red line comments on the plat and site plan. There is a new proposed fence/gate show that encroaches into a couple of easements. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

8. Aurora Water

Casey Ballard / / (303) 739-7382) Comments in red.

8A. Sheet 6 - These lines are not existing. They should be marked as by the district or similar and reference the plan name.

8B. License agreements are required where private utilities or private feature such as gates cross public utility easements.

8C. Are there floor drains that are being directed to this sand/oil separator?

8D. Are these water tanks connected to the buildings fire suppression system or directly to the water loop around the building?

8E. Advisory Comment: A fixture unit table is required with the civil plans submittal. This is used to determine water meter sized. Non-Residential water connections 2-inches and larger require a domestic service allocation agreement to determine connection fee.

8F. **Revenue** - Aurora Water/TAPS DA-1793-10 contact Diana dsporter@auroragov.org

Storm Drainage Development fees due: 40 acres x \$1,242.00 = \$49,680.00

9. Life Safety

9A. Fire Life Safety (Mark Apodaca / 303.739. / mapodaca@auroragov.org) See blue comments

Site Plan Comments:

1. Sheet 1 of 19 / Cover

- See comment to add note.

2. Sheet 2 of 19 / Site

- See comments to replace text.
- See multiple fire lane comments.
- See gate and fence comments.

3. Sheet 3 of 19 / Site

- Please indicate the intended storage configurations on-site.
- See fire lane realignment.

4. Sheet 6 of 19 / Utility

- See new fire hydrant locations.
- Provide fire lane signs thought fire lane easement.
- Relabel fire service line.
- Provide a cross hatched path from the riser room to the fire lane. 3'



- Please indicate if the water tanks will be used for firefighting purposes.
- Provide a label and delineation for the walls or fencing around the generator.
- 5. Sheet 7 of 19 / Utility
 - See new fire hydrant locations.
- 6. Sheets 9 & 10 / Landscaping
 - Please provide a label for gates.
- 7. Sheet 14 of 19 / Elevations
 - See comments for FDC & Knox box.
- 8. Sheet 16 of 19 / Details
 - Provide gate details.
- 9. Sheet 17 of 19 / Photometric
 - See comment for fire lane.
 - See comment for accessible route.

Plat Comments:

10. Plat Sheet 3 of 3 / Plat

See comment for fire lane turning radii.

10. Parks and Recreation (PROS) Curt Bish / cbish@auroragov.org / 303-739-7131

10A. No comments.

11. Xcel Energy / Donna George / donna.l.george@xcelenergy.com / 303-571-3306

11A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for the above captioned project. As always, thank you for the opportunity to take part in the review process. To ensure that adequate utility easements are available within this development, PSCo requests minimum 10-foot wide utility easements dedicated on private property abutting all public streets and around the perimeter of Lot 1.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via 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 may need to be acquired by separate document for new facilities.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

12. Mile High Flood District (MHFD) / Teresa Patterson / 303-455-6277

12A. No comments received to date.

13 Adams County

13A. Thank you for including the Adams County Community and Economic Development Department in the review for Precision Buildings Systems at Transport. Adams County has reviewed all the attached documents and while the County is not in opposition to the subject request, we would like to provide the following response to comments:

1. This type of structure and land use is in line with the Industry Hub and Mixed-Use Industrial future land use recommendations set forth in the Colorado Air and Space Port Sub Area Plan, which is currently in the draft phase.
2. Due to the proximity of the Colorado Air and Space Ports north/south runway, all onsite lighting, building height, and landscaping should meet FAA requirements and receive FAA approval.
3. Has the applicant been in contact with Colorado Air and Space Port to discuss the location of the water quality pond? While this provides a nice buffer between the runway and structure, there may be a concern for any standing water that has the potential to attract birds or other wildlife that could disrupt flights in and out of the north/south runway.



4. The County would like to see any outdoor storage kept to a minimum and properly screened.
5. Traffic Impact Study – The traffic impact study submitted with the proposed transload facility indicates that this development will have impacts to East Colfax Avenue, I-70 the I-70/Manilla Rd and interchange. The traffic impact study and all proposed improvements plans should be submitted to the Colorado Department of Transportation for review and approval.
6. The traffic impact study submitted with the proposed transload facility recommends roadway improvement that could potentially extend into Adams County’s jurisdiction. All proposed roadway improvements within the County’s jurisdiction are required to be reviewed, approved and permitted by Adams County.

Please do not hesitate to reach out to Adams County with any questions or concerns.

Nick Eagleson, Senior Strategic Planner
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