



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

AuroraGov.org

11/14/2024

Devon Jackson
RS & H
102 E Moreno Ave
Colorado Springs, CO 80903

Re: Initial Submission Review: Aurora Fire Station No. 9 Rebuild – Site Plan & Conditional Use
Application Number: DA-2387-00
Case Numbers: 2024-6029-00; 2024-6029-01

Dear Devon Jackson:

Thank you for your third submission, which we started to process on October 24, 2024. 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.

With the majority of departmental comments addressed, this application is cleared to enter technical review. You may proceed to submittal civil plans for review through the Engineering Department. Please continue to resubmit to address the few outstanding comments each department has.

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 303-739-7468 or Jschirem@auroragov.org.

Sincerely,

James Schireman, Planner I
City of Aurora Planning Department

cc: Elly Watson
15151 E Alameda Pkwy, Aurora, CO, 80012
Lorianne Thennes, ODA

Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2300-2399\2387-00rev3



Third Submittal

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- On the site plan, adjustments 1 and 2 can be combined on the cover sheet as they are requesting relief from the same section of code.
- Please add the required grading notes to sheet 4, per Aurora Engineering.
- Please contact Becky Lamphear with our Forestry Department to develop an approach for tree mitigation on site.

PLANNING DEPARTMENT COMMENTS

- Three (3) adjacent property owners were notified of this application, and none provided comment regarding the proposed use and design. Thirteen (13) registered homeowners associations (HOAs) were required to be notified of the application.
- Two (2) outside agencies, Arapahoe County and Xcel Energy were referred to this application. Neither agency had any comments.

1. Site Plan Organization and Clarity

1A. No further comments at this time.

2. Request for Adjustment Comments

2A. While it was helpful to break down each instance of the need for adjustment in the letter, I agree with Kelly that adjustments 1 and 2 can be combined on the cover sheet as they are requesting relief from the same section of code. Please clarify the reasoning it applied to the western and southern property lines.

3. Conditional Use Comments

3A. No further comments at this time.

4. Architectural and Urban Design Comments

4A. No further comments at this time.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Adjustment Letter

5A. If the same code requirement is deficient in two locations, it is still just "one" adjustment. There should only be two adjustments listed on the cover sheet. Combine Adjustments one and two.

Sheet 7

5B. Indicate on the landscape plan where the flagpole is being installed.

5C. The details #2 and #3 provided on sheet 15 are of the proposed fence. One detail includes a barrier screen as part of the fence. Will there be a screen attached to the fence along its entire length or only on a specific portion? If so, is it transparent or will it prevent visibility into the site? Landscaping for buffers is supposed to be located along the exterior side of a fence or wall so that the adjoining lot is not viewing a blank wall. If the vegetation is visible through the fence this is acceptable. If not, and the plant material will be hidden by the barrier screen, an adjustment should be requested.

Sheet 10

5D. Update the tables per the comments provided.



6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

6A. No further comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Farhad Sawari / 303-739-7306 / fsarwari@auroragov.org / Comments in green)

Sheet 4

- 7A. Please add the grading listed on the redlines.
- 7B. The utility and fire lane corridors need to be dedicated by separate document.
- 7C. The sidewalk corridor needs to be dedicated by a separate document.
- 7D. The site seemed to previously call out the catch and gutter as existing. Please clarify if this is being replaced or is still existing.

8. Traffic Engineering (Jason Igo / 303.739.1792 / jigo@auroragov.org / Comments in orange)

8A. No further comments at this time.

9. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Sheet 12

9A. Please show the location on the Elevation Sheet per the Utility Plan Sheet #5.

Sheet 14

9B. Include the FDC and Riser Room signage on the Elevation Sheet.

10. Aurora Water (Ashley Ducan / 720-859-4319 / aduncan@auroragov.org / Comments in red)

10A. No further comments at this time.

11. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

11A. Aurora Forestry does not allow tree equivalents for mitigation. Please identify 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.

12. Land Development Services (Roger Nelson / 303-587-2657 / ronelson@auroragov.org / Comments in magenta)

12A. No further comments at this time.

OTHER AGENCY COMMENTS

13. Arapahoe County Planning

13A. No new comments.

14. Arapahoe County Public Works

14A. No new comments.

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

15A. No new comments.