

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



AuroraGov.org

January 13, 2024

Solomon Alter
Terra Partners LLC
303 S Broadway 200-300
Denver, CO 80209

Re: Initial Submission Review: E-470 Self Storage at Pioneer Business Park– Site Plan
Application Number: DA-1810-05
Case Number: 2024-6051-00

Dear Solomon Alter:

Thank you for your initial submission, which we started to review on December 19, 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.

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 January 27, 2025, to maintain your estimated Planning Commission hearing date.

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.

Your estimated Planning Commission date will be tentatively scheduled based on your next submission. Please remember that all abutter notices for hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7220 or bbravene@auroragov.org.

Sincerely,

Ben Bravenec, Planner I
City of Aurora Planning Department

cc: Keith Moore, Kem-Architecture+Planning
Justin Andrews, ODA
Filed: K:\\$DA\1810-05rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minimum off-street parking requirement is not met.
- Curbside landscapes shall provide no less than one shrub per 40 square feet of curbside landscape area. Ornamental grasses may be installed but may not account for more than 40 percent of the total shrub count provided as shrub equivalents.
- Dead-end water lines supplying fire hydrants must maintain a minimum available residual pressure of 20 psi. No more than 1 fire hydrant is allowed off of a dead-end water line extension.
- Landscaping is only allowed in the outer 25' of the MUE, pending locations of existing and proposed utilities. Please connect with E-470 on what they will allow.

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. Two comment letters were received from Xcel Energy and E-470 Authority. Both letters are attached at the end of the comment letter.

2. Completeness and Clarity of the Application

Sheet 01

- 2A. Include DA-1810-05
- 2B. Include Site Plan Notes, City Signature Block and Data Block.
- 2C. Use linework instead of photo on vicinity map.
- 2D. Remove Autocad text and layers.
- 2E. Please clarify the timing of the construction of Sicily, per the PIP, the ISP of Sicily shall be constructed prior to this site.

Sheet 02

- 2F. Label the current AD and adjacent APZ zone district boundaries on the site plan.
- 2G. Move the Data Block to the cover sheet
- 2H. Minimum parking is not met.
- 2I. Include what scale this on each sheet.

3. Streets and Pedestrian Comments

Sheets 02

- 3A. Show patio furniture. The space should be at least 350 sf and include outdoor furniture and landscaping. Please include details of the furniture.

4. Parking Comments

Sheet 02

- 4A. Minimum off-street parking requirement is not met.

Sheet 05

- 4B. Is there a hallway within building E and F? Where are cars supposed to stop or park if the people get out and go into the hallway?

5. Signage & Lighting Comments

Sheets 05

- 5A. Show monument sign detail, please refer to Pioneer Business Park Master Plan for the design standards.
- 5B. Please make sure the photometric covers 10' the property line. Clarify if all of the parking is lit.



6. Urban Design and architecture comments.

Sheets 05

- 6A. Per the Pre-app notes, Architecture needs to follow the Pioneer business park master plan. The permitted materials listed for industrial are: Masonry block, stone, brick, and/or stucco, not metal panels.
- 6B. Please follow standards found in Table 146-4.8-3, Section 146-4.8.7. and Section 146-4.8.10.

7.Landscaping Issues (Tammy Cook / tdcook@auroragov.org / Comments in bright teal)

Sheet 01

- 6A. Please only use single numbers for the sheet numbering. 1, 2, 3, etc. Use only single sheet numbers, i.e. 1.

Sheet 03

- 6B. Include a detail of the gate. Indicate here the intended height of the fence.

Sheet 08

- 6C. Omit Contractor Notes as the city does not review construction documents. Only include the City of Aurora Notes.
- 6D. Turn the plant labels off on the Overall Landscape Plan.
- 6E. For the Hydrozone Table: provide a column that delineates the percentage of the overall site for each water conserving area.
- 6F. For the UDO Code Requirements: Update this table to include the requirements for the curbside landscaping.
- 6G. Curbside landscapes shall provide no less than one shrub per 40 square feet of curbside landscape area. Ornamental grasses may be installed but may not account for more than 40 percent of the total shrub count provided as shrub equivalents.
- 6H. This should be labeled Street Frontage Buffers.
- 6I. Clarify the buffer on Sheet 8. There are only two buffers required. One along S. Sicily Circle and one adjacent to E-470.
- 6J. Building perimeter landscaping would only be applicable to the building adjacent to E470 and the building backing to S. Sicily Circle. The buffer plantings being provided may be used to satisfy the building perimeter landscaping if within 20' of the buildings.
- 6K. In the Plant Schedule: These must also be 2" caliper.
- 6L. Note that if any ornamental grasses are shown in the curbside landscape area, they are limited to no more than 40% of the total shrub count and they must be 5 gallon.

Sheet 09

- 6M. In accordance with the Letter of Introduction, two different fence types are being proposed. Please indicate those as two different line types on the landscape plan and include them in the legend.
- 6N. Label and dimension all proposed and existing easements on the plans.
- 6O. Include a Legend for the Hatch Patterns, the utilities, fence, property line and vegetation symbology on this sheet.
- 6P. Label the retaining wall, height and include spot grades.
- 6Q. Label gate and provide reference to detail.
- 6R. The fence line type style is difficult to read. Please increase the scale or change the line type style so that it is more visible.
- 6S. Note that if a stop sign is located here, the first tree cannot be within 50' in advance of the stop sign.
- 6T. The curbside area is only 7.5' wide and should comply with Section 146-4.7.5.C Curbside landscaping. This requires the installation of shrubs.
- 6U. Label South Sicily Circle on this sheet.
- 6V. The graphic scale is not measuring correctly.
- 6W. Matchline to what? You need to include the sheet numbers for this sheet and the sheet it is matching to.
- 6X. Provide documentation from the E-470 Authority that the 25' wide Special Landscape Buffer is permitted within their easement. This was provided as a review comment in the pre-application review letter. The buffer is measured from the inside edge of the easement IF allowed within the easement. Otherwise, the 25' is measured from the edge of the easement westerly internal to the applicants site.



Sheet 10

- 6Y. Curbside landscapes shall provide no less than one shrub per 40 square feet of curbside landscape area. Ornamental grasses may be installed but may not account for more than 40 percent of the total shrub count provided as shrub equivalents.
- 6Z. Note that if a stop sign is located here, the first tree cannot be within 50' in advance of the stop sign.
- 6AA. Show and label the monument sign.
- 6BB. What is the LB?
- 6CC. Label gate and provide reference to detail.
- 6DD. Correct the viewport where these keys are being cut off.

Sheet 11

- 6EE. Omit Contractor Notes as the city does not review construction documents. Only include the City of Aurora Notes.

8. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

- 8A. 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)
- 8B. 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: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Sara Siggue / 303.960.1349 / ssiggue@auroragov.org / Comments in green)

Sheet 1

- 9A. Remove copyright notes restricting reproduction of the approved plans and reports. (2.03.5.10 of the 2023 COA Roadway Manual) (TYP)
- 9B. Please include the required site plan notes.

Sheet 2

- 9C. Label/dimension all existing and proposed easements.
- 9D. Please add the following note:
"Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 9E. Label the curb return radii, as typical.
- 9F. Label property lines.
- 9G. Label the roadway classification.
- 9H. Label/dimension the existing and proposed sidewalks.
- 9I. Please provide the RSN of this project.
- 9J. Provide a legend along with the necessary list of items.

Sheet 06

- 9K. Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."
- 9L. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative



method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."

- 9M. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- 9N. Please add the following note:
"Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 9O. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."
- 9P. Advisory: Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans.
- 9Q. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."
- 9R. Remove all point elevations. (TYP)
- 9S. Provide the max height or height range for the proposed retaining wall.
Any retaining walls over 30" require railing.
- 9T. Define the pavement material type.
- 9U. If grades are within a fire lane easement, please ensure they do not exceed 4%.

Sheet 13

- 9V. Remove copyright notes restricting reproduction of the approved plans and reports. (2.03.5.10 of the 2023 COA Roadway Manual)
- 9W. Public streets shall have public streetlights in conformance with COA standards.
For each street, 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 calculationsThis information (if its not already shown) can be added to the street sections provided if desired.

10. Traffic Engineering (Dean Kaiser / 303.739.7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Impact Study Comments

- 10A. Approved

Site Plan Comments

- 10B. Site plan comments include needing STOP signs at both accesses to Sicily Circle, need appropriate intersection sight distance triangles at both access points on landscaping plans, need sight distance triangle note for landscaping plan.

11. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 1

- 10A. See needed site notes.

Sheet 02

- 10B. See signage details.
- 10C. See comments to update site data block.
- 10D. See comments for gating.
- 10E. See notes to turn fire hydrants.
- 10F. See comments for auto turn template.
- 10G. Please dedicate fire lane easements through site.
- 10H. Provide and show accessible sign.
- 10I. Show the gate columns and locations of card readers.



10J. Show fire lane signs and locations.

Sheet 03

10K. Provide gating details.

Sheet 04

10L. Show Knox box and label.

Sheet 06

10M. Show the fire lane easements.

10N. Label the gating system.

10O. Provide spot elevations for the accessible parking and isle. 2% max in all directions.

10P. Show the accessible route. Show slope percentages.

10Q. Maximum cross slope in a fire lane is 4%.

Sheet 07

10R. Show the fire lane easements,

10S. See new fire hydrant locations.

10T. Provide a looped water supply.

10U. Add bollard to the new fire hydrants.

10V. It appears that buildings I and C are connected, please clarify.

10W. See note to turn the hydrants.

Sheet 08

10X. See comment to add notes.

10Y. Show the fire lane on all landscaping.

Sheet 10

10Z. Show the fire lane on all landscaping.

10AA. Label the fire hydrants.

10BB. See note to turn the hydrants.

10CC. Label hydrant, to be removed.

Sheet 13

10DD. Show accessible route with a heavy dashed line.

10EE. Show the fire lane easements. Typical

10FF. Show the accessible route from office main entry to accessible parking to public way.

12. Forestry (Becky Lamphear / 303.739.7177 / rlamphea@auroragov.org)

12A. Approved

13. Parks (Adison Petti / apetti@auroragov.org)

12A. Approved

14. Land Development (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments

- 14A. All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- 14B. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane
- 14C. All needed easements are to be dedicated by separate documents. Start the process by sending the documents into: dedicationproperty@auroragov.org
- 14D. Show and label all needed easements hereon. (Typ.) See Pages 002, C1, C2, L1.2, L1.3



15. Easements (Grace Gray)

- 14A. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasement@auroragov.org.

16. Utilities (Ashley Duncan / 720.859.4319 / aduncan@xauroragov.com)

Sheet 01

- 16A. The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved

Sheet 07

- 16B. Remove the type of pipe for the water lines, this will be determined at civil plan level.
16C. A water easement will be required around all the public water lines
16D. Remove size of the water service line. This will be determined at civil plans.
16E. There will need to be 10' horizontal clearance from sanitary service line and water service line.
16F. Dead-end water lines supplying fire hydrants must maintain a minimum available residual pressure of 20 psi. No more than 1 fire hydrant is allowed off of a dead-end water line extension.
16G. The meter needs to be in a landscaped area and must have an easement around it.
16H. If this storm is public it will need an easement around it.
16I. Advisory note for when meter placement is moved:
Shrubs need to be 3' away from meters, trees need to be 5' away from meters, and no trees can be within utility easements.

17. E-470 Authority Comments:

E-470 Public Highway Authority has the following comments:

- 16A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
16B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
16C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>.
16D. E-470 will be widened to 4 lanes in each direction in the future.
16E. The existing 10' wide concrete trail will need to be protected in place.
16F. No structures are allowed in the MUE.
16G. Developed flows from the site will need to be treated and discharged at or below historic rates.
16H. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.
16I. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
16J. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
16K. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
16L. Landscaping is only allowed in the outer 25' of the MUE, pending locations of existing and proposed utilities.
16M. Any fencing disturbed will need to be reset meeting E-470 specifications.
16N. A comment/response document would be helpful to track the revisions to each submittal.
16O. Additional comments will be issued as design progresses.



18. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 18A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **E-470 Self Storage at Pioneer Business Park**. The property owner/developer/contractor must complete the application process for any new natural gas and/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.
- 18B. If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.
- 18C. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.