

November 5, 2019

Elizabeth Fuselier  
City of Aurora  
Planning Department  
15151 E. Alameda Parkway  
Aurora, Colorado 80012

## **Ryder – Porteos Subdivision, Filing no. 4. – Response to comments**

### *1. Zoning and Land Use Issues*

*1A. The proposal is in Planning Area 9D (Mixed-Commercial) of the Porteos Framework Development Plan. This project falls within the Airport District zone in the new Unified Development Ordinance. The Airport district is intended to take advantage of the nearby regional and national transportation hubs and infrastructure, to expand employment opportunities created by the strategic location of these lands near the airports operating in or near Aurora, and to ensure that development is located and designed to be consistent with the continued efficient operation of those airports. Industry hubs and a variety of commercial, light manufacturing (e.g., assembly and technology centers), distribution uses (e.g., freight forwarders, warehousing/distribution), and research and development campuses are anticipated to be developed in this classification. Development is encouraged that will take advantage of the multi-modal transportation opportunities in this district. Limited and supporting retail and service uses are also allowed in this district but are not intended to be regional draws or the driving force for economic development.*

**Response: Comment Acknowledged**

*1B. The Porteos FDP lists standards for Commercial uses regarding landscaping, signage, architecture, fencing, lighting, and parking lots. The proposed project must comply with all applicable standards and default to the city standards for any that are not included within the FDP.*

**Response: Comment Acknowledged**

*1C. Please provide an operations plan listing all pertinent functions and details involved with the proposal. Provide the hours of operation, number of employees, number of trucks expected to be on-site, security, how the operation functions, on-site storage, types and number of vehicles expected to be on-site, the purpose of the facility, and explain any ancillary uses (i.e. servicing/maintaining vehicles, car washing and fueling/defueling). Please provide additional information on any above-the-ground fuel storage tanks.*

**Response: Operations plan attached to these responses.**

*1D. Please see the required public improvements required in the approved Public Improvements Plan (PIP).*

**Response: We have added a walk along Jackson Gap. The PIP is being revised to remove 60<sup>th</sup> by the master developer**

## 2. Traffic and Street Layout Issues

*All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards call for detached sidewalks and tree lawns. As indicated within Traffic comments, Traffic Signal Escrow will be required for this project.*

**Response: TIS shows no traffic light required**

## 3. Site Design Issues

### 3A. Building Orientation.

*As shown, the proposed building orientation is acceptable. Buildings should front the street to aid in screening parking areas.*

**Response: Comment Acknowledged**

### 3B. Pedestrian and Vehicular Circulation.

*Accessible routes are required from the right-of-way to each building entrance. Please show the pedestrian route with a heavy dashed line and show truck and car circulation with bold arrows on the Site plan.*

**Response: Accessible routes are shown on the plans**

### 3C. Fencing.

*The Porteos FDP discourages fences and privacy walls within Mixed-Commercial parcels. The FDP identifies specific fence design (patterns), type, and materials for decorative fencing for mixed-commercial uses. No chain link fencing will be permitted per the FDP. Please note opaque fencing will be required to screen any vehicular storage or repair areas.*

**Response: The site will be fenced. It is understood that a license agreement is required**

### 3D. Parking

*On-Site parking is required by Section 1504 of the Zoning Code. Additional information will be needed to calculate parking requirements. Please provide an operations plan (as described above) so the appropriate number of spaces can be calculated. Include provisions for handicap parking in the customer and staff parking area.*

**Response: Parking requirements are shown on the cover sheet**

### 3E. Site Lighting

*Show typical details of lighting on the plan and/or building elevations. Section 146-4.9 governs exterior lighting. For building lighting, lights must be installed so that all light is directed downward and lights may not be mounted above the parapet or eave on a pitched roof. Show typical details of lighting on the plan and/or building elevations. All parking area lighting shall be shielded to minimize spillover on adjacent lots. Please note the light fixtures utilized shall comply with lighting*

*standards defined within the FDP.*

**Response: Photometric plan is included in the set**

#### *4. Transportation Planning*

*For further information on the Planning Departments transportation review please contact: Tom Worker-Braddock / twoker@auroragov.org 303-739-7340*

##### *Street Connectivity (60th Avenue)*

*4A. The Roadway Design and Construction Specifications (2016), page 4-8, specify the need for continuous collector streets within 1-mile lane sections. The Northeast Area Transportation Study Refresh "NEATS Refresh", (2018), page 49, defines a roadway system in this area, and notes that additional collector streets will be defined within individual development site plans, and that it's expected collector streets will align and connect across arterials to distribute traffic and to provide continuity. These collector streets should be spaced approximately ½ mile apart in both the north-south and east-west directions. An east-west collector should be shown to provide the necessary network continuity and resiliency. Please see NEATS Refresh appendix page I-4 for recommended collector cross sections. For further information regarding 60th Avenue please refer to Public Works comments.*

**Response: 60<sup>th</sup> is being removed from the PIP by the Master Developer**

##### *Pedestrian Connectivity*

*4B. Site plans should show required pedestrian facilities along Jackson Gap and connecting to main site building.*

**Response: Walks are shown connecting**

#### *5. Landscape Design Issues*

*For further information, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP. The general landscape comments on your proposal are listed below:*

**Response: Please reference the landscape plans.**

*A. General Landscape Plan Comments. Prepare your landscape plans in accordance with the requirements found in the Porteos Framework Development Plan (FDP), the Fine Point Business Park Offsite Infrastructure CSP#1 and the recently adopted Unified Development Code (UDO). The UDO effective date is September 21, 2019 and can be found online by clicking this link: [New Unified Development Ordinance](#). Staff anticipates that a formal site plan application would not be submitted until after the 21<sup>st</sup> of September and therefore the landscape comments provided herein are based upon the new code regulations and should follow Section 146-4.7 Landscape, Water Conservation, Storm water Management as well as the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.*

## 6. Architectural and Urban Design

### 6A. Design Standards

*The Porteos FDP lists specific Architectural Design Standards for the buildings, covered truck storage, maintenance shop and car wash and refueling canopy in the Mixed-Commercial Planning Area. The buildings must be constructed of durable materials and focus architectural treatments to public street exposures. Illuminate surfaces and elements at levels appropriate to each use and minimize glare to abutting uses. All fixtures shall employ cut-off technology or be shielded to minimize light trespass.*

**Response: Comment Acknowledged**

*Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a general rule, "high quality of design" usually means that architectural details should be continued on all four sides of all buildings open to view.*

**Response: Comment Acknowledged**

### 6B. Screening of Roof Top Mechanicals

*Code section 146-1300 states the requirements to show the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case the screening must be at least as high as the equipment it hides. The following note to be labeled "Roof-Mounted Equipment Screening" must be added to the general notes section of all Site Plans: ([click here for the specific note](#))*

**Response: Screens are shown on the building elevations**

## 7. Signage

*The total allowable square footage of signs is based on a zoning code formula tied to location of the property and building frontage. All ground signs should be at least 10 feet back from the property line and 21 feet back from the flow line. In non-residential areas, ground signs abutting arterial streets may be up to 12 feet high; ground signs abutting other streets and areas are limited to 8 feet in height. Please refer to Article 16 of the Zoning Code for complete regulations. All signage must follow design and sign standards defined within the FDP.*

**Response: Building signage is shown on the elevations**

## 8. Flexibility and Relief Procedures

*Section 146-5.4.4 of the UDO details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If you decide to request any adjustments, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in Section 405 of the Zoning Code. You must also list them on the cover sheet of your Site*

# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
BRANDING | CIVIL ENGINEERING

*Plan or other drawings on which they occur.*

**Response: Comment Acknowledged**

## *9. Mineral Rights Notification Requirements*

*Please fill out the Mineral Rights Affidavit / Severed Mineral Rights Notice and supply this document to your Case Manager at the time of site plan submittal.*

**Response: It is our understanding that this has been provided by the Master Developer**

## *10. New CAD Standards*

*The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standards are required by consultants on development projects before submitting to the City for signature sets and on capital projects funded by the City. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at <http://tinyurl.com/AuroraCAD>.*

**Response: Comment Acknowledged**

Sincerely,

**Ware Malcomb**



Chris Strawn  
Principal



**Project:** Aurora, CO

**Location:** NE Corner of Jackson Gap & 60<sup>th</sup>

**Date:** 08.27.19

To whom it may concern:

Below is a description for our intended use at the above mentioned address.

### Project Description

For the above mentioned location we will be:

Conducting vehicle maintenance on a fleet of full service leased trucks & trailers.

Vehicle Maintenance including but not limited to:

- |  |                 |                                      |
|--|-----------------|--------------------------------------|
| • Routine and scheduled engine maintenance | • Oil pumps     | • Parts cleaning                     |
| • Oil changes                              | • Radiator      | • Minor welding                      |
| • Batteries                                | • Fluid Changes | • Safety Inspections                 |
| • Tires                                    | • Brake Jobs    | • Onsite Parking/Storage of Vehicles |
| • Mufflers                                 | • Belts         |                                      |
| • Fuel pumps                               | • Greasing      |                                      |
|  | • Lubrication   |                                      |

We will be offering washing and fueling services (below ground) for our leased customers as well as used truck sales and rental services for trucks, tractors and trailers.

This facility will operate 24hrs a day and will house a total of 35 employees, consisting of 19 technicians, 2 rental employees, 4 managers, 5 used truck sales employees and 5 leasing employee.