



Planning Division  
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Aurora, Colorado 80012  
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June 26, 2023

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

**Re: Second 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 second submission, which we started to review on June 7, 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 July 18, 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.

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:\\$DA\2113-01rev2.rtf



## *Second Submission Review*

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

- Please see comments from Planning (Item from 1-7)
- Please confirm that there is a 10' utility easement in the landscape buffer. As such, if in it, please label the 10' wide Utility easement. (Item 7)
- The minimum radius for a 23' fire lane radius is 29' (Item 8).
- Traffic control needs to be established at the southern 'common' access due to the nature of the 't' intersection and existing traffic movements and who will have the ROW 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. PDR was rejected and has significant comments. Aurora Water (Item 11)
- Add the needed note on the Plat and see the comments on the Site Plan. (Item 12)
- 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. No Comments

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

##### *Site Plan*

- 3A. No Comments

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

- 4A. No Comments

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

- 5A. No Comments

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

- 6A. No Comments

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

- 7A. Please label the proposed light.
- 7B. Please confirm that there is a 10' utility easement in the landscape buffer. As such, if in it, please label the 10' wide Utility easement.
- 7C. Please move this note with the above note and describe it as the curbside landscaping.
- 7D. Please change the proposed 10 shrubs to 12 shrubs on the chart and add these additional shrubs to chart and the landscape plans.
- 7E. Please add "prior to the issuance of a C.O."
- 7F. Please remove the duplicate water Usage Table. Also, please correct Water Usage Table to total of 100% for all the proposed landscape areas.
- 7G. Please add the required irrigation note from the Standard Landscape notes in the Landscape Reference Manual.



## 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)

#### **Site Plan**

- 8A. The minimum radius for a 23' fire lane radius is 29'.
- 8B. 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."
- 8C. This is a new requirement that was codified as part of the adoption of the 2023 Roadway Manual. Please provide the information listed below as part of the site plan submittal. It is not required to identify the specific light fixture or pole. 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**

- 8D. The minimum radius for a 23' fire lane radius is 29'.

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

- 9A. Traffic Letter comments:  
TIS comments include Aerotropolis Pkwy connector volumes for Jackson Gap Street in 2040 long-term scenario needs to be considered.
- 9B. Only site plan comment is that traffic control needs to be established at the southern 'common' access due to the nature of the 't' intersection and existing traffic movements and who will have the ROW.

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

- 10A. The primary gate is required to be Automatic. Please correct.
- 10B. Please show the proposed location for the card reader. Ensure that the card reader is not encroaching into the fire lane easement.
- 10C. Please show the location of the card reader. Ensure that the card reader is not encroaching into the fire lane easement.
- 10D. The primary gate is required to be Automatic. Please correct.

### **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. PDR was rejected and has significant comments.

### **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)

#### **Site Plan**

- 12A. Add the needed note on the plat and see the comments on the Site Plan.
- 12B. Add a gate in this location.
- 12C. Confirm with Fire/Life Safety Dept. about what they want done with these gates.
- 12D. Label this gate? fence?

#### **Plat**

- 12E. Add the fence note from the checklist.

### **13. PROS (Joseph Odrzywolski / 303-739-7147 / [jodrzywo@auroragov.org](mailto:jodrzywo@auroragov.org) / Comments in mauve)**

- 13A. Approved. No comments.



**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)

June 20, 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 – 2<sup>nd</sup> referral, Case # DA-2113-01**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk still requests that the following language or plat note is placed on the plat for the subdivision for the **Economy Rental Parking Expansion** project:

*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.*

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to the existing facilities natural gas and electric distribution facilities along Jackson Gap Way via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect); and, that additional easements will need to be acquired by separate document for new facilities and the Designer must contact a Right-of-Way and Permits Agent.

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](mailto:Donna.L.George@xcelenergy.com)