



Planning Division  
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[AuroraGov.org](http://AuroraGov.org)

10/8/2024

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 Elly Watson:

Thank you for your second submission, which we started to process on September 13, 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 October 18, 2024. Please note that the redlines for this letter were unfortunately corrupted, but all the comments in the letter have been preserved. I am currently working on recompiling the redlines so you may refer to them for ease of review, but we hope this letter suffices for completing the major edits in the meantime.

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.

The estimated Planning & Zoning Commission hearing date is still anticipated for November 26, 2024. Please remember that all abutter notices for public 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 public 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.

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](mailto: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



## *Second Submittal*

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

- Please prepare a response to the conditional use criterion similar to the letter requesting adjustments that demonstrate how the new fire station will address any potential adverse impacts that could be generated by the use. Please let me know if you need previous examples to help you compose this.
- The secondary facades (east and west) still require more features/architectural treatments to satisfy the requirements in [UDO 146-4.8.7.D](#). The western façade needs to be enhanced as this side is requesting a reduced setback and features a gap in plantings that would buffer it from the adjacent residential.
- Separate easements need to be prepared for the public service lines present on site.
- Landscaping plantings need to be relocated to accommodate for easements.

### **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 this application. While Arapahoe County had no comments, Xcel Energy did provide comments which are included in this letter.

#### **1. Site Plan Organization and Clarity**

##### **Sheet 3**

- 1A. Copy the reduced setback explanation used for the southern property line to show what the setback is being reduced to for the western side property line.
- 1B. For all the details shown on the site plan, please include a detail symbol that refers the reader to the matching detail drawing on sheet 14.

##### **Sheet 14**

- 1C. Please add a note that clarifies that all signage is reviewed and approved by a separate permit.

#### **2. Request for Adjustment Comments**

- 2A. Several adjustments can be consolidated. If the rear setback adjustment resolves the issue regarding the curb and trash enclosure encroaching on the rear yard setback, then only 1 adjustment is needed, although the letter can highlight it solves both problems. If different mitigation measures are used for each of the aspects resolved, please highlight all of the mitigation proposed.
- 2B. The retaining wall proposed on the western property line appears to limit the landscape coverage in this area. In order to mitigate the reduced setback, visualize impacts of the predominantly metal structure, and areas with sparse plantings, planning would require further architectural enhancement for the western elevation especially. Treatment could include but is not limited to: plantings incorporated directly into the retaining wall design, human scale elements such as awning, corner enhancements, or massing additions such as columns or notches to create visual interest.

#### **3. Conditional Use Comments**

- 3A. (Repeat Comment) Please include notes or a meeting summary that addresses any questions that were raised at the neighborhood meeting that occurred and how the applicant intends to address any adverse impacts.
- 3B. (Repeat Comment) Please include a separate document similar to the request for adjustments document prepared that serves as an applicant response to the conditional use criterion found in the section <https://aurora.municipal.codes/UDO/146-5.4.3.A.3>. Some immediate items/potential impacts that the Planning Commissioner might inquire about and could benefit from clarification in the conditional use operations plan and narrative are as follows:
  - What is the typical procedure regarding the use of sirens as engines leave the station? Are



- measures in place to minimize noise while also prioritizing life safety?
- What equipment is in place to ensure vehicles and equipment are adequately cleaned and free of any hazardous pollutants?
- What landscaping and architectural measures were implemented to ensure the new station enhances the neighborhood?
- What is the overall service area for the station, and what are some potential benefits the upgraded station provides to homes in the area served by the station?
- How many staff are stationed at this station during the day and night?
- How many calls on average does the station answer in a day? How about in a week?

#### **4. Architectural and Urban Design Comments**

##### **Sheet 5**

- 4A. (Repeat comment) This secondary facade needs to provide two features/elements in each of the facade character element categories. The facade needs more treatment in the massing and human scale categories. Consider adding awnings, windows, projections, or a landscape wall as approaches to satisfy this section. I would be happy to look at some alternatives you come up with before a formal resubmittal to give you feedback via email.

Because this is a conditional use, and this façade is especially close to adjacent residential, we would require that this façade feature an increased number of features and alternate non-metal materials such as masonry to better integrate it with the surrounding residential buildings. The Planning Commission will want to see this side enhanced.

##### **Sheet 6**

- 4B. (Repeat comment) This secondary facade needs to provide two features/elements in each of the facade character element categories. The facade needs more treatment in the massing and human scale categories. Consider adding awnings, windows, projections, or a landscape wall as approaches to satisfy this section. I would be happy to look at some alternatives you come up with before a formal resubmittal to give you feedback via email.

#### **5. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

##### **Adjustment Letter**

- 5A. Several of the adjustments listed repeat and can be combined. Additional comments have been included in the adjustment letter itself.

##### **Sheet 7**

- 5B. Add the identified line work to the legend on the sheet or label the items individually.  
5C. Dimension and label the street frontage buffer along E. Mexico Avenue.  
5D. Label the building.  
5E. Label what appear to be transformers and condensers etc.  
5F. Adjust the hatch around the gate area.

##### **Sheet 10**

- 5G. Update the landscape tables per the comments provided.  
5H. Adjustment requests for landscaping should be listed on the Landscape Plan and the Cover Sheet of the plan set. List the Section Title and Number.  
5I.



**6. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

6A. Approved, no further comments at this time.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

**Sheet 1**

7A. Sheet 8 is a native seed restoration plan and sheet 9 is a water use plan. Please label these sheets appropriately and readjust the numbering as appropriate.

**Sheet 4**

7B. The retaining wall referenced on this sheet of the site plan should include a detail symbol that references the detail drawing #4 on sheet 15.

7C. Please add the following note: Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.

7D. Please add the following note: "The maximum slope within ROW is 4:1, and the maximum slope for property outside of the ROW is 3:1."

7E. 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."

7F. 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."

7G. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."

7H. 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."

**Sheet 17**

7I. Remove copyright notes restricting the reproduction of the approved plans and reports.  
(**2.03.5.10** of the 2023 COA Roadway Manual)

**8. Traffic Engineering** (Jason Igo / 303.739.1792 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

**Adjustment Letter**

8A. Traffic will not oppose adjustment #3 due to the small amount of vehicular traffic that will be using those parking spaces and only fire trucks will be coming out of the bays. That being said, additional documentation showing concepts of other locations for the parking spaces and why they would not work would help justify this adjustment from typical traffic engineering standards.

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

**Sheet 5**

9A. The fire service line into the building will require a water easement from the street (E Mexico Ave.) to the northwest corner of the building. Provide the easement by dedication.

9B. The 8" water line to the rear of the property is required to be located in a water easement. Please show the easement by dedication and the delineation of the easement on the Utility Plan.

9C. Show the fire access easement by dedication through the parking area to the rear of the station.

9D. Grace Gray indicated the need for recordation numbers for the fire easements and license agreements for the proposed gating system. Please reach out to Grace to confirm and coordinate the need for these



easements and license agreements. Email: [ggray@auroragov.org](mailto:ggray@auroragov.org) Phone: +1 (303) 7397277 x37277

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

**Sheet 1**

- 10A. (Repeat Comment) Advisory comment, the site plan will not be approved until the associated drainage documents have been approved.

**Sheet 5**

- 10B. Please prepare easement by separate document. This site plan will not be approved until easement has been approved by land development services
- 10C. Please prepare easement by separate document. This site plan will not be approved until easement has been approved by land development services
- 10D. Change this segment to two 45-degree bends instead of the tee.
- 10E. Calculations are required to be shown to reflect no less than a 20 psi residual water pressure.
- 10F. This line has to be public, and an easement will be required.
- 10G. Please prepare easement by separate document. This site plan will not be approved until easement has been approved by land development services.

**Sheet 7**

- 10H. Shrubs are required to be 3' away from meter pits and trees are required to be 5' away from meter pits.
- 10I. No trees are allowed in a public utility easement or within 8' of a public utility

**11. Forestry** (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

**Sheet 6**

- 11A. There will be trees impacted by this project. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

There are trees that should be protected located on the neighboring property to the west. Communication with that neighboring property will be required so that they understand tree protection measures, possible tree loss and how their site plan will be made whole so they are still in compliance with it should damage occur. If the trees are damaged during development activities, the entity who damaged them will be required to mitigate their loss or injury. The neighboring property owner should be contacted using registered mail to notify them of your plan to develop and how you plan to protect the tree(s). Forestry will need you to submit this letter with your plan so that we are sure the neighboring property owner has been notified.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 202", but only 57" would be required for planting back onto the site. The mitigation value is \$17,400.00.



| TREE #       | SPECIES        | DIAMETER   | MITIGATION<br>VALUE | COMMENTS                       | MITIGATION<br>INCHES |
|--------------|----------------|------------|---------------------|--------------------------------|----------------------|
| 1            | Aspen          | 3          | \$59.26             |                                | 1                    |
| 2            | Russian Olive  | 11         | \$0.00              | No mit for<br>Russian Olive    | 0                    |
| 3            | Douglas Fir    | 15         | \$1,239.97          |                                | 5                    |
| 4            | ScotchPine     | 6          | \$157.09            |                                | 2                    |
| 5            | ScotchPine     | 23         | \$2,300.26          |                                | 7                    |
| 6            | Aspen          | 11         | \$0.00              | Slated as<br>removal no<br>mit | 0                    |
| 7            | Aspen          | 9          | \$0.00              | Slated as<br>removal no<br>mit | 0                    |
| 8            | Aspen          | 2          | \$0.00              | no mit too<br>small            | 0                    |
| 9            | Ponderosa Pine | 26         | \$3,873.71          |                                | 10                   |
| 10           | Amur Maple     | 9          | \$868.56            |                                | 4                    |
| 11           | Crab Apple     | 17         | \$2,496.08          |                                | 7                    |
| 12           | Honeylocust    | 17         | \$2,147.52          |                                | 7                    |
| 13           | Honeylocust    | 20         | \$740.88            |                                | 2                    |
| 14           | Honeylocust    | 13         | \$1,265.36          |                                | 5                    |
| 15           | Ponderosa Pine | 20         | \$2,292.15          |                                | 8                    |
| <b>Total</b> |                | <b>202</b> | <b>\$17,440.84</b>  |                                | <b>57</b>            |

NOTE: Mitigation values based on the International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

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

12A. Approved, no further comments at this time.

**OTHER AGENCY COMMENTS**

**13. Arapahoe County Planning**

13A. No Comments.

**14. Arapahoe County Public Works**

14A. No Comments.

**15. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) )

15A. Please find the attached letter below from Xcel Energy clarifying that new easements will be required in order to permit the transformer proposed.



**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

September 24, 2024

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: James Schireman

**Re: Aurora Fire Station No. 9 Rebuild – 2<sup>nd</sup> referral, Case # DA-2387-00**

As previously stated, Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use and site plan for **Aurora Fire Station No. 9 Rebuild**. Please be aware PSCo owns and operates existing underground electric distribution facilities along the north and east property lines. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.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 *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates before construction.

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