



Planning Division  
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303.739.7250

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June 30, 2023

David Gertz, GWG Development  
1011 Humbolt Street  
Denver, CO 80216

**Re: Initial Submission Review – South Abilene Storage – Conditional Use and Redevelopment Plan**  
Application Number: **DA-1622-08**  
Case Numbers: **1989-6037-13; 1989-6037-14**

Dear Mr. Gertz:

Thank you for your initial submission, which we started to process on June 8, 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 Monday, July 24, 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.

The estimated Planning & Zoning Commission hearing date is still set for September 13, 2023. 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 303-739-7126 or [kkreimey@auroragov.org](mailto:kkreimey@auroragov.org).

Sincerely,

Kim Kreimeyer, Senior Planner II  
City of Aurora Planning Department

cc: Dane Courville, [dmcourville@yahoo.com](mailto:dmcourville@yahoo.com)  
Lorianne Thennes, ODA  
Filed: K:\\$DA\1622-08rev1



## *Initial Submission Review*

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

- Completeness of Application and Development Standards (see Items 2A-L)
- Zoning Issues (see Items 3A-D)
- Existing Master Plan (see Item 3D)
- Fire/Life Safety Issues (see Items 10A-D)
- Fire Lane Encroachment (see Item 9A)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. Staff recommends that you contact the following individuals to discuss their comments, or we can help facilitate a neighborhood meeting to bring together all respective stakeholders.

Arthur Acosta - 13905 E Alabama Place, an abutting property owner, wanted to know what's going on here. How can they have operated without a business license for 10 years?

Greg Sawyer – 13975 E Arkansas Drive, email (My wife and I received a letter about project 1670182 (1330 S Abilene) and we visited the development website to get some more information, but there was little detail. We are interested in knowing more about the project as our property sits directly behind this site. We are at 13975 E Arkansas Dr. Is there any way you could provide more detail as to the work that is being planned for this site). I sent Greg an email that the development application is for an outdoor self-storage lot that already exists, the owner did not obtain conditional use approval for the outdoor storage use. The lot is located behind the Carpet Mill building at 1330 S Abilene Street and the use is not a new use in the area, it has been operating for some time. I also provided copies of the letter of introduction, operations plan, site plan, and letter of authorization.

Darlene lives in Sable Ridge and is not an abutting property owner, wanted to know if this application was for the 24-hour Fitness at the southeast corner of E Florida Avenue and N Abilene Street.

#### **2. Completeness and Clarity of the Application**

##### **2A. Sheet 1/ Cover Sheet:**

- The Data Table needs to include all information, including signage, existing and proposed, bicycle parking required and provided, standard and accessible parking spaces, required/proposed, zoning classification, building coverage square-footage/acreage and percentage of site, hard surface area square-footage/acreage and percentage of site, landscape area square-footage/acreage and percentage of the site. See Data Table example on the pdf.
- Signature block spaces need to provide enough space to be signed and add the date. Please revise accordingly.
- Add an Amendment box.
- Note 17, should request an “adjustment” from the fully enclosed, two-story structure rather than a “waiver”.
- Add “WITH ADJUSTMENTS” to the title of each sheet.

##### **2B. Sheet 3/ Site Plan:**

- It may be better to label this sheet as "Survey" since it does not show the required "Site Plan" elements and use the "Parking Layout" sheet as the site plan. Please refer to the Site Plan Manual for the site plan elements.
- Remove “Parcel Notes” 1, 2, and 5, this is a site plan and not a survey.
- Add the abutting residential zoning - Low-Density Single-Family Residential - (R-1) to the east and Mixed Use Corridor – (MU-C) to the north, west, and south.



2C. Sheet 4/ Parking Layout:

- Provide lot dimensions, boundaries, and lot and block numbers for this lot.
- 60-degree parking stalls require an access aisle width (one way/two way) of 18'22".
- What is proposed in the two buildings, on the northwest side of the lot?
- Show the fire hydrant on this sheet.
- Add a note to the plan that the maximum length of storage items is 24 feet. This is to ensure the storage items will not encroach into the Fire Lane. This applies to both the three-sided buildings on the east and west sides of the site.
- Show and label all on-site easements, on this sheet, since there are multiple utility easements on site.
- Provide lot lines on all applicable sheets for the redevelopment/site plan.
- Show and label the gate access to the landscape area.
- Standard parking stall dimensions are 9'X19'. Revise the site plan to meet the code.
- Per the pre-app notes, provide employees with on-site hours.
- Note on the site plan that the storage of inoperable vehicles is not permitted.
- Add a note to the site plan, that the use of storage vehicles, RV's, units, containers, etc., as a residence is prohibited.
- Note 4 should read "TOTAL EMPLOYEE AND VISITOR PARKING SPACES=3..."
- Provide the square footage of the office building.
- Show and label the on-site restroom.
- Add drive aisle and fire lane dimensions.
- Indicate if the drive aisles are one-way or two-way.
- If the drive aisle in the center of the site is a one-way drive aisle the angle of the parking stalls will need to be reoriented for access.
- Show and label existing and proposed lighting, and ensure it is compliant with the neighborhood protection and general lighting standards. See 7A below for more details.
- Provide lot dimensions, boundaries, and the lot and block numbers for this lot.

2D. Sheet 5/ Fence Design:

- The fence images show a fence that is not permitted in the City of Aurora. Fabric as a screening method is not permitted. Please update with an approved style and clarify the proposed screening method, if any.
- Add the height and materials of the proposed fence, e.g., a six-foot black wrought iron fence.
- It appears a Budget Truck Rental business is being run at this address, and the trucks are parked outside of the lot. Please clarify. An additional conditional use and a business license are required for this type of business. If the truck rental business is desired to continue, the parking area for the trucks will need to be included in the site plan. In addition, property owner approval will be required for this use area and a signatory on the application.
- Add a scale for the fence detail. The sheet scale shows the fence at 144.6 feet tall.

2E. Sheet 6/ Landscape Design:

- Please show the existing condition on the landscape plan. Show and label the existing trees in the landscape area.
- Show and label the gate access to the landscape area.
- Correct the typo in the notes.
- Provide an explanation of how building and property repairs and maintenance are conducted on the east side of the building abutting the residential lots.
- Identify and label locations of fence(s) and label material, color, and height of the fence(s).
- Change the name of this sheet to "Landscape Plan".

2F. Per the pre-app notes, your submittal needs to include the height and dimension of all existing and proposed structures.

2G. All existing and proposed site plan elements (e.g., sidewalks, parking spaces, fire lanes, building envelopes, etc.) shall be labeled (unless a legend is provided) and dimensioned (unless a detail is provided).

2H. Show and label the trash enclosure(s) for this site. Including, but not limited to dimensions, the distance,



between the enclosure and the building, if located near a structure. Garbage storage shall be screened from public view from any adjacent public street or residential use or district within 100 feet of the trash dumpster or recycling areas.

- 2I. Add the site plan name “South Abilene Storage – Site Plan (Redevelopment Plan) and Conditional Use with adjustment” to all sheet titles. See redlined pdf for more details.
- 2J. As mentioned in the pre-app notes, Section 1 items 1-8 of the Site Plan Manual were not all provided as part of this submittal. Please provide the additional documents with your next submittal.
- 2K. The lack of enclosed self-storage, which is a design requirement, should be improved with your proposal and should demonstrate to the Planning Commission how you intend to improve this circumstance and or explain why your improvements may be limited. This was not done with the initial submittal.
- 2L. Add a note on the site plan that the storage of inoperable vehicles is not permitted.

### **3. Zoning and Development Standards Comments**

- 3A. It appears a Budget Truck Rental business is being run at this address, and the trucks are parked outside of the lot. Please clarify. An additional conditional use and a business license are required for this type of business.
- 3B. Operations Plan - Conditional Use for Self-Storage:
  - Add information that addresses what measures that will be taken to ensure no one is living in the storage units, vehicles, RVs, shipping containers, etc., and how you will monitor this.
  - There is a typo in the sentence “D”.
  - Clearly state that the manager of the storage lot will not be living on-site.
  - The operations plan states “There is a public restroom on site” but it is not shown on the site plan. Please show and label the public restroom on all applicable site plan sheets.
  - The operations plan does not address the number of employees and their on-site hours. Please revised the plan accordingly.
- 3C. Letter of Introduction – see redline letter for comments.
- 3D. The Abilene Attic General Development - Master Plan – CN 2001-2022-00 will need to be amended to allow outdoor storage or voided by the property owner.

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

- 4A. Provide architectural elevations of the On-site Office building. Corrugated Metal is not permitted as the primary exterior building material in the MU-C zone district. A shipping container is not an acceptable office and does not meet design standards for the city.

### **5. Lighting Comments**

- 5A. All lighting, existing and proposed, should be shown, and labeled on all applicable sheets of the site plan. To ensure it is compliant with the neighborhood protection and general lighting standards, all lighting shall not exceed 15’ in height. This includes lights on poles and lights on buildings. Lighting must be turned off between 11:00 pm and 7:00 am. Please acknowledge this requirement by adding a note to the site plan and adding it to your letter of introduction.

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

- 6A. No comments.

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

- 7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



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)

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](mailto:CADGIS@auroragov.org).

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **8. Civil Engineering** (John Springs / 303-739-7572 / [jsprings@auroragov.org](mailto:jsprings@auroragov.org) / Comments in green)

8A. Sheet 1 - Typo in Site Plan Note 14.

8B. Sheet 2 - Use black line type for proposed improvements (fencing) and their callouts.

8C. Sheet 4 - Clarify if any improvements are proposed to the buildings; Clarify if On-Site Office is existing or proposed; Show existing transformer, manhole, and air handling equipment to ensure there is no conflict with proposed parking.

8D. Sheet 5 - Fix the typo in the callout of south access.

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

9A. Parking spaces will have to be removed/relocated out of the Fire Lane. The issue of parking space in Fire Lane must be addressed. See pdf for more details.

### **10. Fire / Life Safety** Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

10A. Sheet 1

- Please add the Access Control Gate or Barrier System note as shown.
- Please add the Self-Service Storage Facility Emergency Access requirements note as shown.
- Please correct note number 4 to read as shown.
- Please include the following information in the data Block:
  - 2021 IBC Construction Type of Structure (s).
  - Indicate if structures are fire-sprinkled or non-fire sprinkled. (Note: This information is needed to determine the number of fire hydrants required to support this site.)
  - Maximum Building Height.
  - Handicap Parking Spaces Provided.
  - Handicap Parking Spaces Required.
  - Van Handicap Parking Spaces Provided.
  - Van Handicap Parking Spaces Required.
  - Parking Spaces Provided.
  - Parking Spaces Required.
  - Loading Spaces Provided.
  - Loading Spaces Required.
  - The total number of storage spaces within the facility.
  - Total number of accessible storage spaces/units provided per the 2021 IBC (Table provided)
- Please correct note number 9 to read as shown.
- Please add the Fire Lane Sign note as shown.
- Please add the Self-Storage restriction note as shown.

10B. Sheet 3

- Note on plans show "Existing 20' Access Gate & Fence". The minimum clear width opening shall be 23' for two-way traffic gates. This does not meet the minimum requirements. Was a Site Plan Amendment ever applied for and approved for this site?



- Please show the locations of the Knox Box hardware on the site plan and include the Knox Box Symbol in a legend.
- Please provide a heavy dashed line to delineate the entire Accessible Route and include the heavy dashed line in a legend.
- Please add the Fire Hydrant Symbol and provide a legend.
- Label all gates based on the examples provided.
- Add Licensed Contractor Note.
- Please provide documentation on the preemption devices to be installed. Provide manufacturer's cut sheets for SOS System that shows the UL 325 Listing, NFPA 18.2.4.2.6.1
- Please provide a Photometric plan that shows the entire Accessible route delineated by a heavy dashed line so that the minimum one-foot candle of lighting required can be verified.
- Gates shall comply with ASTM F2200. Provide Gating Cut sheets from the manufacturer that show listing information.
- Fire Department Access to the Fire Hydrant at the north end of the property is compromised. Further adjustments that ensure the Hydrant is and remains unobstructed will need to be discussed. Please schedule a meeting with Fire Life Safety to discuss viable options.
- Encroachment into the fire lane is prohibited. It appears the gate/gate components such as the gate post is encroaching into the fire lane.
- Please verify the existing chain link fence will be removed as noted.
- Were any Building Permits ever applied for and obtained with the required subsequent inspections for the Gating Systems installed at the north and south ends of the property? If so, please provide a Permit number for reference where the scope of work was covered.
- The main gate must be an electronic system that includes an emergency vehicle gate opening system utilizing a redundancy backup system that consists of a siren operation system (S.O.S.), an automatic Knox Key Switch, and a manual override. Please revise to reflect accordingly.
- Please show and label the fire lane sign locations to meet the following requirements.
  - a. Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double-headed arrows pointing in both directions.
  - b. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement. Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
  - c. The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
  - d. Fire lane signs should be installed 2' behind the curb or sidewalk.
  - e. The clearance to the bottom of the sign shall be seven feet. There shall be no other signs attached to the sign or the signpost.
  - f. Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection, or encroach into the accessible route of the sidewalk area.

#### 10C. Sheet 4

- The vehicle parking/storage spaces cannot encroach into the Fire Lane Easement as shown on the plans. (Facilities and structures shall be maintained in a manner that does not impede accessibility for Fire department operations. NFPA 1)
- "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. The sign package shall include all signs as required by the other City of Aurora departments.





10D. Sheet 5

- The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance, please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- A license agreement through Real Property (Public Works) is also needed to account for the encroachment into the dedicated easement.
- Provide actual gate detail/section provided within the submittal. Each gate detail must include a gating label name convention included. Include width, operating mechanism, Knox hardware, automatic/manual, etc.

**11. Aurora Water** (Jennifer Wynn / 734-258-6523 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

11A. Does this on-site office building have water and sanitary sewer service? If so, from where?

11B. Gate crossing the fire line will require a utility easement.

**12. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

12A. Add the following standard Site Plan note:

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.

**13. Xcel Energy**

13A. See the letter below.



**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 27, 2023

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

Attn: Kimberly Kreimeyer

**Re: South Abilene Storage, Case # DA-1622-08**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the redevelopment site plan with conditional use permit for **South Abilene Storage** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities along the east and south property lines. For any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

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.

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)