



Planning Division
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Aurora, Colorado 80012
303.739.7217

AuroraGov.org

February 18, 2025

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

Re: Second 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 second submission, which we started to review on January 28, 2025. 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 March 5, 2025, to maintain your estimated administrative decision 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.

The estimated Administrative Decisions date is set for April 16, 2025. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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 bbravenec@auroragov.org.

Sincerely,

Ben Bravenec, Planner II
City of Aurora Planning Department

cc: Keith Moore, Kem-Architecture+Planning
Justin Andrews, ODA
Filed: K:\\$DA\1810-05rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Photometrics were not included.
- The Hydrozone Table: provide a column that delineates the percentage of the overall site for each water conserving area. See example below but note that the shading can be black/white/grey and not in color.
- The gating systems will be on the fire lane easement side and will require a license agreement.
- Landscaping is only allowed in the outer 25' of the MUE. The proposed landscaping covers the full width of the MUE. In addition, the proposed landscaping appears to be in conflict with existing utilities.

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. It appears outstanding comments regarding work proposed within the MUE will impact landscape design. Please respond and address these comments with the next submission.

2.Completeness and Clarity of the Application

Sheet 01

- 2A. (Repeat) Remove Autocad text and layers.
- 2B. Please fill out and send mylar change application for the master plan amendment to allow metal as a primary material. [Mylar Change Application](#).

3. Streets and Pedestrian Comments

Sheets 02

- 3A. Approved.

4. Parking Comments

Sheet 02

- 4A. Parking requirement is now met but counted incorrectly in the sita data table..

5. Signage & Lighting Comments

Sheets 05

- 5A. Per Section 146-4.10.10.3.
- 5B. Photometric sheets were not included with this resubmission. Comments provided with the previous review still apply and will be reviewed/verified with the next submission.
- 5C. If a sign is illuminated, all letters and message content on a sign shall be individually illuminated from an internal source, with the exception that wall signs are permitted to be illuminated entirely from downcast architectural lighting fixtures. A uniformly backlighted sign face is not permitted on any sign.



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. Master plan amendment is being pursued to amend master plan to allow for metal panels.
- 6B. Section 146-4.8.10. states: "Metal is prohibited as a primary exterior surface material on buildings that are visible from a street, park, open space, or trail. Metal may be used as an accent material covering no more than 10 percent of the façades of such building façades. If metal is to be used along interior lot lines, such façades need to be integrated into the overall building design." Stucco metal panels are still defined as metal. (Note: the discussed master plan amendment does NOT remove this requirement from the site design)
- 6C. Human scale elements found in Table 4.8.7. still need to be provided for the primary facades.

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

Sheet 08

- 7A. The Hydrozone Table: provide a column that delineates the percentage of the overall site for each water conserving area. See example below but note that the shading can be black/white/grey and not in color. For the curbside landscapes 87 shrubs have been provided and 63 or (72%) are ornamental grasses. This exceeds the UDO of a maximum of 40%.

Sheet 09

- 7B. The gate line type is showing the same as a 6' height cedar fence, but the detail shows this as a metal gate. Please differentiate the metal fence line type and this fence and include it in the Legend. Why is a 9' fence being called out and sheet 3 only shows 6' fences?
- 7C. Label the retaining wall height and include spot grades.
- 7D. Provide reference to sheet 3 for gate details.
- 7E. FYI, internal to the site is not considered a non-street frontage buffer, that is only against the perimeter property line.
- 7F. 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. There are a total of 87 shrubs and 63 or (72%) are ornamental grasses. This exceeds the UDO requirement. Please provide more shrubs and reduce the ornamental grasses.

Sheet 10

- 7G. 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. There are a total of 87 shrubs and 63 or (72%) are ornamental grasses. This exceeds the UDO requirement. Please provide more shrubs and reduce the ornamental grasses.
- 7H. Provide reference to sheet 3 for gate details.
- 7I. Label the monument sign.

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. Add the following note: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer."
- 9B. Add the following note: Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, and cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.
- 9C. Add the following note: The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- 9D. Add the following note: Final grade shall be at least six (6) inches below any exterior wood siding on the premises.

Sheet 2

- 9E. (Repeat Comment) Label/dimension all existing and proposed easements.
- 9F. This roadway classification is Highway.
- 9G. On the previous comment, the request was - if the South Sicily Cr Road is not included in this project, please provide the RSN or EDN for the project that includes it.
- 9H. Please provide the RSN/EDN of the street lighting plan.
- 9I. Please remove the elevations and provide the maximum height for the walls. (TYP)

Sheet 06

- 9J. Please remove the elevations and provide the maximum height for the walls. (TYP)
- 9K. The wall sections appear duplicated. If they are, please remove one.
- 9L. Please label the retaining wall as private/public.

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

Traffic Impact Study Comments

- 10A. Approved

Site Plan Comments

- 10B. Approved

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

Sheet 02

- 11A. Update FLAE to - Fire Lane Easement - FLE
- 11B. The gating systems will be on the fire lane easement side and will require a license agreement.
- 11C. Remove the hydrant above the office.
- 11D. Show EVA sign locations.

Sheet 03

- 11E. Provide a sperate detail for the swing gate.
- 11F. On the gating details show a minimum of 6" clearance from the bottom of gate to finished grade. Show Knox box location.
- 11G. Add accessible sign and post detail.
- 11H. Provide EVA sign detail, must include: "KEEP DRIVE AISLE PASSABLE AT ALL TIMES".

Sheet 06

- 11I. Label the ramps and show slope percentages.
- 11J. Provide slope percentages on accessible route.

Sheet 07

- 11K. Label and show the fire lane easement. The FLE must include the gating systems.



11L. Label and show the emergency vehicle access easement.

Sheet 09

11M. The hydrant and retaining wall appear to be in conflict with each other please clarify.

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

12A. Approved

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

13A. Approved

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

Site Plan Comments

Sheet 01

14A. Note #6: separate the sentences and change the comma to a period at the end of the first paragraph.

Sheet 02

14B. Confirm these Gates in the easements with Fire/Life Safety Dept. and if they should be covered by a License Agreement. (Typical)

14C. Make these FLAE easement lines darker - more visible (Typical)

14D. Label all the easements and show the easement lines

14E. Typical - make the property line a solid/continuous line

14F. In the legend: is there a spelling error in item #6.

14G. In the Legend Abbreviations: confirm the easement names with the departments. (FLAE & EVA)

14H. Check the easement widths for the turning templates between buildings F & H.

14I. Add the Ratio to the Bar Scale (Typ.)

14J. Fix the Text overlap in the street R.O.W.

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 07

16A. Storm lines cannot have bends, it must have a manhole

16B. The easement by the office needs to be named "Water easement"

16C. Since the hydrant lateral on the northeast is greater than 150' calculations are required to be shown to reflect no less than a 20 psi residual water pressure.

16D. The easement by the office needs to go back 5' behind the hydrant.

16E. The meter by the patio needs to be in a fully landscaped area.

17. E-470 Authority Comments:

E-470 Public Highway Authority has the following comments:

17A. 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. An E-470 permit shall be issued before any work commences.

17B. A permit issued from the local jurisdiction does not remove the requirement to secure a permit from E-470.

17C. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.

17D. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>



- 17E. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 17F. E-470 will be widened to 4 lanes in each direction in the future.
- 17G. The existing 10' wide concrete regional trail along E-470 shall be protected in place.
- 17H. No structures are allowed in the MUE.
- 17I. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 17J. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.
- 17K. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 17L. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 17M. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 17N. Landscaping is only allowed in the outer 25' of the MUE. The proposed landscaping covers the full width of the MUE. In addition, the proposed landscaping appears to be in conflict with existing utilities.
- 17O. Any fencing disturbed will need to be replaced/reset meeting E-470 specifications.
- 17P. A comment/response document would be helpful to track the revisions to each submittal.
- 17Q. Additional comments will be issued as design progresses.

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

- 18A. Approved