



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
Phone 303.739.7250

AuroraGov.org

December 9, 2024

Dan Kmiecik
Ambrose Property Group
8888 Keystone Crossing Ste1150
Indianapolis, IN 46240

Re: Initial Submission Review – Fine Parking Building 6 - Site Plan and Plat
Application Number: **DA-1964-05**
Case Numbers: **2024-6043-00; 2024-3054-00**

Dear Dan Kmiecik:

Thank you for your initial submission, which we started to review on November 14, 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 December 31, 2024. Please pay the invoice amount of **\$30,990.60 prior to resubmitting.**

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.

An administrative decision on your application has been *tentatively* scheduled for Wednesday, February 12, 2025.

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.

Sincerely,

Rachid Rabbaa, Planner III
City of Aurora Planning Department

cc: Brad Cooney - Kimley-Horn Associates 4582 S Ulster Street Denver, CO 80237
Joe Detmer - Kimley-Horn 6200 S Syracuse Way, Ste 300 Greenwood Village, Co 80111
Rachid Rabbaa, Case Manager
Lorianne Thennes, ODA
Filed: K:\SDA\1964-05rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see comments from Planning (Item from 1-7)
- Please pay the invoice amount of **\$30,990.60** upon submitting your second submittal.
- See all the comments from Landscaping on Sheets 16,17, and 19(Item 8)
- See all the comments from Civil Engineering (Item 9).
- See various comments on the site Plan and Plat- Traffic Engineering (Item 10)
- Current adopted Codes are 2021 I-Code Series from Life Safety (Item 11)
- See various comments from Aurora Water. (Item 12).
- See various comments from Land Development Services (Item 13)
- There may be easements to release or dedicate per other department comments for this project (Item 14)
- Storm drain development fee is due: **\$17,514.68** (Item 15)
- 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 an outside referral agency (Xcel Energy). (Please see the attached pdf at the end of this letter).
- 1C. DEN provides the following comments: • The proposed development is within the “10,000’ Critical Area for Wildlife-Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assist in implementing DEN’s Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33 • The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oecaaa.faa.gov/oecaaa/external/portal.jsp>. Thank you for the continued opportunity to provide comments.

2. Completeness and Clarity of the Application

- 2A. Please provide a signed Avigation Easement in the resubmittal.
- 2B. In the data block Please change the allowable sign area to To Be Determined (TBD).
- 2C. In the letter of Introduction Please specify the warehouse distribution instead of industrial uses since that is what you based your parking calculations on.
- 2D. The 22 optional spaces are not reference in the parking table.
- 2E. Please provide a setback dimension showing distance from ROW to the parking.



3. Zoning and Land Use Comments

Site Plan

- 3A. Please add “Property Description” to the cover sheet.

4. Streets and Pedestrian Comments

- 4A. Please show an accessible path from the sidewalk/public way to the building entrance with a thick dashed line.
4B. Please show ADA route on the Site Plan.
4C. If you are providing EV Parking spaces, please show the location on the Site Plan and update the data table.
4D. Please provide and show access and connectivity from this site to the north site.

5. Urban Design Comments

- 5A. Show on-site vehicular circulation with arrows.
5B. All rooftop equipment shall be screened as required. Please provide a roof plan so staff can determine that RTU’s are screens as required.
5C. Amenity Space – Please provide an amenity space for the building. The amenity space is for use by employees and customers and should include tables, benches, and shade structures.
5D. The loading area is visible from E. 58th Avenue. Provide screening of the loading area doors.

6. Signage & Lighting Comments

- 6A. Please show any proposed monument signage in your Site Plan. Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signage on the plans and indicate the location of wall-mounted signs on the building elevations with a dashed line only.
6B. Please add the pole height.

7. Addressing (Philip Turner/ 303-739-7271 / pcturner@auroragov.org / Comments in purple)

- 7A. 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)
- 7B. 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

8. Landscaping Issues (Tammy Cook / 954-684-0532 / TammyC@cgasolutions.com / Comments in bright teal)

- 8A. **Sheet 16:** Show and label the sight distance triangles.
8B. Shift this tree away from the drainage line.
8C. Label and dimension the street frontage buffer.
8D. Reverse the order of these shrubs. The taller ones should be adjacent to the parking lot and the shorter in the front facing the street.
8E. Show and label all easements on the plan.
8F. Show location of any monument signage on the site and provide distinctive landscaping area.
8G. The loading area and truck court are highly visible from E. 58th Avenue. Provide evergreen tree screening along here.
8H. Show the lot/property line more distinctly, pronounced on all the landscape plan sheets.
8I. Are these trees along the west property line permitted to be planted on the adjoining lot?
8J. While a nice ornamental tree, the XP do not perform well here and need a protected location. In addition, ornamental trees can be used selectively in the parking lot, but the ordinance requires shade trees in the parking lot islands.



- 8K. Label the bike racks.
- 8L. Provide screening of the loading area doors with additional evergreen shrubs & trees.
- 8M. A tree is required in this island and six shrubs. Per the UDO, parking lot island landscaping may not be displaced.
- 8N. Label and dimension the street frontage buffer.
- 8O. Note that the Ilex Glabra generally don't perform well here.
- 8P. **Sheet 17:** Are these trees along the west property line permitted to be planted on the adjoining lot?
- 8Q. A tree and six shrubs are required in this island. Since the site is overparked and therefore, it may be necessary to lose a parking space to accommodate the required landscaped island.
- 8R. Ensure that the shrubs along the parking lot grow to 4' to screen. The SB and JS do not get to 4' height.
- 8S. Show and label the sight distance triangles and ensure that the landscaping in this area does not exceed 26" in height as measured from the roadway surface.
- 8T. Sheet 18: Provide screening of the loading area doors with additional evergreen shrubs & trees.
- 8U. The loading area and truck court are highly visible from 56th Avenue. Provide evergreen tree screening along here.
- 8V. or the outdoor amenity area, please show the benches, tables and shade structures or show an enlargement.
- 8W. A tree and six shrubs are required in this island.
- 8X. label the bike racks.
- 8Y. Ensure that the shrubs along the parking lot grow to 4' to screen. The SB and JS do not get to 4' height.
- 8Z. Per the public improvement plan, provide the ultimate street cross section for E. 56th Avenue. This applicant is responsible for constructing the 10' detached sidewalk. In addition, include the required street trees. A note may be added or call-out that a deferral of the installation of the street trees is granted until the full build-out of the northern half of 56th Avenue is requested by the city.
- 8AA. Provide the required street frontage buffer along E. 56th Avenue. Dimension the buffer from the back of walk once the ultimate roadway condition is shown.
- 8BB. **Sheet 19:** In the Plant Schedule-the IG Ilex glabra do not perform well here. More of an east coast shrub.
- 8CC. Please note for curbside landscape shrub calculations, you calculate the required shrubs any area remaining after the shrubs have been provided can be native seed, rock or wood mulch. These were not calculated correctly.
- 8DD. Under the Street Frontage Buffer and the curbside landscaping needs to include E. 56th Avenue.
- 8EE. Under the Building Perimeter- Note the shrub equivalent required and provided and update the table per the markup.
- 8FF. Sheet 20: Under the Landscape Notes-on note #5, If the curbside landscaping for the abutting streets is by a metro district by chance, state that here and also add a not to the respective landscape plan sheets.
- 8GG. Under Note #8. Change "code" to Ordinance.
- 8HH. No contractor directed notes as the Planning Department does not review landscape construction drawings.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Farhad Sarwari / 303-739-7306 / fsarwari@auroragov.org / Comments in green)

- 9A. Important Note: COA 2025 Roadway Manual is applicable on all Civil Plans submitted on/after January 01, 2025.Link:https://www.auroragov.org/business_services/development_center/codes_rules/design_standards/engneering_design_standards
- 9B. Please add classification and ROW width on all sheets: ARTERIAL 210' ROW.
- 9C. Please include a 10' detached sidewalk for north side of 56th Ave from Powhaton Rd to Jackson Gap Way as part of this project.
- 9D. Please add classification on all sheets: ARTERIAL.
- 9E. Please provide a directional ramp for crossing Powhaton Rd.
- 9F. Please label radii.
- 9G. Please show ADA route on all Detailed Site Plan sheets.
- 9H. Please show 25' lot corner radii. Correct on the Plat as well.



- 9I. Please replace note 1 with this note on all grading sheets: "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."
- 9J. Please add the following note on all grading sheets: "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."
- 9K. Please label access drive slope with a slope arrow. Max is 4% when sloping down to the street.
- 9L. Please provide a section of this retaining wall on this plan set and reference it here. On the section please include:- Material Type- Max Height- Guardrail when over 30" Advisory Note: Please refer to Section 4.02.7.03.3.1 of COA Roadway Manual for when structural calculations are required as part of Civil Plans.
- 9M. Please provide conceptual location of public streetlights along 56th Ave, Powhaton Rd and 58th Ave. Please add the following note to all lighting and photometric sheets. Please do not mention their types and do not include the details, since these are only required as part of the Civil Plan submittal.
- 9N. 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."
- 9O. Please provide conceptual location of public streetlights along 56th Ave, Powhaton Rd and 58th Ave. Please add the following note to all lighting and photometric sheets. Please do not mention their types and do not include the details, since these are only required as part of the Civil Plan submittal.
- 9P. 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."
- 9Q. Please provide conceptual location of public streetlights along 56th Ave, Powhaton Rd and 58th Ave. Please add the following note to all lighting and photometric sheets. Please do not mention their types and do not include the details, since these are only required as part of the Civil Plan submittal.
- 9R. 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."

10. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in amber)

- 10A. Only preliminary signing and striping review will be done for a site plan review. Further comments might be given at Civil Plan review.
- 10B. List what type of access such as full, 3/4, or a right in right out.
- 10C. Need show sight triangles based off of TE-13.
- 10D. Need to show existing stop sign.
- 10E. Show striping on Powhaton Road and the full intersection.
- 10F. Shrubs, Grasses, and Perennials in the sight triangle should be 2'. If above 2' then calculation of how much area is blocked by the the plants. Will need at least 75% of visibility with in the sight triangle.

PLAT

- 10G. Will need to dedicate a traffic signal easement (consisting of a 75-ft corner chamfer from the intersection of flowlines).

Traffic Letter

- 10H. No comments on Traffic Letter.

11. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

- 11A. Indicate the number of EV Parking Space and show the location on the drawings.
- 11B. Current adopted Codes are 2021 I-Code Series.
- 11C. Use updated signs as depicted in the graphic.
- 11D. Please correct the fire hydrant spacing for the site. Fire Hydrant spacing must be in compliance with the 2021 IFC - Appendix C - Table C102.1. Average spacing is 500-foot on center along the water easement. The distance may be less based on the required fire flow for the building.



- 11E. Elevation sheets must show and label the locations of Fire Department Connection (FDC), Fire Riser Room Door and Knox Box locations.
- 11F. The Accessible Route must be shown across crosswalks and terminate at the Public Way and into the ADA Loading Areas.

12. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 12A. Advisory: This site plan cannot be approved until the surrounding infrastructure plans have been approved. Civil plans for this site cannot be approved until the surrounding civil plans have been approved. This is to ensure that necessary infrastructure such as water mains and downstream sanitary have been approved and are ready for construction.
- 12B. This stub wouldn't be needed if you use the proposed stub coming from East 58th. The intent is to avoid having parallel lines.
- 12C. Please coordinate with the overall developer to include a stub out or use the stub being provided just west of this point.
- 12D. Fixture unit table is required with the civil plans. Have you looked into what meter size will be needed for this building? 3-inch and larger require a vault and wider easement dedication.
- 12E. This line appears to be part of another project, Aeros Logistics RSN 1810650. You may be able to coordinate with them to include a stub as part of their work.

13. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 13A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
 - 13B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
 - 13C. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.
 - 13D. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat) per COA 2024 Subdivision Plat Checklist Item #19.a.
 - 13E. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
 - 13F. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
 - 13G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.
 - 13H. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)
- Subdivision Plat:**
- 13I. Sheet 1: Legal Description – 2nd paragraph – replace “the” with “said” two places.
 - 13J. Sheet 1: Legal Description – Add recording information for referenced ROW's and call out if curves are tangent or non-tangent.
 - 13K. Sheet 2: Covenants match COA 2024 Subdivision Plat Checklist requirements, add Fire Lane Easement, Water Easement, Sanitary Sewer Easement, and Utility Easement covenants.
 - 13L. Sheet 2: General Notes - #1 Remove the “,”; #4 Revise the title commitment date to be within 30 days of plat approval date.
 - 13M. Sheet 2: General Notes – Add sidewalk note.
 - 13N. Sheet 3: Confirm the symbol shown at the N ¼ Corner, fully describe monuments and cap stamping, label B&D's between controlling monuments, Provide the ROW recording information for E. 56th Avenue.



- 13O. Sheet 4: Label Easements to match the site plan and covenants (Sanitary Sewer), Label Unplatted adjoining parcels where applicable, provide ROW recording information for E. 56th Avenue.
- 13P. Sheet 5: Make more clear where the 26' Fire Lane and Water Easement ends and the 26' Fire Lane Easement begin and end, provide the recording information for the Sidewalk Easement.
- 13Q. Sheet 6 & 7: Add recording information for easement by separate document or remove, accurately label the easement.

Site Plan:

- 13R. Sheet 1: Title of the property description.
- 13S. Sheet 2: Add the required Real Property Note.
- 13T. Sheet 3: Label the Sanitary Sewer Easement, remove reference to Lot 2, Block 1 Fine Point Business Park Subdivision and replace with Unplatted, Label exterior boundary with Bearings & Distances/Curve Data to match the plat, Label the ROW width and recording information for E. 56th Avenue.

14. Easements (Gray Grace / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

- 14A. ALL NEW EASEMENTS TO BE DEDICATED BY PLAT. EASEMENT RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG. CONTACT GGRAY@AURORAGOV.ORG FOR A MASTER LICENSE FOR ITEMS ENCROACHING INTO ROW

15. City Forester (Becky Lamphear/ 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 13A. Approved. No comments.

16. Revenue (Melody Oestmann/ 303-739-7395 / moestman@auroragov.org)

- 16A. Strom drain development fee is due: **\$17,514.68.**
- 16B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

November 20, 2024

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

Attn: Rachid Rabbaa

Re: Fine Parking Building 6, Case # DA-1964-05

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project. Public Service Company has existing electric **transmission** lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the site plan and plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

PSCo also owns and operates existing underground electric **distribution** facilities along the south 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. 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.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

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.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 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