



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

February 26, 2024

Cagri Gunaydin
Iron Hammer, Inc.
1201 East 33rd Avenue, Unit G
Aurora, CO 80010

Re: Second Submission Review: Iron Hammer Site Plan Amendment and Replat
Application Number: DA-1005-30
Case Numbers: 1990-6023-05 (Site Plan) and 2023-3051-00 (Replat)

Dear Cagri:

Thank you for your second submission, which we started to process on February 9, 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 March 18, 2024.

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.

Several comments reference the need for a License Agreement. Please start that process with Real Property as soon as possible, as it can take some time to complete. In addition, it appears that there are at least two items that will need adjustment approvals: the gate setback and the landscape buffer. If these items are unable to meet code requirements (or within 10%), then this case will no longer be administrative and now must be reviewed and approved by the Planning Commission at a public hearing. At this time, we do not have a date for such hearing. With the next re-submittal and the remaining comments, we should have a better estimate for this particular action moving forward.

As always, if you have any comments or concerns, please let me know. I may be reached at stimms@auroragov.org.

Sincerely,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Jesse Donovan, Brightlighter Engineering, Agent
Jazmine Marte, ODA
Filed: K:\SDA\1005-30rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjustment Needed for Landscape Buffer and Gate Location (see Landscape and Site Plan)
- Extensive Technical Comments on the Plat and Site Plan (see Real Property)
- License Agreement needed from Real Property for gate (see Real :Property)
- Front side architectural enhancements still needed.
- Approval from Centretech Design Committee still needed.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. An updated comment letter was received by Xcel Energy. Please see attached. **RE: NOTED**

2. Completeness and Clarity of the Application

2A. The application fee has been paid. Thank you! **RE: NOTED**

3. Zoning and Subdivision Use Comments

3A. For this property, additional design standards and a review process are in place, as a part of the CentreTech park. As a part of this application, the proposed development will need to be reviewed and approved by this design committee prior to approval from the City of Aurora. I have attached a copy of the existing design standards in place. Please note these are in addition to the City design standards. If you need a contact for the review committee, please let me know. (Repeat Comment). **RE: THE CENTRETECH DRC HAS BEEN DISBANDED, SO WE HAVE NOT RECEIVED ANY COMMENTS FROM THEM.**

3B. There is a small parcel located at the southwest corner of the property – PIN 1975-08-2-14-004 still showing up on the county assessor records. However, your plat shows this parcel was conveyed. Was this conveyance done through the city process? If not, this parcel may need to be included on the overall subdivision plat. To replat this parcel, the owners of all subject parcels must sign the plat. Please update the plat to reflect all ownership groups. **RE: PLAT HAS BEEN REVISED**

4. Site Plan Comments

4A. Sheet 1: Thank you for adding the 2” x 3” blank box that is titled “Amendment Block.” After seeing it on the sheet, can you please elongate the size? Perhaps to 6” x 3”? **RE: COVER SHEET AMENDMENT BLOCK REVISED**

4B. Sheet 1: I have attached the signature template needed for the various signatures of a site plan. Please insert this information into Sheet 1.

4C. Sheet 2: The outdoor storage area will need a screen fence along the northern side to screen from Lockheed Drive. I was unable to identify the mentioned screen fence north of the pond area on the site plan. Can you please call this out and provide a detail? **RE: A FENCE IS BEING PROVIDED ALONG THE POND RETAINING WALLS TO THE NORTH. IN ADDITION TO THE LANDSCAPING, THE OUTDOOR STORAGE AREA SHOULD BE SUFFICIENTLY SCREENED**

4D. Sheet 2: The fencing detail shows various heights. Can you please provide the height of the proposed fence? **RE: FENCE HEIGHTS CALLED OUT ON SITE PLAN**

4E. Sheet 2: Please provide a detail of the retaining wall. (previous comment) **RE: THIS DETAIL HAS BEEN INCLUDED WITH THIS SUBMITTAL**

4F. Sheet 2: Please provide a detail of the proposed monument sign, or if no monument sign is proposed, please state such in the response letter. (previous comment) **RE: NO MONUMENT SGN IS PROPOSED.**

5. Streets, Parking, and Pedestrian Comments

5A. Sheet 2: I see the detail has been added for the bike racks, but cannot locate the location where these will be located. Please provide a location of the bike racks for this development. (previous comment) **RE:**

**BIKE RACKS ADDED TO SITE PLAN**

- 5B. Sheet 2: According to the fence requirements of the Unified Development Ordinance (UDO), gates have to be setback a minimum of 35' from the right-of-way to allow vehicles to exit the street onto the private property while waiting for the gate to open. It appears that these gates are not setback that far. Please update. While I understand your response, any deviation from the 35' would require an adjustment from the Planning Commission. If you desire to move forward with this location, the adjustment request would need to be identified in both the cover sheet and the narrative. **RE: SEE COMMENT RESPONSE IN REDLINED SHEETS.**

6. Subdivision Comments

- 6A. It is my understanding that the access points have been worked out to allow separate access points onto each property. I have not yet received confirmation of a separate access point from our traffic department. In the meantime, if you have any correspondence that approves separate access points, please send it my way. **RE: SEPARATE ACCESS TO EACH SITE HAS BEEN APPROVED**

7. Architectural and Urban Design Comments

- 7A. Sheet 9: For the east, south, and north elevations, some level of vertical change/relief is needed between building sections to help break up the large metal massing. I think adding the dark metal color in the middle section with the metal accent detailing along the sides could achieve this comment. (repeat comment) **RE: THE EAST, SOUTH, AND NORTH ELEVATIONS HAVE BEEN BROKEN UP BY ADDING VERTICAL METAL ELEMENTS.**

8. Signage & Lighting Comments

- 8A. Sheet 2: A reference is made in the legend to a monument sign, but no specific location or detail of this sign is included. Please update. **RE: MONUMENT SIGN REFERENCE REMOVED**

9. Landscaping Issues (Kelly Bish/ kbish@auroragov.org 303-739-7189 / Comments in bright teal)**Sheet 5**

- 9A. Update what appears to be a typo within the Landscape Plant List. **RE: THE TYPO HAS BEEN UPDATED; BOTH SUMACS ARE NOW CLEARLY LABELED ON THE PLANT LIST**
- 9B. Update the Landscape Requirements table per the comments provided. If an adjustment is necessary for the street frontage buffer due to the low wall, add that to the Cover Sheet of the plan set and the landscape plan sheet. The Letter of Introduction should also be updated to reflect the adjustment request. **RE: THE LANDSCAPE REQUIREMENTS TABLE HAS BEEN UPDATED TO REFLECT THE LANDSCAPE PLAN. NO ADJUSTMENT IS NEEDED AS THE DESIGN HAS BEEN ADJUSTED, AN 8' LANDSCAPE BUFFER AND 6'HT FENCE ON THE POND RETAINING WALL ARE NOW BEING PROPOSED TO SATISFY LANDSCAPE REQUIREMENTS**

Sheet 6

- 9C. There appear to be potentially two types of walls being proposed. Masonry and retaining. Provide details of each. An elevation that labels the height, material, and color. **RE: DETAILS HAVE BEEN PROVIDED FOR THE WALLS ON SHEET 7**
- 9D. The requirement for shrubs in the curbside landscape is one shrub per 40 sf of curbside area. Provide the additional shrubs in the curbside landscapes along Lockheed Drive and S. Laredo Street. **RE: THE LANDSCAPE CHART IS NOW UPDATED; SHRUB CURBSIDE CALCULATIONS ARE NOW BASED OF SF VS LF**
- 9E. There appear to be several plants at the corner of Lockheed Drive and S. Laredo Street that do not have plant call-outs. **RE: ORNAMENTAL SHRUBS ARE NOW LABELED**
- 9F. There appear to be two plants that have the incorrect plant call-outs. **RE: THE PLANT LABELS HAVE NOW BEEN ADJUSTED TO REPRESENT THE INTENDED PROPOSED PLANTS. PLANT LIST AND LANDSCAPE PLAN NOW MATCH**
- 9G. The symbology in the legend for the proposed walls and the symbology used in the plan do not match. A portion of the wall along Lockheed Drive should be extended. **RE: THE LANDSCAPE PLAN LEGEND AND LANDSCAPE PLAN LINEWORK SYMBOLOGY NOW MATCH. THE WALL HAS**

**NOW BEEN ADJUSTED TO MEET DRAINAGE AND LANDSCAPING REQUIREMENTS**

- 9H. The wall will need to be six feet tall to comply with the buffer reduction requirements. An adjustment should be requested otherwise. **RE: AN 8' LANDSCAPING BUFFER, RETAINING WALL AND 6' FENCE COMBO ARE NOW BEING PROPOSED TO SATISFY LANDSCAPING REQUIREMENTS. NO ADJUSTMENT NEEDED WITH THIS DESIGN**

10. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 10A. 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. **RE: CAD FILE IS INCLUDED IN THIS SUBMITTAL.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**11. Civil Engineering (Julie Bingham/ jbingham@auroragov.org Comments in green)****Site Plan Sheet 2: RE: SEE PDF REDLINES FOR COMMENT REPONSES**

- 11A. For Lockheed Dr. and Laredo St., identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual either on a section detail or in a table:
- 11B. Add additional information including the number of lanes, roadway classification, back-to-back curb width, adjacent land use category, pavement type, and pedestrian activity level.

Site Plan Sheet 3:

- 11C. Private pavement shall meet or exceed the minimum pavement widths for public streets per the Roadway Manual. Please remove this note from the site plan.

12. Traffic Engineering (Steve Gomez/ sgomez@auroragov.org Comments in orange)**Site Plan Sheet 2 RE: SEE PDF REDLINES FOR COMMENT RESPONSES**

- 12A. Drivers may park at the gate prior to business hours. gating and barrier system must be located a minimum 35' from the adjacent street flow line or the longest expected vehicle, whichever is longer.

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

Sheet 2 | Site Plan

- 13A. License Agreement through Real Property must be acquired to install gates across the fire lane easement. **RE: NOTED**
- 13B. ADA Parking Signs must not be placed in the sidewalk. The Bollard signs can be placed in the ADA Parking space along the sidewalk in place of the parking stop. **RE: REVISED**

14. Aurora Water (Iman Ghazali/ ighazali@auroragov.org Comments in red)**Site Plan Sheet 1: RE: SEE PDF REDLINES FOR COMMENT RESPONSES**

- 14A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Site Plan Sheet 4:

- 14B. License agreement required for private storm crossing into ROW and tying in private storm pipe into a public manhole,
- 14C. A one-way cleanout is required for every 100 ft of sanitary service line,
- 14D. Specify ownership of this hydrant, (public vs private)
- 14E. Call out the proposed connection to the existing main and show a gate valve on the hydrant lateral
- 14F. Please be advised that a civil plan revision will be required before the new tap can be made. Consider confirming the location and size of the existing stub before civil plan submission,

Site Plan Sheet 6:

- 14G. Could not locate the 100-yr WSEL. Please verify that all plantings are above the 100-yr WSEL **RE: 100-YR WSEL SHOWN**
- 14H. Trees shall not be planted in water easement. **RE: NOTED**



15. Easements (Grace Gray/ ggray@auroragov.org Comments in purple)

15A. No additional comments at this time.

16. Land Development Services (Roger Nelson/ rnelson@auroragov.org Comments in magenta) **RE: SEE PDF REDLINES FOR RESPONSES**

- 16A. (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.)
- 16B. (Advisory Comment) Send in the Certificate of Taxes Due to 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 at the time of your final submittal of the electronic Plat for recording.)
- 16C. (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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.
- 16D. Send in a closure report for the plat exterior boundary per COA 2023 Subdivision Plat Checklist Item #19.d.
- 16E. Send in the State Monument Records for the aliquot corners used in the plat.
- 16F. See the red line comments on the plat and site plan.

17. Xcel Energy- Donna George

17A. Please see the attached comment letter for your review.



Right of Way & Permits

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

February 21, 2024

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

Attn: Steve Timms

**Re: Iron Hammer - Aurora Centretech Park F25 – 2nd referral
Case # DA-1005-30**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the 10-foot-wide utility easements added to all property lines of the plat for **Iron Hammer**. **RE: THE EASEMENTS WILL BE DEDICATED VIA PLAT. CONFIRM THE CURRENT PLAT ADDRESSES ALL XCEL COMMENTS.**

PSCo still requests that utility easements are *dedicated* to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. 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.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
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