

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



March 15, 2022

Ashley Zinger  
Aurora Cross Docking  
540 Allendale Drive  
Whelling, IL 60090

**Re: Third Submission Review** – Aurora Cross Docking at Jasper Park – Site Plan with Adjustment  
Application Number: **DA-2293-00**  
Case Numbers: **2021-6053-00**

Dear Ms. Zinger:

Thank you for your third submission. 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 a *technical submission* **after** your Planning Commission Hearing scheduled for Wednesday, March 23, 2022. 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.

A virtual notice has already been provided to you along with the public notice signs for the public hearings. You will need to provide proof that notices have been mailed to abutting property owners along with photo proof that the public notice signs have been posted on the project site.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7209 or [abenton@auroragov.org](mailto:abenton@auroragov.org).

Sincerely,

*Antonnio Benton II*

Antonnio Benton II, LEED Green Associate  
Planner I

cc: Todd Heirls - Arcwest Architects Inc 1525 Raleigh St Ste 320 Denver, CO 80204  
Antonnio Benton, Case Manager  
Scott Campbell, Neighborhood Services  
Laura Rickhoff, ODA  
Filed: K:\\$DA\2293-00rev3.rtf



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Respond to criteria of approval comment. (Planning)
- Revise building elevations and provide updated Letter of Introduction. (Planning)
- Update landscaping being provided along 33<sup>rd</sup> Avenue. (Landscaping)
- The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- Traffic letter has been approved. (Traffic)
- Re-align storm sewer to the street ROW. (Aurora Water)
- Address license agreement easement issues. (Real Property)

### PLANNING DEPARTMENT COMMENTS

#### 1. Planning Issues (Antonnio Benton / 303-739-7209 / [abenton@auroragov.org](mailto:abenton@auroragov.org) / Comments in teal)

- 1A. As part of the criteria of approval for adjustment requests, there is a level of mitigation that is required to show that you are going above and beyond city code requirement in other areas of project to offset adjustment requests. I recommend additional façade enhancements along 33<sup>rd</sup> Avenue and Helena Street. This will need to be provided **immediately** to your case manager in the Letter of Introduction and updated building elevations.

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

##### Sheet L1.0

- 2A. Add “Not For Construction” to all landscape plan sheets.
- 2B. Update the landscaping being provided in 33<sup>rd</sup> Avenue. Sod is not permitted.
- 2C. Turn the hatch off along the street frontage.
- 2D. Update the building perimeter landscaping being provided in the table to conform with what is being provided on site for the north side of the building.

##### Sheet L2.0

- 2E. See comments provided on the landscape plan sheet and update the table accordingly.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 3. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 3A. **Advisory:** comments were returned on the drainage report on 12/17/21 and a subsequent submittal has not been received. The drainage report should be resubmitted prior to resubmittal of the site plan. Changes required due to drainage report comments may create additional comments on the site plan. The preliminary drainage report is reviewed with the site plan - not the civil plans. A pre-submittal for the civil plans will not be scheduled until the PDR is approved or has resolved all significant issues.
- 3B. Please include the width rather than the length of the crossspan, typical.
- 3C. The minimum inside radii for fire lanes is 29' per Roadway Manual section 4.07.1.01.
- 3D. Add a note that streetlight locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.
- 3E. Type SL-1 streetlights are required for local streets, 20' max pole height.
- 3F. No storm pipe shall be placed in tree lawn w/o COA approval, typical.
- 3G. Are these to be relocated? They look like they will be in conflict with the curb and gutter, typical.
- 3H. Indicate who will be responsible for the private storm sewer and either add a note or label the private storm sewer as such.
- 3I. Add a legend specifying what HWL and NWL are on this sheet.
- 3J. Remove the edge drain linework from all sheets. These will be detailed and reviewed as part of the civil plans. You can add a note saying that the edge drains will be installed per COA standards if you wish.
- 3K. Please label all existing/proposed storm sewer on this sheet as well.
- 3L. Show slopes in the bottom of the pond - minimum 2%.



- 3M. An access easement is required between the drainage easement/maintenance access and the ROW.
- 3N. Please indicate the width of the maintenance path. Ensure the path meets requirements from Section 3.62.3 from the Drainage Manual. 8' width, 10% max slope, and radii requirements.
- 3O. Please make the street name larger or move to the bottom of the section, typical all sections.
- 3P. Label the sidewalk, curbside landscaping, curb and gutter, etc.
- 3Q. Indicate dimensions of travel lanes and parking per the Local type 3 section, typical all sections.
- 3R. Remove the extended portion of the cross sections. A typical section is all that is necessary.
- 3S. All trees shall be a minimum of 10' from storm sewer.

**4. Traffic Engineering** (Kyle Morris / 303-739-2668 / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / Comments in amber)

- 4A. Traffic letter has been approved.
- 4B. Adjust sight distance triangle.
- 4C. Provide do not enter and emergency access only signs on the ingress side of the gate.

**5. Utilities/Aurora Water** (Ryan Tigera / 303-653-6846/ [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

- 5A. Verify constructability of inlet and manhole in close proximity to each other.
- 5B. Re-align storm sewer to the street ROW.
- 5C. Minimum 12' is required.
- 5D. Per specs, manhole is required.
- 5E. Please indicate all Right of Ways.

**6. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 6A. Approved, no comments.

**7. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 7A. There are some License Agreement issues. Go to this link for the Real Property web page links:  
<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>