



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

Worth Discovering • [auroragov.org](http://auroragov.org)

February 2, 2022

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

**Re: Second 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 second submission, which we started to process on Tuesday, January 18, 2022. 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 Friday, February 18, 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.

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\2293-00rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address the Repeat Comments. (Planning)
- Revise building elevations and provide updated Letter of Introduction. (Planning)
- Landscape comments will be provided in the next review period. (Landscaping)
- The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- Proposed gate must be located 35' from adjacent street flowline. (Traffic)
- Access to pond should be from private property and not a public street. (Aurora Water)
- The fire lane easement needs to be revised to meet the minimum fire lane easement turning radius. (Life Safety)
- Fence/gates need to be covered by a License Agreement. (Real Property)

### PLANNING DEPARTMENT COMMENTS

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

- 1A. (Repeat Comment) If adjustments to the Unified Development Code are being requested, they must be included in the *letter of introduction*. A hardship must be included and mitigating measures should be provided to offset the adjustment requests. Review the Criteria of approval for major adjustments in Section 146-5.4.4.D. Please address all the criteria for approval in the updated Letter of Introduction.
- 1B. (Repeat Comment) The front setback along 33<sup>rd</sup> Avenue should be 20 feet in addition to the landscape buffer requirements. The setback requirement is measured from the property line. Revise site plan to meet this standard. Indicate on the site plan that you are meeting this requirement along with the 20-foot setback from Helena Street. The total setback including the buffer is 30 feet. The 10-foot landscape buffer cannot be apart of the 20-foot setback.
- 1C. The South Elevation facing 33<sup>rd</sup> Avenue is considering a primary façade as it is fronting 33<sup>rd</sup> Avenue. The current elevations treat this as the back of the building. Revise the elevations to meet the character elements for a primary façade along 33<sup>rd</sup> Avenue.

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

- 2A. Landscape comments will be provided in the next review period.

### 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)

##### Sheet 1

- 3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
  - 3B. Please remove stamps, the site plan is not required to be stamped.
- Sheet 2:
- 3C. Please provide street sections as were previously provided, just do not include the pavement details. All streets should meet a local type 3 standard.
  - 3D. Please show a directional ADA ramp facing west at the corner of 33rd place/Helena and 33rd Ave/Helena.
  - 3E. Per the pre-app notes, receiving ramps shall be provided across the street at any stop or yield controlled intersection.
  - 3F. It is unclear if there is a minimum of 0.5' between the back of walk and the ROW. If there is not, please provide a sidewalk easement.
  - 3G. The public improvements listed as part of the pre-app notes (and per code) are required with every development. The half streets sections for all 4 adjacent streets shall be completed to meet local type 3 street sections. The public improvements are required to be constructed and accepted prior to issuance of TCO/CO.
  - 3H. Please clarify what this means. Is it proposed asphalt?
  - 3I. Please include the dimension of the proposed crossspan, typical.
  - 3J. Please show the required minimum radii for fire lane easements.
  - 3K. Revise the curb ramp at Jasper Street/33rd Place to face north.



3L. The ROW in this location does not curve. The street section should match the ROW alignment. If the road is transitioning to meet the existing road, then the tapers shall meet the requirements in the roadway manual.

Sheet 3:

3M. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 4:

3N. Add a note indicating if the storm sewer system is public or private and who will maintain it.

3O. Please label existing drainage facilities.

3P. Maintenance access is required to the top of the outlet structure outside of the bottom of the pond. The outlet structure must still be accessible if there is water in the bottom of the pond. The maintenance access shall also be achieved from within the site, not from the ROW.

3Q. Please clarify what HWL and NWL mean on this sheet. If one is the 100-yr WSEL, please label it as such.

3R. Please label what this is. If it is a swale, it is not clear how it would work in the configuration shown here.

3S. Show underground storm sewer on this sheet.

3T. Please label the pond structures.

3U. Please show a slope label or a note indicating that the maximum slope in the ADA spaces is 2% in any direction.

3V. Are these swales? The minimum slope in swales is 2%.

3W. Minimum 1% slope on asphalt

Sheet 5:

3X. Shift the tree further out from the 100-yr WSEL.

Sheet 11:

3Y. There are proposed streetlights as well. Please show the streetlights and specify the pole height and light type per the draft 2018 lighting standards. Please contact me if you need copies of the draft standards.

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

4A. Address all redline comments on the site plan.

4B. Add street name signs as well.

4C. Provide stop signs with street name signs. Remove existing yield signs.

4D. Proposed gate must be located 35' from adjacent street flowline. Provide dimension from flowline to gate.

4E. TLS, DFG, and CHA are proposed within sight triangles but exceed the maximum height. Revise these plant species where located within sight triangles.

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

5A. This is a manhole symbol labeled as an inlet. Please confirm.

5B. Access to pond should be from private property and not a public street. Please confirm with your Public Works reviewer.

5C. Inlets downstream of pond are collecting and discharging runoff without the use of water quality and detention. This is a variance that should be listed in the drainage report. Please include calculations on how much square footage and run off is not treated.

5D. Ensure five foot of horizontal separation between inlet, meter, fire line and hydrant at time of civil plan submittal.

5E. Roadway edge drain appears to have a conflict with the meter pit and hydrant. Please address.

5F. Fireline valve to be located near point of connection.

5G. Show all utility conflicts in profile at time of civil plan submittal. ( Typical all conflicts)

5H. Coordinate effort with proposed water main extension with 15650 E 33rd Ave. If this line is not installed, extension of water main to Jasper is required for CO. Please put this as note on the utility plan.

5I. Water mains are located in two different pressure zones. Please call out a check valve to isolate the zones.

5J. Water main alignment does not match utility sheet.



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

Sheet 1

6A. Adjust the candela to meet a 1ft candela along the accessible rout.

Sheet 2

6B. The fire lane easement needs to be revised to meet the minimum fire lane easement turning radius.

6C. Show the Knox Box at the front main entrance.

Sheet 3

6D. Show the FDC sign at the FDC's location.

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

7A. There are gate/fences being shown on the site plan. These fence/gates need to be covered by a License Agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the License Agreement processes