

Planning Division  
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Aurora, Colorado 80012  
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January 17, 2018

Stephanie Beguin  
25072 E Davies Dr  
Aurora, CO 80016

**Re: Second Submission Framework Development Plan, Site Plan and Plat Review  
470 Storage-FDP, CSP, and Plat**  
Application Number: **DA-2115-00**  
Case Numbers: **2017-7005-00; 2017-6054-00; 2017-3054-00**

Dear Ms. Benguin:

Thank you for your second submission, which we started to process on Friday, December 22, 2017. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, January 30, 2018. In order to ensure a thorough resubmittal, our review team is requesting a meeting with the applicant team in order to have a conversation about the redline comments made and go over specific items requested in regards to showing public improvements for the site.

Your estimated administrative decision date is tentatively set for Wednesday, March 7, 2018.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7266.

Sincerely,

Brenden Paradies, Planner I  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Kelsey Kijowski, Kimley-Horn & Associates, Inc., 4582 s Ulster St, Suite 1500, Denver, CO 80237  
Meg Allen, Neighborhood Liaison  
Gary Sandel, ODA  
Filed: K:\SDA\2115-00rev2.rtf



## *Second Submission Framework Development Plan, Site Plan and Plat Review*

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Brenden Paradies/ [bparadie@auroragov.org](mailto:bparadie@auroragov.org)/ 303-739-7266/ PDF comment color is teal.

#### **1. Community Questions Comments and Concerns**

1A. Referrals were sent to two abutting property owners as well as outside referral agencies. See comments from E-470 included at the end of this letter.

#### **2. Completeness and Clarity of the Application**

2A. In order to ensure a thorough resubmittal, our review team is requesting a meeting with the applicant team in order to have a conversation about the redline comments made and go over specific items requested in regards to showing public improvements for the site.

2B. Please turn off Autocad layers on all FDP and Site Plan pages when resubmitting these documents online.

2C. Include Site Plan underneath the title on Site Plan Page.

2D. Legal Description on the Site Plan and the Plat should be identical. Please revise. Continue to work directly with Real Property for questions and edits needed on the Plat.

2E. Any fences or gates encroaching an easement or fire lane require a license agreement. Work with Andy Niquette in Real Property to start and complete this process. Andy Niquette / [aniquette@auroragov.org](mailto:aniquette@auroragov.org) / 303-739-7325.

#### **3. Zoning and Land Use Comments**

3A. Label Self-Storage as “Future Phase”.

3B. Show and Include the Future Outdoor Storage Planning Area on the Site Plan Sheet 3. Label as Future Outdoor Storage Future Phase.

#### **Traffic and Pedestrian Issues**

4A. How is access being achieved to Future Outdoor Storage Parcel from South Rome Way.

4B. As stated in the FDP Narrative, “Sidewalk and curb improvements are being deferred until the development of the future self-storage property”, please confirm in the next submittal if Public Works will approve this request. Reach out to Public Works-Engineering directly, their contact information is provided to you later in this letter. Provide an update.

4C. If a deferral is granted, a deferral fee will have to be paid.

4D. Is detention pond servicing all three planning areas?

#### **5. Landscape Design Issues**

Reviewed by: Chad Giron / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / 303-739-7185 / PDF comments in teal.

##### **Sheet 9**

- Add dimensions and labels to the three buffers identified with a \*Note describing the future landscape requirements when the “Self Storage” Site Plan is submitted for approval.
- Add all missing landscape labels and quantities. TYP.
- Add and label all easements.
- Relocate the proposed landscaping outside of the 75’ Multi-Use Easement.
- Easements & fence linetypes should be black to match the legend.
- Add hatch or label to identify undisturbed areas.
- All hatch patterns used on the plan must be shown and described in the legend.
- Only landscaping is allowed within the 25’ Special Landscape Buffer when adjacent to Public Open Space. Therefore, relocate the road and fence outside of the western buffer.



#### Sheet 10

- Add all missing landscape labels and quantities. TYP.
- Please combine like plant material with one label when in the same row.
- Move proposed trees off of the property line.
- Match the linetype of all property lines.

#### Sheet 11

- Add an explanation/key to what the “Remarks” mean for clarification.
- Add missing Spacing information.
- Fix errors in table and missing hatch patterns.
- Previous comment not addressed regarding Note #2.

#### **6. Addressing**

Reviewed by: Cathryn Day/ [cday@auroragov.org](mailto:cday@auroragov.org)/ 303-739-7357

6A. Use 2448 S Rome Way, Aurora, CO 80018 for project address.

#### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS**

- Applicant meeting requested to talk about redline comments- All departments
- Numerous Engineering edits requested-Civil Engineering
- Numerous edits requested-Real Property
- License Agreement needed- Real Property
- Site Plan edits requested for additional labeling-Life Safety
- Special landscape buffer required along Plains Conversation- PROS
- Site Plan labeling edits required for water extension lines and meter pits-Water
- Contact Traffic directly for comments related to the TIS and Site Plan- Traffic

#### **7. Civil Engineering**

Reviewed by: Kristin Tanabe/ [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / PDF comment color is green for redlines.

7A. Per previous comments, this development is responsible for the full section of Rome Way adjacent to the Plains Conservation. Show sidewalk, street lights, etc.

7B. The pond maintenance access must be in a drainage easement and tie to a public access easement or ROW

7C. See comment redlines on the Site Plan in regards to standard site plan notes that are needed, labeling the minimum 24' pavement width to connect with existing Rome Way, labeling proposed street lights, and referring to COA standard details for labeling local roadway sections.

7D. See redline comments on the Plat in regards to including the line and curve data for ROW.

7E. See redline comments on the Public Improvements Plan in regards to the full section of Rome Way being required for this development, providing a narrative for the PIP, including typical sections for Rome Way, and referring to the FDP Manual for all the requirements for the Public Improvement Plan. Additional comments are on the Public Improvements Plan that need to be addressed too.

7F. Make sure Drainage Report is submitted to Engineering Portal for resubmittal in order to receive comments.

#### **8. Parks and Open Space**

Reviewed by: Chris Riccardiello / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / 303-739-7154 / PDF comment color is purple for redlines.

8A. Cul-De-Sac may not extend into special landscape buffer.

8B. Provide 25 ft. wide special landscape buffer against plains conservation center. This buffer may not be reduced in width and may have no built improvements within it.

**9. Life Safety**

Reviewed by: John Van Essen / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) 303-739-7489/ PDF comment color is blue.

9A. Check with Public Works to determine the required cul-de-sac design requirements. Specifically, what public street standard does this cul-de-sac and street comply with?

9B. Please add a new 23' fire lane within this lane that is identified on Site Plan sheet 3.

9C. Please relocate Fire Hydrants that front the fire lanes and provides an average spacing of 500 feet per the 2015 IFC Appendix B & C. Also Please provide bollard protection on all on site hydrants.

9D. Please extend the fire lane to the southerly property line and remove parking areas from fire lane easement. Please label the 29' inside radii.

9E. Please update landscape plans per comments made on Site Plan sheet 5 and 10.

**10. Real Property**

Reviewed by: Darren Akrie / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-326-7331 and Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294.

10A. See redline comments on the Plat and Site Plan.

10B. None of the structures may encroach into the Fire Lane & Utility easements.

10C. Send in the Certificate of Taxes Due for the additional R.O.W. being dedicated to the City of Aurora.

10D. Column details must be shown on the Site Plan.

10E. Fencing in the drainage easement will require a license agreement. Contact Andy Niquette in Real Property in order to start this process. [aniquette@auroragov.org](mailto:aniquette@auroragov.org), 303-739-7325.

**11. Traffic Engineering**

Reviewed by: Victor Rachael/ [vrachael@auroragov.org](mailto:vrachael@auroragov.org)/ 303-739-7309 / PDF comment color is gold for redlines.

11A. No comments submitted at this time. Please contact Victor directly for comments on the Traffic Impact Study and Site Plan.

**12. Revenue**

Reviewed by: Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org) / 303-739-7395

12A. Due at time of Plat:

Sewer Interceptor Development Fee 14.475/acres x \$ 500.00/acre = \$7,237.50

Storm Drain Development Fee 14.475/acres x \$ 2,903.00/acre = \$42,020.92

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**Total Due \$49,258.42**

**13. Aurora Water**

Reviewed by: Steven Dekoski / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / 303-739- 7490

13A. Fire hydrants will require bollard protection. fire hydrants should not be located behind RV parking stalls. Contact life safety regarding proper location of hydrants.

13B. Show all proposed utility work and connections to existing infrastructure on site plan that will serve this site. Include LF of utilities to be installed along S. Rome Way.

13C. Show 12' maintenance access to pond and outlet structure. A public access easement is required to be adjacent to the Drainage easement for proposed detention pond to access pond.

13D. Label storm water line and detention pond as private. An I&M is required for the private detention pond.

**14. E-470 Public Highway Authority**

Reviewed by: Peggy Davenport / [pdavenport@E-470.com](mailto:pdavenport@E-470.com) / 303-537-3727

14A. The E-470 Public Highway Authority has the following comment. They will need to get a permit for work inside the ROW and MUE. Please advise if we can be of further assistance. For any question please contact Chuck Weiss at 303.537.3420 or [cweiss@E-470.com](mailto:cweiss@E-470.com)