



Planning Division
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April 19, 2018

Mark Kramer
JBK Landscape, LLC
1250 S Chambers Road
Aurora, CO 80012

Re: Initial Submission Review – JBK Landscape Yard – Site Plan with Waivers

Application Number: **DA-2058-01**
Case Number: **2018-6014-00**

Dear Mr. Kramer:

Thank you for your initial submission, which we started to process on Monday, March 19, 2018. 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 Thursday, May 10, 2018.

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.

Your estimated Planning Commission hearing date is still set for Wednesday, June 13, 2018. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call or an email. I may be reached at 303-739-7133 or wbarrett@auroragov.org.

Sincerely,

W. David Barrett
Sr. Planner II
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Joel Seamons, Rocky ridge Civil Engineering, 420 21st Ave, Ste 101, Longmont, CO 80501
Susan Barkman, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\2058-01rev1.rtf



Initial/Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The waiver request for fencing material and location will not be supported by staff.
- Please make formatting corrections on the site plan.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

A. None at this time.

2. Completeness and Clarity of the Application

A. Please refer to the site plan manual for proper sheet layout. On the cover sheet the title should appear in bold letters across the top. At the end of the title the words “With Waiver” should be included. This should be followed by the legal description.

B. The cover sheet should also include the following:

1. Signature Block (this includes the property owners signature block, the notary signature block and stamp, and the City of Aurora approval signature block. These are provided for you in the Site Plan Manual).
2. Amendment Block (This is provided in CAD.DWG format to the applicant in the Site Plan Manual).
3. Required Site Plan Notes (Provided in Word format to the applicant in the Site Plan Manual)
4. Data Block (Provided in CAD.DWG format to the applicant in the Site Plan Manual)
5. Contacts (List the name, addresses and phone numbers of the property owner’s consulting team)
6. Sheet Index
7. Waiver Request Statement (This should include a reference to the section of code the waiver is being requested for. In this case Sec. 146-14 . The waiver request should read as follows: Waiver request from Section 146-14__ for the installation of landscaping on the inside of the perimeter fence rather than on the outside of the fence as code requires.

Please refer to the Site Plan Manual as several of these items are provided to the applicant or examples are given. The vicinity map should be reduced in size to allow for the other requirements listed above.

3. Planning Issues W. David Barrett/ 303-739-7133/ wbarrett@auroragov.org

- A. City code requires that landscape buffers in industrial areas for storage yards have the landscape on the outside of the perimeter fence. This is to screen the property from adjacent properties. Staff does not support waiver requests to have the landscaping on the inside of the fence in the city and staff will not support the waiver request that is being requested.
- B. City code also requires that perimeter fences in industrial areas that are used as storage yards be opaque. Screening of storage yards is very important, therefore; the waiver request for vinyl clad chain link fencing will not be supported.

4. Landscaping Issues (Kelly Bish / comments in teal / 303-739-7189 / kbish@auroragov.org)

- A. Code requires that plant material be located on the outside of all fencing. Any deviation will require a waiver request and an expression of a hardship.
- B. Add a note describing the mulch treatment for the trees in the tree lawn and for the plant material in the shrub beds.
- C. Show the property line as a traditional line typ with two short dashes and a long dash.
- D. Trees are not permitted to be planted in easements unless permission is granted by the easement holder. Either get permission from the easement holder, shift the trees to just beyond the easement line or convert the trees to shrub equivalents.
- E. On the Buffer Calculations put the 1/40 under/in the same box as TREES REQ. and in this box put the actual requirement or 3 trees. Do the same for the shrubs. Shrubs req. is 32.
- F. Add a column for the buffer widths - street and non-street buffer widths documenting the required and provided.
- G. The rendering appears to have covered up or made non-visible the areas to be sod and native seed.
- H. Currently only 20 shrubs provided with the perennial equivalents. Must provide a minimum of 32 shrubs.



- I. Separate out the landscape requirements so that standard right-of-way landscaping is listed and then below that, the required street frontage buffer.
- J. If using ornamental grasses, then the quantity shall be three (1) gal perennials to one (5) gal shrub.
- K. Show, dimension and label the 6' gas easement
- L. Dimension and label all required landscape buffers on the landscape plan. See comment on plan.
- M. Provide the six required landscape notes. Refer to the Landscape Reference Manual available on line for reference.
- N. Include "Not for Construction" on all sheets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Kristin Tanabe / comments in green / 303-739-7852 / ktanabe@auroragov.org)

- A. Please review the Site Plan Manual for submittal requirements. This is not a site plan submittal but simply a landscape plan and has not been reviewed completely due to the incomplete nature of the submittal.
- B. Items to be included in the site plan:
 - 1. Dimensions, easements, drive aisles, etc.
 - 2. Show/label easements, easement is needed for the detention pond
 - 3. Indicate pavement material
 - 4. Show/label curb ramps, cross pan, etc.
 - 5. Provide details for street light
 - 6. Street lights will be owned and maintained by the City of Aurora and must meet COA standards. A street light plan will be required with the Civil Plan Submittal

7. Traffic Engineering (Victor Rachael / comments in yellow/303-739-7309/vrachael@auroragov.org)

- A. Show sight triangles per COA STD TE-13.1 - Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Add note: 'All proposed landscaping within the site triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

8. Life Safety (John Van Essen / comments in blue / 303-739-7489 / jvanesse@auroragov.org)

- A. Please label Gates for example: 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release; or 23' Manual Sliding Gate with Approved Knox Hardware.
- B. Please Delete part of Note 4 (See Plan)
- C. On note 9, add the following at the end of the note. "the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings".
- D. Note: if Swinging Gates must open in the direction of ingress.

9. Aurora Water (Steven Dekoski / comments in red / 303-739-7490 / sdekoski@auroragov.org)

- A. Show irrigation meter location on site plan.