

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



February 12, 2019

Dan Matula
Public Storage
701 Western Ave
Glendale CA 90201

Re: 2nd Submission Review Public Storage at Tollgate Creek – Site Plan Amendment and Conditional Use
Application Number: **DA-2166-00**
Case Number: **2016-6006-01, 2018-6006-00, 2018-3004-00**

Dear Mr. Matula,

Thank you for your second submission, which we started to process on January 24, 2019. We have reviewed the application and attached our comments along with this cover letter. The first section of our review includes a summary of key comments from all departments. The following sections contain more specific comments, including those received from other city departments, the public and outside referral agencies.

Since several important issues still remain, however, these comments may be addressed in a technical submittal after your Planning Commission hearing. Note that all our comments are numbered. Please include a cover letter specifically responding to each item highlighted in this letter. The Planning Department reserves the right to reject any resubmissions that fail to address these items.

For more detailed information on comments submitted from staff, please refer to the redlined documents online. If you have any questions, please contact me at dosoba@auroragov.org or 303.739.7121.

As always, if you have any comments or concerns, please send me an email or give me a call.

Sincerely,

Dan Osoba, Planner I
City of Aurora Planning Department

cc: Zell Cantrell, Galloway
Susan Barkman, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\2166-00rev2



2nd Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The orange color on the elevations may only be used as an accent color. Please see the conditions of approval which will be recommended to Planning Commission by staff.
- Please ensure that the Fire Lane is not obstructed and the parking spaces are adequately sized.
- Begin working to complete a License Agreement with Real Property if necessary.
- The maximum slope on detention ponds is 4:1.

Completeness and Clarity of the Application

- Are there any changes to the internal plumbing proposed? If so, a fixture unit table may be required to verify that the existing meter is adequately sized. Please elaborate on this in your Letter of Introduction.
- Please label the fire service line and domestic water line.

PLANNING DEPARTMENT COMMENTS

Dan Osoba | dosoba@auroragov.org | 303.739.7121 | Comments in teal box, teal text

Sheet 2

- The parking spaces may not meet code requirements for length. Please include dimensions in your next submittal. If they are less than 9'x19', then the parking striping will need to be reconfigured. It was discussed to change these to parallel spaces to ensure that they do not encroach into the Fire Lane easement and that they meet code requirements for size. See Life Safety comments for further details.

Sheet 7

- Per discussions regarding the color, conditions have been recommended to Planning Commission from staff. The condition as shown in the Staff Report is as follows:
 - The maximum quantity of orange to be considered an accent color is 10 percent. This accent color must be in an accent band at the top of the elevation;
 - The metal siding and CMU may not be painted orange.
- Planning Commission will ultimately decide upon this application based on the recommended conditions. These may be added to, removed, or otherwise edited. Details of the final Planning Commission conditions to be placed upon any approval given will be noted in the Planning Commission results letter. This will be sent to you on February 14, 2019.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

2. Life Safety

William Polk | 303.739.7371 | wpolk@auroragov.org | Comments in blue

Sheet 2

- The parking stalls as shown are not the required 19-foot length. Please reconfigure the spaces to ensure that the spaces are long enough and also do not encroach into the Fire Lane easement.
- Revise the new 23-foot Fire Lane Easement dashed delineation to reflect the turning radii of 29 feet. As an advisory note, the outside turning radii may require an "eyebrow" configuration to support fire apparatus turning movements.
- Please identify and show only the proposed 23-foot Fire Lane easement.

Sheet 3

- Add the "Tow Away Zone" graphic sign below the primary 12"x18" sign. This is typical for all Accessible Parking Signs.

Sheet 7



- Please revise to “Hardware” for all Knox notes on the elevations.

3. Real Property

Maurice Brooks | 303.739.7300 | mbrooks@auroragov.org | Comments in pink

Generally

- Please begin the processes of the easement release. Contact Andy Niquette at aniquett@auroragov.org for easement concerns and applications. Note that the Site Plan amendment will not be approved prior to the easement release process completion.

4. Aurora Water

Casey Ballard | 303.739.7382 | cballard@auroragov.org | Comments in red

- All Aurora Water comments and issues have been addressed.

5. Civil Engineering

Kristen Tanabe, Project Engineer | 303.739.7306 | ktanabe@auroragov.org | Comments in green

Sheet 1

- The site plan will not be approved by Public Works until the Preliminary Drainage letter is approved.

Sheet 4

- The maximum slope for ponds is 4:1.
- Show and label the 100-year water surface elevation.

6. Forestry

Rebecca Lamphear | rlamphea@auroragov.org | 303.739.7139 | Comments in purple

- Please indicate how mitigation will be achieved. This can occur through payment into the Tree Planting Fund, planting back on site, or a combination of both. If trees will be planted on site, please show them with a symbol indicating the trees that are specific to mitigation.



PUBLIC COMMENTS, CONCERNS, AND QUESTIONS

Please see the comments below from outside referral agencies. There were no comments received from the public.

Name: Donna George

Organization: Xcel Energy Public Service CO – Contract ROW Processor

Address: 550 15th ST, Suite 700 Denver, CO 80202

Phone: 303.571.3306

Email: donna.l.george@xcelenergy.com

Comment:



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

December 27, 2018

City of Aurora Planning and Development Services

15151 E. Alameda Parkway, 2nd Floor

Aurora, CO 80012

Attn: Daniel Osoba

Re: Public Storage at Tollgate Creek, Case # DA-2166-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment and conditional use for **Public Storage at Tollgate Creek** and has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/ contractor must complete the **application process** via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer_new_construction_service_activation_for_builders).

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

Donna George
Right of Way and Permits
Public Service Company of Colorado

Name: Terri Maulik

Organization: 6924 S Lima St

Address: Arapahoe County Planning Division, Centennial CO 80112

Phone: 720.874.6650

Email: REFERRALS@ARAPAHOEGOV.COM

Comment: The Planning Division has no comments on this project; however, other Divisions and/or Departments in Arapahoe County may submit comments. We appreciate the opportunity to review and comment on this project.