



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

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February 1, 2019

Moh Sadaoui
6297 S Urban Street
Littleton, CO 80127

Re: Initial Submission Review – Chambers Business Park – Site Plan, Conditional Use and Plat
Application Number: **DA-2165-00**
Case Number: **2018-6067-00; 2018-6067-01; 2018-3057-00**

Dear Mr. Sadaoui:

Thank you for your initial submission, which we started to process on, January 4, 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 the public.

Since several important issues still remain, you will need to make another submission. Please revise your previous plans and send us a new submission on or before **February 19, 2018**. Please provide a cover letter responding to each comment in this letter. The Planning Department reserves the right to reject any submissions if comments are not addressed.

As always, if you have any comments or concerns, please give me a call. I may be reached at dosoba@auroragov.org or 303.739.7121.

Sincerely,

Dan Osoba, Planner I
City of Aurora Planning Department

cc: Greg Kelly, Kelly Development Services, LLC
Juan Gabriel Luna, Rogue Architecture
Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\2165-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS

- Please revise the building elevations to include less metal panels and more masonry.
- Note all landscape buffer reductions on the landscape data table.
- Additional landscape screening will be required on the north and south elevations because building perimeter landscaping cannot be included due to the garage bay doors. The doors should be heavily screened from view of the right-of-way by the landscape screening and required buffers.
- Show and label the 23-foot Fire Lane easement on the Utility sheet of the Site Plan and the Subdivision Plat.
- Please ensure that all proposed lighting meets the Street Lighting Design standards.
- Make the required changes on the Traffic Study and Subdivision Plat.
- Verify the location and size of existing utility lines with Aurora Water.
- Storm Drainage Development Fees Due: 3.52 acres x \$1,242.00/acre = \$4,372.00

1. PLANNING DEPARTMENT COMMENTS

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

Operations Plan

- Please add a heading for Business Type Location. It is preferred to reserve space at the front of the building facing S. Chambers Rd for any restaurant or retail uses planned. Light manufacturing, office and repair uses should be less prominent on S. Chambers Rd.
- Parking spaces should be designated for their use. Customer parking, motor vehicle parking, retail parking, etc. should be designated on the plan.
- Please note that inoperable vehicles may not be stored outside at any time. See the site plan redlines for details.
- A condition of approval for the motor vehicle repair conditional use will be that any repair work conducted on site will be done with the garage bay door closed to minimize noise and odor nuisances. If you feel that this will not work for potential business owners, please call me to discuss this condition of approval.

Site Plan – Sheet 1 of 9

- Phasing was mentioned in the Pre-App notes, so please provide a phasing plan if any phasing is intended with this application.
- Please revise the title as shown in the redlines.
- Please use the legal description from the subdivision plat on this sheet.
- City Council approval is not required for this application. Please remove this approval.
- The parking data table should be revised to include spaces required for motor vehicle repairs. Code requires 1 space for each 1.5 employees, plus 1 space per 150 gross floor area of repair. Please also include this GFA breakdown in the data block section above.
- Please revise the signage total to 301 square feet of area. The building elevation that is calculating signage totals is only 401 linear feet along a collector. See the building elevation sheet for further comments on signage. Additionally, please add the following note: See Elevations for tenant signage allowances.
- Add a Conditional Use Approval item in the data block for Motor Vehicle Repair.
- Please revise the required parking. Only 108 spaces are required.
- Indicate where the loading spaces will be internal to the building for code compliance.
- Revise the required maximum height to 35 feet because the building is adjacent to residentially zoned properties.

**Sheet 2 of 9**

- Please indicate the bay doors on this sheet.
- Add the following note: Outdoor parking or storage of inoperable motor vehicles is prohibited.

Sheet 8 of 9

- If any monument signs are proposed, please include a detail. The detail should not include any logos or company names, only “SIGN AREA”. Based on the signs shown on the elevation sheet, it is suggested to incorporate a Joint Tenant sign for this site to avoid cluttering the façade with signage to the extent feasible.
- Please indicate the gate material on the trash enclosures.
- The trash enclosure is to match the building; however, the building has many colors. Please indicate the color the CMU is to be.

Sheet 9 of 9

- The north elevation includes 114 square feet of signage. If it is mirrored to the south as well, please revise the total proposed signage to 228 square feet for both of these elevations.
- Please provide a material legend on this sheet to match the building materials PDF. The materials will not be recorded otherwise.
- Add the following note: Signs on elevations facing residential uses must not be illuminated after business hours.
- Any horizontal plane changes on these long elevations will help improve the street presence of the façade. Entry doors may be staggered into the building slightly to break up these long facades.
- Is the façade projection on the west elevation shown to be mirrored on the other side?
- The building does not contain any as shown, but please note that all rooftop mechanical equipment must be screened from view. If any are proposed, please indicate their location with a dashed line behind a roof line.
- Please see the comments on the building materials PDF below.
- The maximum number of signs (5) is exceeded. A waiver request will be required.
- The maximum sign area is exceeded (301 square feet). A separate waiver is required. Sign allowances are based on your longest elevation (401 linear feet). In this case, the longest elevation is adjacent to a collector street, therefore 1 square foot of signage is allowed on the first 200 linear feet and ½ square feet for the remainder.

Building Materials

- The west elevation should contain the least amount of metal panels as it faces an arterial right-of-way. This elevation should contain the most architectural variation and masonry.
- Garage bay doors should be painted neutrally to match the adjacent material to blend in as much as feasible.
- More detail will be necessary to show how the entire elevation will look. This only applies to pieces of the elevation. Please revise and/or provide additional sheets for different elevations.
- The elevations shown contain mostly metal panels, which are permitted as secondary materials. Please provide additional masonry or other material changes.
- Suggestion: utilize CMU block or similar as a 3 – 5 foot base to “ground” the building. This will help to break up the long façades of metal panels.



2. LANDSCAPE COMMENTS

Kelly K. Bish, PLA, LEED AP | kbish@auroragov.org | 303.739.7189 | Comments in teal box, teal text

Sheet 4 of 9

- Make sure the property line is in the correct location. Refer to the Site Plan or Plat.
- Review how buffer versus street tree measurements are done. See comment on plan.
- Dimension and label all provided landscape buffers.
- Add an additional landscape island to the parking lot as noted.
- Do not hatch the shrub beds. Handle all mulch requirements with a note.
- Add a tree in the parking lot as required by code.
- Boxwoods make a nice hedge, however in Colorado they do not perform well due to the drastic climate changes and they require shade. Their proposed use as a hedge along the parking areas will not work due to the exposure.
- While landscape waivers are possible, all waivers must be expressed as a hardship and must be mitigated in some fashion. The Planning Commission Board looks for what the applicant is proposing to offset the waiver request.
- Add “Not for Construction” to all landscape sheets.
- Indicate the 100 year water surface elevation in the pond.
- Provide a cross section from Chambers Road through the pond including the proposed parking area. See plan.
- The street tree requirement and buffer requirements are not being met along Chambers Road and will require a waiver request. In addition, the letter of introduction states that a “Rain Garden” is being provided where the detention pond is and there has been no landscaping provided to indicate that a rain garden is being met.

Sheet 5 of 9

- Include a note indicating the mulch treatment of the shrub beds and the mulch treatment of the trees in the tree lawn areas.
- Provide a statement describing the free-standing lights.
- Include a water use table demonstrating the square footage and percentage of water conserving shrubs vs. non-water conserving sod areas.
- If buffer reduction features are being used to reduce the required buffer depths in accordance with the landscape code, then those reduction features shall be noted below the table for each street.
- Street trees are their own requirement and cannot count toward the required buffer trees. When that does occur, it is only when attached sidewalks are provided.
- Provide the required building perimeter landscaping along the east side. While the north and south sides have garage doors which typically exempts the building perimeter landscaping requirements, loading/garage doors facing a street are not viewed favorably by staff or Planning Commission and should be screened heavily to mitigate the view and vehicular traffic visible from the street.
- Update the landscape tables as noted.



COMMENTS FROM OTHER CITY DEPARTMENTS

3. FIRE/LIFE SAFETY

John van Essen | jvanesse@auroragov.org | 303.739.7489 | Comments in blue

Sheet 1 of 9

- Please revise the note to read: 2009 ICC A117.1.
- Please revise note 17 as shown in the redlines.
- Please add the 2015 IBC Occupancies.
- Please add the IBC B/M/S-1.
- Clarify if the retail is going to be an M occupancy.
- If no gating system is to be installed across a Fire Lane, the note shown on the redlines should be deleted.

Sheet 2 of 9

- Please add the FDC with Knox Hardware and Knox Box to all keynotes. This is typical for all sheets.
- Note: please try to spread the accessible parking spaces out to serve most of the building with the shortest accessible route of travel from adjacent parking. This can be accomplished by using single accessible spaces. Reference the 2015 IBC, Section 1106.6.
- Please individually identify the Van Accessible Spaces and Standard Accessible Spaces.
- Please add cross walks where accessible routes cross drive aisles.
- Update the new hydrant locations. See sheet 3 comments for more details.
- Show and label the FDC with Knox Hardware on the utility plan and landscape sheets.
- Show and label the know box to the right of the riser room door. This is typical for all sheets.
- Show and label the Fire Riser Room. This is typical for all sheets.
- Show the sidewalk and accessible route to all units.
- Add a sidewalk and accessible route to 33rd Place. Provide a dashed delineation and label the 23-foot Fire Lane Easement all the way around the building. Add this dedicated easement to the Site Plan sheet and show it with an unobstructed width of not less than 23 feet with a standard turning radius of 20 feet inside and 52 feet outside. This is typical for all sheets.
- Update this sheet with the new fire hydrant locations.

Sheet 3 of 9

- Remove the hydrants shown on this sheet and add new hydrants as shown on the redlines.
- Label the Fire Line as follows: 6" Fire Line DIP (Private).
- Add New Fire Hydrants to the legends. This is typical for all sheets.
- Add the FDC with Knox Hardware and Knox Box to all legends as shown. This is typical for all sheets.

Sheet 4 of 9

- Please remove the reference to ADA and add the word Accessible. This is typical for all sheets.
- Show all the Fire Hydrants, Knox Boxes, and FDCs with Knox Hardware on all Landscaping sheets.

Sheet 5 of 9

- Add the new Note 9 as shown on the redlines to this sheet.

Sheet 6 of 9

- Please add the revised Accessible route to the photometric plan so we can verify the required 1 footcandle minimum of lighting along the entire route.

**Sheet 9 of 9**

- Update the elevation plans to reflect the FDC with Knox hardware and all the Knox Box locations. Please label them as well.

Subdivision Plat - Sheet 2 of 2

- Please update the plat to match the Site Plan.
- Please add all fire Lane Radii to the curve table.
- Provide a dashed delineation and label the 23-foot Fire Lane Easement all the way around the building. Please add this dedicated Fire Lane easement to the utility sheet of the Site Plan and show it with an unobstructed width of not less than 23-feet with a standard turning radius of 29-feet inside and 52-feet outside.

4. CIVIL ENGINEERING

Kristin Tanabe | ktanabe@auroragov.org | 303.739.7306 | Comments in green

Sheet 2 of 9

- Label the existing edge of asphalt. This is typical for all sheets.
- The drainage easement extends to the property line on the plat. Please revise to match the correct easement placement on the site plan or the plat.
- Please show and label the proposed street lights.
- Pre the Pre-Application Meeting notes, a 10-foot detached sidewalk is required on Chambers Road.
- Label the curb return radius. This is typical for all returns on the public right-of-way.
- Is there a different section for 33rd Place?

Sheet 3 of 9

- Please refer to the draft lighting standards for street light spacing requirements.
- Label all the slopes.
- Provide flow direction arrows.
- Label the object pointed to in the redlined plans.
- Please add a pedestrian railing to this retaining wall given the proximity to the public way.
- Show and label the 100-year water surface elevation.
- The minimum slope away from the building is 5% for 10' for landscaped areas, and a minimum of 2% for impervious areas.
- Show and label the pond maintenance access.
- Label the finished floor elevation.
- The maximum slope allowed in any direction at handicap parking spaces is 2%.
- The minimum pavement slope is 1% for asphalt and 0.5% for concrete.
- Please label the contour elevations.
- Correct 35th Ave. to 33rd Ave. and 68' R.O.W.

Sheet 6 of 9

- Please review the draft lighting standards for spacing requirements.
- The maximum height for the type II distribution pole mounted fixture is 20-feet.

Sheet 7 of 9

- Street lights must meet the City of Aurora standards. Please refer to the draft lighting standards for fixture and pole requirements.



5. **REAL PROPERTY**

Maurice Brooks | mbrooks@auroragov.org | 303.739.7294 | Comments in magenta

Site Plan - Sheets 2 & 3 of 9

- Match the curve data from the plat. This is typical for all curves on all sheets.
- Match the plat right-of-way width. This is typical for all rights-of-ways on all sheets.
- Retaining walls must be covered by a License Agreement. Please begin this process as soon as possible as your site plan will not be approved prior to the completion of the agreement. Please contact Grace Gray in the Real Property Division at 303.739.7277 or ggray@auroragov.org to start this process.
- Label the easements shown on the redlined sheet.
- Add “Block 1, Chambers Business Park Subdivision Filing No. 1” to the sheet as shown.

Subdivision Plat – Sheet 1 of 2

- Upload the updated Title Commitment, which must be dated within 120 calendar days of this plat approval date.
- Upload the current Certificate of Taxes Due obtained from the County Treasurer’s office.
- Upload the closure sheet for the legal description used herein.
- Upload the State Monument records for all the aliquot corners used on the plat.
- There are no tracts shown on the plat. Please revise the statement under City of Aurora approvals and under dedication.
- Add all the street right-of-way names within ½ mile of the site.
- Upload the closure sheet for the legal description.
- Please complete the blank sections under the dedication.
- Add a Covenants header as noted.
- Separate the sections under covenants into different paragraphs. Please see the Plat Checklist for details.
- Add an Owner header as shown.
- There are no gas easements shown on this plat. Please revise.
- Add the other streets that quality into note 6.
- Make all grammatical and wording changes as noted on this sheet.

Subdivision Plat – Sheet 2 of 2

- Please make sure the uploaded sheets are 18” x 24” with 2-inch margins on the left and ½-inch margins on all other sides.
- Send in the State Monument record for the aliquot corners used.
- The bearings and distances shown in the Line Table need to be checked. They do not match the graphic image.
- Add the existing right-of-way line and delete the right-of-way line at the intersection as shown.
- Delete the street addresses on this sheet.
- Add: Dedicated to the City of Aurora as Street Right-of-Way _____ sq. feet. This is typical on all street dedications.
- Add the lot lines and lot and block numbers for the subdivision to the east. If it is not platted, please add unplatted.
- Delete the ownership from the plat.
- Make all other corrections as noted in the redlined sheet.



6. **TRAFFIC**

Brianna Medema | bmedema@auroragov.org | 303.739.7336 | Comments in orange

Traffic Letter

- Please make the changes and corrections as shown on the redline comments in the Traffic Letter

Sheet 2 of 9

- The sight triangle must be measured to the center of the opposing traffic lane. This is typical for all intersections on all sheets.

Sheet 4 of 9

- The comments as shown are pointing to the wrong locations.
- Label the stop signs and lane use signs. This is typical for all intersections.
- Any proposed plants in the triangle must comply with City required vertical requirements. Up size/revise the plants as necessary.
- The sight triangles are not correct and do not match the site plan. Please update all.

7. **UTILITIES**

Steven Dekoski | sdekoski@auroragov.org | 303.739.7490 | Comments in red

Sheet 3 of 9

- This needs to be an 8x8 cross with gate valves and 1 stick of pick extending east, then plug it with a 2” blow-off.
- Our records indicate that the sub shown in the redlines is a 12” PCV sewer sub. Please revise.
- The water main is not yet in. Coordinate with the neighboring property owner on the extension of the water main.
- 8” gate valves will be required on the main to isolate the fire hydrants.
- Our records indicate a 6” water main stub after the fire hydrant in E. 35th Ave.
- Please connect to the sanitary sewer line after the sand/oil interceptor. There should only be 1 sanitary service connection to the public main.
- Is this a 4” service?
- The private fire line must be a minimum of 5 feet from the edge of the water meter and water service line.
- It is a 16’ Utility easement for the storm main.
- Confirm whether the proposed sanitary sewer main is 8” or 12” and label accordingly.
- Use 2 – 45” bends at corners.
- Correct the street name to E. 33rd Place at the south of the site.

8. **REVENUE**

Diana Porter | dsporter@auroragov.org | 303.739.7395

- Storm Drainage Development Fees Due: 3.52 acres x \$1,242.00/acre = \$4,372.00
- Please make the check payable to “City of Aurora”.

9. **Xcel Energy**

Donna George, 303-571-3306 or donna.l.george@xcelenergy.com Right of Way and Permits, Public Service Company of Colorado

Please see the attached letter



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

January 16, 2019

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Daniel Osoba

Re: Chambers Business Park, Case # DA-2165-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Chambers Business Park**. Please be aware PSCo owns and operates existing electric distribution facilities including a transformer within the subject property. The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities *including relocation and/or removal* via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer_new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements will need to be acquired by separate document for new facilities.

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

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