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July 26, 2019

Mr. Dan Osoba, Planner I
City of Aurora Planning Department
15151 Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: **Public Storage #21405**
15600 E. Mississippi Avenue
Tollgate Creek – Minor Amendment and Conditional Use Permit
DA-2166-00, 2016-6006-01, 2018-6006-00, 2018-3004-00
Response to Review Comments

Dear Dan,

Thank you for comments and redlines received regarding the referenced application and dated February 12, 2019. We have revised the drawings as noted and they have been included with this response letter.

Please find attached our responses to the second review of the referenced project. To facilitate your review, we have included the original comments in *italicized* font, and have provided our responses in **bold**. You will also note that we have added responses to the redlines on the actual sheets for easy reference. This letter constitutes a complete response for all of the reviewers, organized into one single letter.

Please do not hesitate to contact us as noted below if you have any questions or require additional information related to these responses or this resubmittal. Thank you.

Sincerely,

Zell O. Cantrell
Galloway & Company Inc.
ZellCantrell@GallowayUS.com

Cc: Dan Matula – Public Storage
Adam Koester, Jessica Greenough, Stephanie Massee – Galloway & Company, Inc.



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.*

Response: Elevations have been revised based on the Conditions of Approval suggested by staff and approved by Planning Commission. Revised elevations have been included in this response package for reference.

- *Please ensure that the Fire Lane is not obstructed and the parking spaces are adequately sized.*

Response: Since code allows for the Fire Lane easement to be 23' wide based on the building type and size, the existing 26' Fire Lane easement will be vacated and replaced with a new 23' Fire Lane easement. This new easement configuration accommodates most of the existing parking stalls. Several stalls along the north side of the site have been reconfigured to parallel stalls to ensure no encroachment into the new Fire Lane easement.

- *Begin working to complete a License Agreement with Real Property if necessary.*

Response: Revocable License Agreement already exists for gate/fence within easement. See attached agreement recorded October 30, 1984 at Reception No. 2466775.

- *The maximum slope on detention ponds is 4:1.*

Response: The detention pond has been revised to a 4:1 slope.

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.*

Response:

- *Please label the fire service line and domestic water line.*

Response: The fire service line and domestic water line are labeled on Sheet 4 – Grading & Utility Plan.

PLANNING DEPARTMENT COMMENTS

Sheet 2

- *The parking spaces may not meet the 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.*

Response: The parking stalls have been reconfigured to ensure 19-foot length. Several parking stalls achieve the required 19-foot length with a 2-foot overhang into the adjacent landscape area as allowed by code and several were converted to parallel spaces. No parking spaces encroach into the proposed Fire Lane easement.

Sheet 7

- *Per discussion 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.*

Response: Elevations have been revised accordingly and have been included in this response package for reference.

- *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.*

Response: Conditions of Approval focused on revisions to exterior elevations as noted above and resolution of outstanding technical issues prior to recordation of the Site Plan Amendment and issuance of building permits. Exterior elevations have been revised as noted above. We are hopeful this response letter, revised drawings, easement vacation document, and new easement documents will address the remaining outstanding technical issues.

2. LIFE SAFETY

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.*

Response: The parking stalls have been reconfigured to ensure 19-foot length. Several parking stalls achieve the required 19-foot length with a 2-foot overhang into the adjacent landscape area as allowed by code.

- *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.*

Response: The proposed Fire Lane Easement has been revised to accommodate the required turning radii and incorporates an “eyebrow” configuration as suggested.

- *Please identify and show only the proposed 23-foot Fire Lane easement.*

Response: The existing fire lane easement to be vacated has been removed from the site plan.

Sheet 3

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

Response: This graphic has been added to the handicap parking sign post detail. A separate detail #13 has been included for reference.

Sheet 7

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

Response: This has been revised.

3. REAL PROPERTY

Generally

- *Please begin the process 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.*

Response: Vacation of existing easements and establishment of new easements as required to occur under separate cover. Our understanding of these easements as follows:

- Vacation of the existing utility easement (Book 4304, Page 248) located near the southwest corner of the existing commercial building. The building currently encroaches into the easement.
- Vacation of the existing utility easement (Book 4473, Page 25) located on the west side of the existing commercial building. The intent of this easement was to contain the water meter, but the existing water meter is not located within the easement.
- Vacation of a portion of the existing fire lane easement (Book 4473, Page 33) on the northern portion of the property.
- Vacation of the existing fire lane easement (Book 4304, Page 253) that was superseded by the fire lane easement listed above but never vacated.
- Dedication of a new utility easement to contain the existing water meter.
- Dedication of a new easement to include the proposed water quality pond at the northeast corner of the site.
- Dedication of a new fire lane easement on the northern portion of the property.

4. AURORA WATER

- *All Aurora Water comments and issues have been addressed.*

Response: Noted, thank you.

5. CIVIL ENGINEERING

Sheet 1

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

Response: Understood, the Preliminary Drainage Letter has been resubmitted separately for final review with all outstanding comments addressed.

Sheet 4

- *The maximum slope for ponds is 4:1.*

Response: The detention pond has been revised to a 4:1 slope.

- *Show and label the 100-year water surface elevation.*

Response: The 100-year water surface elevation has been shown and labeled.

6. FORESTRY

- *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.*

Response: Our client will achieve mitigation through payment into the Tree Planting Fund.