

Planning Division
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Aurora, Colorado 80012
303.739.7250



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December 8, 2021

Jon Fitzpatrick
Pivot Energy
1750 15th Street Suite 400
Denver, CO 80202

Re: Second Submission Review – Pivot Energy Solar – Site Plan
Application Number: **DA-2290-00**
Case Numbers: **2021-6044-00**

Dear Mr. Fitzpatrick:

Thank you for your second submission, which we started to process on November 12, 2021. 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before December 22, 2021.

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 January 12, 2022.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7450 or efuselie@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Rick Hagmayer – Enertia Consulting Group 1529 Market Street Ste 200 Denver CO 80202
Scott Campbell, Neighborhood Liaison
Daunte Rushton, ODA
Filed: K:\\$DA\2290-00rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Fencing (Planning)
- Drainage Easements (Public Works)
- Fire Lane Corridor Dedication (Real Property)
- Glare Analysis (Buckley and Planning)
- Fire Lane (Fire/Life Safety)

PLANNING DEPARTMENT COMMENTS

Planning Comments (Liz Fuselier / 303.739.7450 / EFuselie@auroragov.org / Comments in dark teal)

1. Community Questions, Comments and Concerns

- 1A. This Site Plan is located within the Airport Influence District for Buckley Air Force Base. Please submit the signed and recorded easement when you upload files. Staff needs to be in receipt of the Avigation Easement prior to the issuance of any building permits.
- 1B. Provide the Glare Analysis with the next submission.

2. Architectural and Urban Design Issues

- 2A. The use of a “Deer Fence” product with barbed wiring is not permitted per the Unified Development Ordinance. Please refer to the UDO Section 146-4.7.9 for permitted fencing, height restrictions and other requirements. Include type and height of fencing that may be visible from the ROW as well as internal to the site. Chain link fencing is not permitted along Tower Road and 6th Avenue.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 3A. No comments.

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 5B. Min 2% slope required for swales or provide concrete pan.
- 5C. A drainage/access easement is required for all permanent water quality BMPs.

6. Traffic Engineering (Steven Gomez / 303-739-7656 / segomez@auroragov.org / Comments in amber)

- 6A. Cover sheet-Replace this note: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.
- 6B. Page 3- add sign image and replace with W1-8R.
- 6C. Page 3-Set gate back to accommodate the longest vehicle.



7. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 7A. Provide and show address signs at each pad location.
- 7B. Sheet 2 and 3-Provide a 23' wide Fire Lane. With inside turning radii of 29' and outside turning radii of 52'. (Show dashed fire lane typical on Site, Utility, Landscape and Photometric Plans.) 2015 IFC section 503.1.1 - 503.1.2. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns.
- 7C. Provide gate details, show Knox box and minimum 6" clearance from ground to bottom of gate.
- 7D. Show access road in a lighter delineation.
- 7E. Sheet 3-This gating arrangement is encroaching into the fire lane easement. Gates, posts, and columns cannot encroach into the fire lane easement.

7. Aurora Water (Daniel Pershing / 303-739-7490 / DDPershi@auroragov.org / Comments in red)

- 8A. See Public Works comments regarding access to the rain garden.

8. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

- 9A. No comments.

9. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 10A. Begin the Fire Lane corridor dedication process with Andy Niquette at dedicationproperty@auroragov.org.