



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

Worth Discovering • [auroragov.org](http://auroragov.org)

September 13, 2021

Michael Dunlap  
Schomp Automotive Group  
105 S Havana Street  
Aurora, CO 80012

**Re: Second Submission Review:** Schomp Ford – Site Plan Amendment  
**Application Number:** DA-2039-02  
**Case Number(s):** 1985-6020-12

Dear Mr. Dunlap:

Thank you for your second submission, which we started to process on Tuesday, August 24, 2021. We reviewed it and attached our comments along with this cover letter. The following sections contain more specific comments, including those received from other city departments, outside agencies, and neighborhood groups.

Since several important issues remain, you will need to make another submission. Please revise your previous work send your second submission to us on or before Monday, September 27, 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.

As always, if you have any comments or concerns, please give me a call. I may be reached [abenton@auroragov.org](mailto:abenton@auroragov.org) or 303-739-7209.

Sincerely,

*Antonnio Benton II*

Antonnio Benton II, Planner I  
City of Aurora Planning Department

cc: Michael Goodhue - Paragon Engineering Consultants Inc 801 W Mineral Ave Ste 101 Littleton, CO 80120  
Antonnio Benton, Case Manager  
Scott Campbell, Neighborhood Services  
Daunte Rushton, ODA  
Filed: K:\\$DA\2039-02rev2.rtf



## Second Submission Review

### **SUMMARY OF KEY COMMENTS**

- Corrugated metal not permitted as primary building material. (Planning)
- See various landscape comments. (Landscaping)
- Resolve easement issues. (Real Property)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. (Civil Engineering)
- Show striping and signage. (Traffic)
- Address issues related to Knox Boxes and Riser Room. (Life Safety)
- Tree mitigation is always above and beyond the Landscape Code requirements. (Forestry)
- Show easements and labeling. (Aurora Water)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Planning Comments (Antonnio Benton II / [abenton@auroragov.org](mailto:abenton@auroragov.org) / 303-739-7209 / Comments in teal)**

- 1A. Code requires that all developments containing more than one building shall provide walkways between the principal entrances of buildings. Per Section 146-4.5.4, walkways should be a minimum of six feet wide and include lighting at a height of 12 feet or less spaced no further than of 50 feet on center. Increase the pedestrian walkway to from 5 feet to 6 feet in width to meet this code requirement.
- 1B. Per the Unified Development Ordinance, single story commercial buildings shall use at least one of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street facing façade of the primary building. Incorporate this into the west elevation of the west building, north elevations of both the west and east buildings, and east elevations of the east building.
- 1C. Maximum building length allowable in Subarea A for commercial buildings is 300 feet. The is will pertain to the new 1-story commercial building. What is the length of the proposed new 1-story building? Identify this on the site plan.
- 1D. Per the UDO, Section 146-4.8.5, corrugated metal is not permitted as primary exterior building material. Select a new proposed primary exterior building material west and east building.
- 1E. While additional bike parking is appreciated, UDO section 146-4.6.3(F) BICYCLE PARKING states "no...non-residential use shall be required to install more than 15 u-racks or other similar bicycle storage."

#### **2. Landscaping (Kelly Bish/ [kbish@auroragov.org](mailto:kbish@auroragov.org) / 303-739-7189 / Comments in Teal)**

##### **Sheet 12**

- Turn off all line work that is being modified/removed with the new building and parking configuration that is being proposed.
- Consider making the Havana Street bench and trash receptacle areas on concrete.
- Dimension and label the street frontage buffer along Havana Street.
- The hatch for the sod areas is much lighter and does not appear to look like the legend.
- Add the street names.

##### **Sheet 13**

- Provide a graphic scale as well on all landscape sheets.
- Is fencing and gating being proposed around this storage lot? if so, include the fencing and gating on this plan. Also provide a detail of the proposed fencing in terms of material, height and color.
- Make the property line a traditional line type that is a long dash and two short dashes.
- A 10' wide non-street frontage buffer is required. Reductions are possible but must meet code requirements found in Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions.
- The non-street buffer must be provided on the applicant's property and not on the adjoining lot. Dimension and label the buffer.



- Detention pond landscaping is required. Provide the required detention pond landscaping and document the required and provided requirements in a table. Buffer plant material can be counted towards the detention pond landscaping but must be documented as such.
- See additional commentary on the landscape table, but a low wall is required for a reduced 10' wide buffer along E. Bayaud Avenue.
- Add street names to this sheet.

#### **Sheet 14**

- Update the landscape tables per the comments provided.
- Update the plant schedule per the comments provided.
- Revise the landscape notes per the comments provided.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Real Property** (Maurice Brooks/ [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294/ Comments in pink)

- 3A. See the red line comments on the site plan. There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) and [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) for the easement concerns and Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

#### **4. Civil Engineering** (Julie Bingham/ [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / 303-739-7409/ Comments in green)

- 4A. Addressed all redlined site plan comments.
- 4B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 4C. Indicate material of retaining wall, walls over 4' require structural calculations.
- 4D. Access easement is required from the drainage easement to public right of way for maintenance access.
- 4E. Show/label drainage easement, access easement from drainage easement to ROW.
- 4F. Call out/show proposed retaining wall, provide a detail, railing required for walls over 30", structural calcs required for walls over 4'.
- 4G. Label emergency access, provide/label bollards.
- 4H. Add a note indicating who will maintain storm sewer.
- 4I. 4% max access drive slope down to public street for a minimum of 65'.
- 4J. 4% max access drive slope down to public street for a minimum of 75'.
- 4K. Call out/show the proposed outlet structure & emergency overflow path.
- 4L. For the pond:  
Show/label drainage easement, label pond maintenance access to the pond bottom as well as the top of the outlet structure (through the site and not from ROW), show/label access easement from the drainage easement to ROW, show/label 100-year water surface elevation, indicate direction of emergency overflow.
- 4M. Label retaining walls including the wall heights (max height or height range) and materials. Railing required for walls over 30". Structural calcs required for walls over 4' & show retaining walls on site plan sheet
- 4N. Only the streetlight location is required, this sheet is more applicable to the civil plans, streetlights need to meet COA standards

#### **5. Traffic** (Carl Harline / [charline@auroragov.org](mailto:charline@auroragov.org) / 303-739-7584 / Comments in gold)

- 5A. Confirm distance to Gate. Must be 35 feet from flowline on Havana Street.
- 5B. Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Show Existing signing and striping for review.



- 5C. Add the following note to the Site Plan:  
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.
- 5D. Refer to COA Standard Detail TE-13 for correct Sight Triangle (typical)
- 5E. Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'
- 6. Life Safety** (Ted Caviness / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / 303-739-7628 / Comments in blue)
- Sheet 5
- 6A. See comment related to gate labels.
- 6B. See comment related to signage/striping package.
- 6C. See comment related to Knox boxes.
- Sheet 7
- 6D. See comment related to FDC.
- Sheet 10:
- 6E. See comment related to FDC/Knox/Riser room.
- Sheet 11
- 6F. See comment related to FDC/Knox/Riser room.
- Sheet 17
- 6G. See comment related to exterior accessible routes.
- 7. Forestry** (Rebecca Lamphear / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139 / Comments in blue)
- 7A. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 7B. Please use the tree mitigation chart provided below. Please contact Aurora forestry if you would like a marked-up copy of the tree mitigation sheet. If the applicant intends to pay into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.
- 7C. Address all redlined site plan comments.
- 8. Aurora Water** (Daniel Pershing / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / 303-739-7646 / Comments in red)
- 8A. Please show existing easements with the note that they are to be vacated.
- 8B. Dimension and label proposed easement.
- 8C. Show/label existing easement with note that it is to be removed.
- 8D. Dimension and label proposed easement.