

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



December 13, 2019

David Jackson
Jackson Design Build
9033 E Easter Pl #200
Centennial, CO 80112

Re: Initial Submission Review – Altec Industrial Expansion – Minor Site Plan Amendment
Case Numbers: **1998-6006-03**

Dear Mr. Jackson,

Thank you for your initial submission, which we started to process on Thursday, December 5, 2019. 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 Friday, December 27, 2019.

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 let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,



Dan Osoba, Planner II
City of Aurora Planning Department

cc: Jack Wade, Owner - Altec Industries
Meg Allen, Neighborhood Liaison
Mark Geyer, ODA
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Initial/Second/Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Issue (see Item 1)
- Issue (see Item 2)
- Issue (see Item 3)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Rick Crandell (Colorado Freedom Memorial) has no questions, comments or concerns with this application.

2. Completeness and Clarity of the Application

- 2A. Please create a new Site Details sheet. This should include the bike rack detail, handicap accessible signage and striping for the handicap accessible space. Additionally, the fence details shown on the cover sheet should be moved to this new sheet for clarity.
- 2B. Please provide a new grading and utility plan sheet as part of this amendment. This must reflect comments from Civil Engineering and Aurora Water.
- 2C. Please add an amendment delta as shown in the redlines for the landscaping changes.
- 2D. The hard surface area, landscape area, and native grass area must be updated in the Site Plan Data block per this amendment.
- 2E. The underlying 6th Avenue Improvements phasing section on the cover sheet of the Site Plan must be moved to another sheet for clarity. Please move it to the new Site Details sheet.
- 2F. Correct “one” to “on” in the new notes on the cover sheet.

3. Zoning and Land Use Comments

- 3A. Please update the Present Zoning Classification in the Site Plan Data block to I-1 per the new Unified Development Ordinance (UDO).
- 3B. Update all the surrounding zone districts shown on sheet 3 as shown on the redlines.

4. Parking Issues

- 4A. Include the new bike rack and concrete pad location on the landscaping sheet. If any landscaping is removed due to this new pad, it must be replanted on-site.

5. Architectural and Urban Design Issues

- 5A. The fence height must be 9-feet, please revise per UDO section 146-7.7.8.B.2.
- 5B. Move the fence details to the new Site Details sheet.

6. Signage Issues

- 6A. Revise the Permitted Maximum Sign Area in the Site Plan Data block to 100 s.f.

7. Landscaping Issues (David Barrett / 303-739-7133 / wbarrett@auroragov.org)

- 7A. The landscape calculations table must be updated per this amendment.
- 7B. Please verify with Kelly Bish whether the landscaping of the new detention pond is required per the Pre-App Notes (303.739.7189).
- 7C. Please verify and add the size of the Ponderosa Pine Shrubs in the Plant List Information table.

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

- 8A. 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

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

- 9A. A drainage report is required with this Site Plan amendment. Please contact 303.739.7335 to create a Civil Folder for the drainage report. Review fees will apply. The minor amendment will not be approved by Public Works until the drainage report is approved.
- 9B. Civil Plan revisions are also required. Please begin this revision process. The Site Plan amendment will not be approved until the Civil Plan revision process has begun and any major issues are resolved.
- 9C. Add the following note to the Required Site Plan Notes on the cover sheet: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer. "
- 9D. Add the following note regarding the outdoor storage area: "The property owner/developer shall maintain the dust free surface as provided within the Site Plan. Otherwise if the property owner/developer fails to maintain the dust free surface as identified within the Site Plan and fails to correct the condition after notification of the condition, the property owner/developer agrees to remove it and replace it with an improved surface such as concrete or asphalt within the specified time of notification.
- 9E. A new grading plan is required with this amendment.
- 9F. The drainage easement needs to include the functional portions of the pond (including the freeboard) and the pond maintenance access, and the easement needs to tie to the public right-of-way. Show and label the pond maintenance access.
- 9G. Public improvements need to be shown on this plan. A note alone is not sufficient.

10. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 10A. Traffic Engineering comments are forthcoming and will be sent separately via email.

11. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue)

- 11A. Provide a detail sheet including accessible signage and handicap accessible striping. For additional Site Plan details, see Planning Comment 2A.
- 11B. Provide a Photometric Plan with exterior accessible egress identified with a heavy dashed line.
- 11C. Verify the minimum 29-foot inside and 52-foot outside turning radii within the 23-foot Fire Lane.

12. Aurora Water (Daniel Pershing / 303-739-7646 / dpershi@auroragov.org / Comments in red)

- 12A. Per Public Works comments, an access easement needs to be provided for pond maintenance.

13. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org)

- 13A. According to the Response to Pre-App Notes document submitted, there will be no trees disturbed with this development. No tree mitigation will be required.

14. Parks Recreation and Open Space (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

- 14A. *Negative Offsite Impacts:* Have any mitigation measures, such as changes to your operations plan and/or physical features of the proposed Site Plan amendment, been incorporated to eliminate or minimize the effects upon the Colorado Freedom Memorial?