



Planning Division
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September 24, 2018

Bob Haun
Owens Brothers Concrete (aka Ready Mix)
15302 E, 25th Drive
Aurora, CO 80011

Re: Second Submission Review – GDP Amendment and Site Plan
Application Number: **DA-2141-00**
Case Number: **2000-6025-04; 1991-2011-03**

Dear Mr. Haun:

Thank you for your recent submission, which we started to process on Wednesday, September 5, 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 community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, October 15, 2018.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 date will be determined after your next resubmittal.

Please schedule a neighborhood meeting as soon as feasible with the registered neighborhood groups that commented on the application.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Greg Proulx – Martin Martin
Susan Barkman, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\2141-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Additional neighborhood comments and concerns and neighborhood meeting
- See the comment redlines from the City Forester and Parks
- See the comment redlines from Engineering regarding sight triangles, drainage and slopes
- See the comment redlines from Traffic Engineering regarding sight triangles
- See the comment redlines from Life Safety regarding fire lanes, fire lane easements, and accessible route
- See the comment redlines from Real Property regarding easements dedications
- See the comment redlines from Aurora Water regarding water meters, pocket easements, manhole and I and M plan for private detention
- See the comments from Xcel Energy

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. Please provide for staff, a summary of the neighborhood meeting you have the interested HOA's.

1B. Duane Senn (Laredo Highline Neighborhood Association) We are concerned about dust in the neighborhood. Because of the dry weather and winds this summer the sidewalk on the west side of Airport Blvd is filled in with dust. The sidewalk is not visible. The fine dust generated by a concert crushing process will permeate the neighborhood unless some dust abatement is done. We recommend that this condition be added to the conditions for approval.

2. Landscape Design Issues (Kelly Bish / 303.739.7189 / comments in teal)

2A. Site plan comments:

Sheet L-1 (6 of 9) Landscape Plan and Key

- Do not label the existing plant material. It can be included grayed back, with the symbology shown in the legend as ONE category "Existing to remain" We do not need to know the species or sizes, not on the landscape plan. Only the proposed plant material should read as what is new to be planted. If there is existing plant material being removed as a result of grading activities, then that should be presented on a separate plan - Mitigation Plan. If existing plant material is being kept/saved, it should be shown grayed back. It should not read like the new plant material.
- Text mask all text as the current plan is too difficult to read.
- Turn off the extraneous text. Refer to comment on plan.
- Add "Not for Construction" to all landscape sheets.

Sheet L-2 (7 of 9) Landscape Notes and Plant List

- Remove all existing plant material information from the Plant and Material Schedule. It is not necessary. Only include proposed.
- Only include the native seed area total that is new. It is not necessary to list or show any existing quantities.
- Add to the plant schedule how a tree mitigation tree is noted.

Sheet L-3 (8 of 9) Landscape Notes and Planting Details.

- Remove the Landscape Coverage Area Table.
- Add the plant requirements to the Table of Non-Street Frontage Special Buffer & Open Space Landscape Requirements
- Remove the last item in the table as it is not a requirement for this application.
- While additional trees are being provided beyond those required by landscape code, add a note to the bottom of the table that states that additional trees have been provided to meet tree mitigation requirements only.

3. Addressing Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org , 303-739-7357

3A. No additional comments or issues at this time.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. City Forester Becky Lamphear / 303.739.7177)

4A. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). Please include the picture detail.

Include the mitigation value of each tree along with the mitigation inches required within your tree mitigation table. You will need this to determine the value of mitigation inches to be paid into the tree fund. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made.

Use the following calculator when determining the value of remaining inches to be placed into the tree fund. Based on the current plan the value/inch calculations is as follows for example \$2,720/23inches= \$118/ inch. Please contact forestry if you have questions.

I can only find 13 evergreen trees counting towards mitigation, the plan mentions 28 on sheet 9.

5. Civil Engineering (Kristin Tanabe /303.739.7306)

5A. See the comment redlines on the site plan regarding pond maintenance access, drainage and missing site plan note on the cover sheet.

6. Traffic Engineering (Brianna Medema / 303.739.7336)

6A. See the comment redlines on the site plan/landscape plan regarding sight triangles.

7. Life Safety (John Van Essen / 303.739.7489)

7A. Site Plan comments:

CSP Sheet 2:

- Please show the interconnection of the two existing Fire Lanes.

CSP Sheet 3:

- Please add Accessible route to office.

CSP Sheet 4:

- Please show and label the Existing 60' Fire Lane Easement.
- Please add "Fire Lane" to this label.
- Please show the interconnection of the two existing Fire Lanes.

8. Parks Department (Chris Ricciardiello / 303.739.7154)

8A. The applicant in the first submittal addressed PROS concerns regarding storm water runoff in relation to the Star K natural area. However, the following PROS concerns were not provided for in the second submittal of the site plan amendment.

PERMIT

The Environmental Permitting Division of Aurora Water has indicated that the applicant is responsible for securing and complying with the General Permit for Stormwater Discharges Associated with Non-Extractive Industrial Activity (COR900000) administered by Colorado Department of Public Health and Environment.

<https://www.colorado.gov/pacific/cdphe/clean-water-commerce-and-industry-permitting>

The applicant shall provide assurance that the existing operation and proposed operations are in compliance with all criteria of the above permit and shall provide verification that the correct permit is in place.

DUST AND NOISE



There is an expectation with the expansion of Ready Mix operations inclusive of crushing and stockpiling that noise and dust pollution will expand proportionately. The applicant must provide a detailed report on the management and mitigation of noise and dust and the possible impact on the surrounding natural resources and City open space facilities.

MIGRATORY BIRD TREATY ACT / EXISTING RED TAILED HAWK NEST

PROS Open Space and Natural Resources naturalist staff have documented the active use of a nest by a red tailed hawk nesting pair located on the Star K Ranch Open Space within the immediate vicinity of the eastern edge of the applicant property. Staff maintains concerns regarding the proposed expansion of operations at the Ready Mix plant to include rock crushing, stockpiling, and the potential increase in noise and dust due to expanded operations. Attendant effects on the nesting site and occupying hawk pair could produce deleterious results affecting the health and viability of the pair. Red tailed hawks and their activities are covered under the federal policies of the Migratory Bird Treaty Act. The applicant must manage operations at Ready Mix relative to the existing red tailed hawks in accordance with the provisions and remedies of the Migratory Bird Treaty Act.

COORDINATION WITH PROS

Following first round PROS comments regarding expanded operations at the Ready Mix site, staff recommends the applicant meet to review comments, operations, strategies, and potential effects on the established ecosystems of Star K Ranch and Sand Creek Greenway.

9. Real Property (Darren Akrie / 303.739.7331 and Maurice Brooks / 303.739.7294)

9A. See red line comments on the site plan regarding easements, reserved, public access and private easements. Begin the separate document dedication process with Andy Niquette.

10. Aurora Water (Steve Dekoskie / 303.739.7490)

10A. See the comments on the CSP regarding water meters, pocket easements, man hole and I and M plan for private detention.

11. Xcel Energy

11A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral documentation for **Ready Mix Aurora** and acknowledges that a meeting will be coordinated with the appropriate Xcel Energy/ PSCo personnel during the CD phase of the project in order to resolve the potential conflict between the proposed and approximate location of the pond and existing natural gas and electric distribution facilities. If there are any questions with this referral response, please contact me at 303-571-3306 or donna.l.george@xcelenergy.com.