

February 9, 2021

Ryan Loomis  
City of Aurora Planning Department  
1515 E. Alameda Parkway, Ste 2300  
Aurora, Colorado 80012

**Re: Third Submission Review:** Picadilly Road at 38<sup>th</sup> Avenue Infrastructure – Preliminary Plat

**Application Number:** DA-2226-00

**Case Number:** 2020-6010-00

*Enclosed you will find our submittal of the Revised Planning Documents for the above referenced project. Below you will find out responses to the second round of comments in bold.*

## PLANNING DEPARTMENT COMMENTS

### **1. Planning Comments** (Ryan Loomis / [rloomis@auroragov.org](mailto:rloomis@auroragov.org) / 303-739-7220 / Comments in teal)

#### General Comment

1A. Please address each of the following comments below and respond to each comment as noted in the introduction letter above. The Response to Comments provided with first submission did not address every comment.

#### SITE PLAN

##### Redlines to Cover Sheet

1B. **Second Request:** Provide a lighting/photometric plan for site. See FDP/Master Plan for lighting requirements.

**Response:** Photometric Plan Added to submittal.

1C. **Second Request:** Is this a Distribution Facility? See comments on Letter of Introduction. Please provide correct requirements for parking per UDO, including for any distribution area: For

storage and warehousing: No parking requirement

For distribution facilities: 1 space per 1,000 sf. gfa.

For office area 3 spaces per 1,000 sf. gfa.

**Response:** Data block updated to show proposed office area as well as proposed warehouse/storage area.

##### Redlines to Sheet 2

1D. Provide a detail on that type of wall for the solid/opaque wing wall to screen truck loading bays along north side of truck bay terminals. Per Majestic FDP, such walls shall be of a color and material matching or compatible with the dominant colors and materials found on the facades of the primary building. The screen height shall be sufficient height to hide the equipment, vehicles, materials, or trash being screened from public view, but in no case shall exceed a height of 10 feet.

**Response:** Architectural elevation plan updated to include screening. See Sheet A3

1E. Provide label of this section (i.e., Ornamental Iron Fence).

**Response:** Fence section label added.

1F. Recommend opaque iron or other suggested material for gate. Chain link fencing/ fabric screening and barbed wire not permitted.

**Response:** Chain link fencing only provided internally. Ornamental Iron provided along ROW. Barbed Wire is not provided on this plan submittal.

##### Redlines to Site Plan Sheet 3

1G. There are two callouts on the wing wall including open fence and solid wall. This needs to be a solid wing wall. Provide height. See comment on providing a detail of wall. Show height/material.

**Response:** Fence callouts updated.

## Redlines to Landscape Plan Sheet L1

1H. It appeared an outdoor employee break area was provided with first submittal as shown on a floor plan sheet A1.1. This floor plan was removed with this submittal, however staff recommends installing an outdoor employee break area for a building this size. The highlighted area on northwest corner of building appears a good place for employee break area with tables/seating and sidewalk connection.

**Response: Break area has been hatched and is located on the NW corner of the building.**

1I. As stated under Letter of Introduction, please provide justification for not meeting the UDO code Section 146-4.6.5.A.3.a that states "No more than 60 percent of the lot frontage on arterial and collector streets to a depth of 60 feet shall be occupied by surface parking." Please include justification and mitigation for this Adjustment in your Letter of Introduction and clarify the percentage of parking lot frontage along 32nd Parkway within the 60 feet of depth. It appears you are providing over and beyond the amount of shrubs, which staff would support as a mitigation. See same comment on Sheet L2.

**Response: Variance requests added to the LOI. This includes the Sec 146-5.4.4.D.3 requirement that is being mitigated by the addition of a 30" landscape berm and otherwise landscape in the islands have been added along the north side of the proposed parking.**

## Redlines to Elevations Sheet A3

1J. Second Request. Show outline of mechanical equipment on elevations. Ensure the equipment does not exceed the height of parapet. Show equipment on all elevations.

**Response: Elevation sheet updated, see Sheet A3**

1K. Sheet numbering should be chronological (i.e. A1, A2, etc. Or make all sheets same (i.e Sheet 1, 2, 3, etc.)

1L. The first submittal provided color elevations. Please provide color elevations. Also a color rendering from 32nd Street perspective would also be recommended if available.

**Response: Elevation sheet updated, see Sheet A3**

## PLAT

1M. Please remove the AutoCad SHX items. The next submittal will not be accepted if these remain visible in the "Comment" section of the PDF. It makes it difficult for staff to review and add comments to the document.

**Response: SHX text removed from pdf sheets.**

## LETTER OF INTRODUCTION

1N. Please provide a revised Letter of Introduction and provide more information on the operation and use of the proposed building. For example, is this a light industrial building for production of items, or storage, warehouse, and distribution center? What are the hours of operation? Is this a 24-hour facility? Any outdoor storage area of materials proposed? See redline comments on the Letter of Introduction/Justification and revise as necessary.

**Response: This submittal is for a Core & Shell of a warehouse/storage facility. Operations are unknown at this time. LOI has been updated and included in this resubmittal.**

1O. The letter will need to add and address the criteria for approval for request for Adjustment per Section 146-5.4.4.D.3 in this paragraph. List how you will mitigate this requirement. For example, possible use of enhanced landscape buffer/berming for mitigation.

**Response: Variance requests added to the LOI. This includes the Sec 146-5.4.4.D.3 requirement that is being mitigated by the addition of a 30" landscape berm and otherwise landscape in the islands have been added along the north side of the proposed parking.**

## DRC Approval

1P. A letter of approval from the Majestic DRC is required prior to the decision. Please provide and upload with next submittal.

**Response: Letter has been requested, will provided as soon as received.**

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

### **SITE PLAN**

#### Redlines to Landscape Plan Sheet L1

2A. Provide landscaped parking lot islands to meet the parking lot landscape requirements and this will also help to address the required building perimeter landscaping that is missing along the north side. No more than 15 spaces are permitted in a row without a landscaped island.

**Response: Landscape islands have been added.**

#### Redlines to Landscape Plan Sheet L2

2B. Provide a landscaped parking lot island to meet the parking lot landscape requirements and this will also help to address the required building perimeter landscaping that is missing along the north side. No more than 15 spaces are permitted in a row without a landscaped island.

**Response: Landscape islands have been added.**

#### Redlines to Landscape Plan Sheet L3

2C. Please update these plants to another species that will achieve a height of at least 3'-4'. While nice plants, these will provide little to no buffer/screen along here given the opaque fence. Consider lilacs, viburnums etc. something with height.

**Response: Landscape islands have been added.**

#### Redlines to Landscape Plan Sheet L6

2D. Update the tables where indicated. Upon review of where the existing street trees were installed at the back of walk, they may be counted toward the required buffer trees and therefore the appropriate tables may be updated to reflect that.

**Response: Plants have been replaced at this location with Lilac, Cutleaf Single Lavender which gets to a height of 6' to 8'.**

2E. The building perimeter landscaping is still not being met. There have not been the appropriate number of trees/shrub equivalents provided to meet the north building perimeter landscape requirements.

**Response: Planted islands have been added and table has been updated with new quantities to match requirements.**

2F. Update the General Notes where indicated to remove any references to contractors because the city does not review construction drawings.

**Response: Removed.**

## **1. Addressing** (Phil Turner / [pcturner@auroragov.org](mailto:pcturner@auroragov.org) / 303-739-

7271) 3A. Refer to this building as 19600 E 32<sup>nd</sup> Parkway.

**Response: Understood.**

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

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

4A. There may be some easement issues and some License Agreement issues. See any comments on the document(s). Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@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.

### **SITE PLAN**

4B. Delete the preamble from the plan - it is for the plat only

**Response: Preamble removed from cover sheet.**

4C. Delete this dedicatory language from the plan - it is for the plat only.

**Response: Dedicatory language removed from cover sheet.**

### **PLAT**

4D. Update this to be within 120 calendar days of the plat approval date.  
4E. Labe with "or Tract".

**3. Civil Engineering** (Kristin Tanabe/ [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7431/ Comments in green)

**SITE PLAN**

**Redlines to Cover Sheet**

5A. The site plan will not be approved by public works until a preliminary drainage report/letter is approved.  
**Response: Preliminary drainage report approved.**

**Redlines to Site Plan Sheet 3**

5B. Indicate areas of heavy-duty asphalt, typical.  
**Response: Light duty asphalt hatch added to plan sheet. All other asphalt is heavy duty.**

**Redlines to Utility Plan Sheet 6**

5C. Add a note indicating if the storm sewer system is public or private and who will maintain it.  
**Response: Note indicating if storm sewer is public or private added to sheets.**  
5D. Please be specific to the storm sewer rather than utility services.  
**Response: Storm sewer, sanitary sewer, and water services are private and will be maintained by owner.**

**Redlines to Utility Plan Sheet 7**

5E. Add a note indicating if the storm sewer system is public or private and who will maintain it.  
**Response: Storm sewer, sanitary sewer, and water services are private and will be maintained by owner.**  
5F. Please be specific to the storm sewer rather than utility services.  
**Response: Storm sewer, sanitary sewer, and water services are private and will be maintained by owner.**

**Redlines to Utility Plan Sheet 8**

5G. Add a note indicating if the storm sewer system is public or private and who will maintain it.  
5H. Please be specific to the storm sewer rather than utility services.  
**Response: Storm sewer, sanitary sewer, and water services are private and will be maintained by owner.**

**Redlines to Utility Plan Sheet 9**

5I. Include the FFE for the entire building. If the floor slopes, please indicate that slope.  
**Response: Building slopes at 0.5% to the north. FF elevations located at each end. Building 16 square foot annotation updated to note building slope and FF elevation varies.**

5J. Minimum slope away from the building is 5% for 10 feet for landscape areas and a minimum of 2% for impervious areas.  
**Response: the provided 4-ft dock height with provided slope will achieve positive drainage away from the building. Note 2 has been updated.**

5K. Please label all slopes away from the building or add a note with the minimum slope requirements, typical.  
**Response: the provided 4-ft dock height with provided slope will achieve positive drainage away from the building. Note 2 has been updated.**

**Redlines to Site Plan Sheet 3**

7C. See comment to add and remove labels.  
**Response: Labels updated.**

**Redlines to Utility Plan Sheet 10**

5L. Include the FFE for the entire building. If the floor slopes, please indicate that slope.  
**Response: Building slopes at 0.5% to the north. FF elevations located at each end. Building 16 square foot annotation updated to note building slope and FF elevation varies.**  
5M. Minimum slope away from the building is 5% for 10 feet for landscape areas and a minimum of 2% for

impervious areas.

Response: the provided 4-ft dock height with provided slope will achieve positive drainage away from the building. Note 2 has been updated.

5N. Please label all slopes away from the building or add a note with the minimum slope requirements, typical.

Response: the provided 4-ft dock height with provided slope will achieve positive drainage away from the building. Note 2 has been updated.

1. **Traffic** (Brianna Medema / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / 303-739-7336 / Comments in gold)

6A. Updated Traffic Impact Study was not uploaded with submittal. Include with next submittal.

Response: Traffic Letter and Right Turn lanes are being discussed offline with Haley Bush-Johansen.

## SITE PLAN

Redlines to Cover Sheet

6B. Text overlap on vicinity map.

Response: Text conflict addressed.

Redlines to Sheet 3

6C. Repeat comment - show existing and proposed striping

Response: Existing striping added to plan sheets.

6D. EB right turn lane is required. Previous submittal included twice the threshold volumes for this movement.

Waiver is not appropriate for 32nd Pkwy.

Response: Way finding signage added to plan sheet to help with vehicle movement.

6E. Repeat comment - show striping – how will vehicles know which access to enter?

Response: Striping added to west entrance.

Redlines to Sheet 4

6F. Please rotate gate to perpendicular to traveled path.

Response: Gates rotated to be perpendicular to travel path.

Redlines to Sheet 5

6G. EB right turn lane is required at this location. Add EB right turn lane (50' is appropriate).

Response: Traffic Letter and Right Turn lanes are being discussed offline with Haley Bush-Johansen.

Redlines to Sheet L1

6H. Include sight triangles from here to access on 32<sup>nd</sup>. See same comment on Sheet L2

Response: Sight Triangles added and coordinated with Landscape.

Redlines to Sheet L6

6I. 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'

2. **Life Safety** (Mark Apodaca / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / 303-739-7656 / Comments in blue)

## SITE PLAN

Redlines to Sheet 3

7A. See remove associated.

Response: Associated removed from callout.

7B. Provide a Photometric plan to verify the accessible route maintains minimum 1 ft candle lighting.

Response: Electrical site plan added to plan set.

7C. Provide a 2' concrete walking surface in shaded area for access to FDC.

Response: Concrete walking surface area added to access FDC.

7D. See multiple comments for accessible route.

Response: The layout currently shown meets code, while ensuring the striping is on the drivers side and provides a direct path to the entry sidewalk without crossing the main driveway.

7E. See comment for labeling gating systems.

Response: Gating system labels updated.

Redlines to Sheet 4

7F. See comment for labeling gating systems.

Response: Gating system labels updated.

Redlines to Sheet 5

7G. See comment for labeling gating systems.

Response: Gating system labels updated.

7H. See gate set-back comment.

Response: Gates moved back to allow for 35' from ex flow line.

Redlines to Sheet 6

7I. Please include the provided sign details in the plan-set.

Response: Sign details added to utility plan sheet.

Redlines to Sheet 8

7J. See multiple fire hydrant comments.

Response: Fire hydrant labels and orientation updated.

Redlines to Sheets 9, 10, & 11 / Grading

7K. Transverse grade cannot exceed 4% within a fire lane easement.

Response: Grading updated on grading sheets.

Redlines to Sheet 20

7L. See comment for FDC and Riser room.

Response: FDC and Riser room comments addressed.

PLAT

Redlines to Sheets 2 & 3

7M. Second Request: The 26' fire lane easement turning radii are inside turning radius of 26' and outside turning radius of 49'. The site plan and plat must match.

Response: Turning radii for fire lane easements updated.

**8. Aurora Water** (Ryan Tigera / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / 303- 326-8867/ Comments in red) SITE PLAN

Redlines to Utility Plan Sheet 6

8A. Meter pit location seems to be in direct conflict with existing gas line. Please revise.

Response: Meter pit location updated.

8B. This is the second connection to Aurora Water sanitary main. Can you send these flows to the west?

Response:

# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
BRANDING | CIVIL ENGINEERING

Redlines to Utility Plan Sheet 8

8C. Confirm this hydrant is private.

Response: Hydrant annotation updated.

Redlines to Sheet L2

8D. Confirm no trees in meter pit easement. Did not see a comment response from 1st review. Thanks.

**9. Revenue Aurora Water/TAPS** (Diana Porter / [dsporter@auroragov.org/303-739-7395](mailto:dsporter@auroragov.org/303-739-7395))

9A. **Reminder:** Storm Drainage Development Fees due 28.289 acres x \$1,242.00 = \$35,134.93. These fees can be paid prior to submittal of mylars. Instructions to make the payment online will be on the invoice.

Response: Understood.

**10. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306)

10A. See attached letter dated December 30, 2020.

Response: No items required at this time.