



Thursday - November 14, 2019

Tanner Axt
CITY OF AURORA
15151 E. Alameda Avenue
Aurora, Colorado 80012

RE: **Superior Roofing Satellite Storage**
13904 & 13994 E. Smith Drive

Response to Pre-application notes, COA #1377787

Dear Tanner:

In response to the pre-application comments we have the following:

Planning Department:

1. Zoning and Land Use Issues

1A. Outdoor storage facilities are Permitted Uses in the M-1 zone district. See code link for other Permitted Land Uses in the M-1 zone district: [Section 146-602](#).

Response: Noted

1B. Adherence to the General Performance Standards for Industrial Uses is required and is listed in [Section 146-1259](#) and supplemental standards for outdoor storage in [Section 146-1262](#) and [Section 146-1104](#). Standards include Noise, Limitations on External Effects of Uses, Waste Disposal, Surfacing, and Enclosure of Uses. Please note opaque screening around the perimeter of all outdoor storage, including durable opaque fencing and associated landscape buffers.

Response: This use will create very minor external effects. The site will not be occupied on a regular basis and provisions will be made for waste disposal. The site will be fully covered in recycled asphalt and an 8-foot high wood fence will enclose the entire site.

1C. Provide an explanation of your operations so staff may better understand the proposal within your Letter of Introduction. Discuss components and functional operations associated with the use, hours of operation, number of employees, phasing, and how access and circulation will function.

Response: See the operations letter in the submittal package.

1D. Prior to submitting an application, consider holding a neighborhood meeting to address any screening concerns by the adjacent residences and businesses. On previous applications in this area, these issues have been a primary concern.

Response: The client is contacting the adjacent owners individually.

1E. All outdoor storage must be screened around the perimeter. This can be done with landscaping, berming, opaque fencing or a combination of these.

Response: An 8-foot high wood fence will enclose the entire site.

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1F. This application will be referred to Phillips 66 due to its proximity to the existing petroleum pipeline to the south. Coordination between the applicant and Phillips 66 will be required to determine if encroachments are permitted over the easement.

Response: The applicant is fully aware of the limitation of the Phillips 66 pipeline and has minimized any disturbance of their easement area.

1G. Identify all proposed surface materials for the storage area, parking lot, etc. on the site plan. Please note that individual storage sites within the development cannot be sold or platted separately. A clear paved circulation pattern must be provided within the storage areas.

Response: The entire site will be surfaced in recycled asphalt. A parking area has been designated along the eastern property where cranes and trucks will be parking when not in use. Material storage will be along the south and east perimeter areas with the central portion of the property open for vehicle maneuvering.

1H. If there may be a building constructed on the site in the future, include a phasing plan to allow staff to review the building location, design, and the storage yard impacts.

Response: There are no plans for construction of any buildings.

2. Traffic and Street Layout Issues

All proposed streets whether public or private need to be labeled according to our street standard ordinance, [Section 126-1](#) and [Section 126-36](#) of the city code. Sidewalks and tree lawns must be provided and should align with adjacent developments. Smith Drive is considered to be a local street and must have a minimum of a 5' sidewalk and 8' tree lawn.

Response: A 5-foot detached sidewalk with an 8 foot tree lawn are provided along the majority of the street frontage.

3. Environmental Issues

The City of Aurora has no environmental records on this site. As our records may be incomplete, please contact the Environmental Health Division of the Tri-County Health Department at 303-220-9200, and the Colorado Department of Public Health and Environment (CDPHE) at (303) 692-2000 for more information. Please ensure there is no leaching of materials into the ground surface.

Response: Materials stored on site will not be subject to leaking of any kind. These will be standard roofing materials. The vehicle parking area will be monitored for any potential fluid leaks. These are not typical.

4. Site Design Issues

4A. Industrial District Development Setbacks and Buffers

Standards for building in the M-1 Industrial District are as follows: 25 foot front buffer, 10 foot side setback, 25 foot rear landscape buffer (where abutting residential properties) (Code Section 146-605).

Response: There is no plan for adding a building to this site.

4B. Parking

Identify the location of designated parking on the site plan. Include spaces for waiting delivery trucks, overnight parking for fleet vehicles, and any customer/personal/employee vehicle parking. To determine the required amount of parking,



additional information may be required during the review process. Please note that no queuing of vehicles can encroach into a right-of-way or fire lane.

Response: There will be no customer or employee parking on this site. There is a designated area for cranes and other service vehicles to be parking while not in use. The gate at the entrance has been set back into the site to allow the largest vehicles to be out of the street.

4C. Site Lighting

Section 146-1509(H) governs the design of parking lot lighting. Show typical details of lighting on the plan and/or building elevations. Ensure that such lighting does not spill over into the adjacent residential properties with the submittal of a Photometric Plan.

Response: Minimal lighting has been proposed for this site. Primary lighting is provided on the north half of the site and at the vehicle parking area.

4D. Fencing

Fencing must be closed-style, at least as tall as the items to be stored, and may not exceed nine feet in height. As proposed, 6 or 8 foot opaque wood fence would be acceptable, but a composite wood-type fence would be more durable. Standards for fencing are listed in Article 17, Division 4. Any gating systems must be setback a minimum of 35 feet from the right-of-way to ensure no queuing will extrude into the sidewalk or public roads.

Response: An 8-foot wood fence is proposed around the entire site. The entrance gate is over 35 feet from the right-of way.

Aurora Water:

Key Issue:

► There will need to be one irrigation meter per lot. If the property is re-platted into one lot then there will only need to be one irrigation meter. Meter fees will be assessed at the time of the plat. Links for fees are shown below in this document

Response: The property will not be replatted with this development. There are two existing meter pits and the plan is to utilize these for the irrigation requirements on each lot.

Public Works Department:

Key Issues:

► Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time.

Response: Noted.

► Align access on Smith Drive with the access point on the north or offset by a minimum of 75-feet to avoid turning conflicts.

Response: The access point has been aligned with the access on the north side of Smith Drive.

► Gates are required to be setback from public road flowline a minimum of 35-feet or longest expected vehicle. If the gating system swings, it shall swing into the site.

Response: The gate is more than 35 feet from the flowline of Smith Drive.



Engineering Division:

Key Issues:

- ▶ Public improvements required for this development include installing a sidewalk and street lights on Smith Drive along the property frontage. The sidewalk shall be 5' attached on the west side of the access and 5' detached on the east side of the access to match adjacent developments. Street light location and quantity shall be determined by photometric analysis. An alternate material may be considered for onsite parking areas.

Response: The sidewalk has been installed with an 8-foot tree lawn along the majority of the frontage. The street light has been added to the plan.

- ▶ A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality is required.

Response: The preliminary drainage report is included with this submittal.

- ▶ Since there is no building on site, the stormwater management plans or civil plans cannot be submitted until the site plan and plat are approved.

Response: Noted.

Real Property Division:

Key Issues:

- ▶ Confirm with Philipps 66 on the extent of the 40' Pipeline Easement.

Response: We have the extent of the easement shown on the plan set.

- ▶ Replat is up to the developer, but any new easements can be done by Plat or will need to be done by separate document if no Plat is done.

Response: At this time the only easement that will needed for this site will be the drainage easement for the detention facility. We will provide this by separate document.

- ▶ Any structure, such as a fence, that encroaches on an easement will require a License Agreement.

Response: Noted.

We believe this addresses the primary issues contained within the pre-application comments.

Sincerely,

ENGINEERING SERVICE COMPANY

A handwritten signature in black ink, appearing to read "David R. Addor". The signature is fluid and cursive, with a long horizontal stroke at the end.

David R. Addor, P.E.

Project Manager

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Attachments:

Cc:



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