

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



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May 9, 2018

Eugene Carroll  
Advantage Engineers  
5445 DTC Parkway P4  
Greenwood Village, CO 80111

**Re: Second Submission Review - Eco-Site Alameda (Buckley Alameda Self-Storage) – Site Plan Amendment**  
Application Number: **DA-1705-01**  
Case Number: **2003-6016-02**

Dear Mr. Carroll:

Thank you for your second submission, which we started to process on Friday, April 20, 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 Wednesday May 30, 2018.

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.

It is suggested that we schedule a meeting to review these comments and discuss the comments and redlines. To schedule a meeting, I may be reached at 303-739-7251 or [bcammara@auroragov.org](mailto:bcammara@auroragov.org).

Sincerely,

Brandon Cammarata, Senior Planner  
City of Aurora Planning Department

cc: Meg Allen, Neighborhood Services  
Gary Sandel, ODA  
Filed: K:\\$DA\1705-01rev1.rtf



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- ✓ Address Special Landscape Buffer (Section 146-1424) with Parks and Recreation.
- ✓ Resubmit drainage letter.
- ✓ Your fence is crossing a City of Aurora Easement, a license agreement shall be required for the encroachment within the easement.

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Brandon Cammarata / [bcammara@auroragov.org](mailto:bcammara@auroragov.org) / 303-739-7251 / PDF comment color is teal.

#### **1. Community Comments**

No community comments were received.

#### **2. Zoning and Land Use Comments**

Commercial Mobile Radio Service Facilities (CMRS) regulations are described in Section 146-1200.

2A. Please include standard site plan notes (emailed separately).

2B. Approval will require a Mylar change to the existing mini storage site plan “Alameda Buckley Storage” (2003-6016-00).

[https://www.auroragov.org/business\\_services/development\\_center/development\\_process/forms\\_and\\_applications/](https://www.auroragov.org/business_services/development_center/development_process/forms_and_applications/)

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

#### **3. Addressing**

Cathryn Day, Planner II/GIS Addresser, [cday@auroragov.org](mailto:cday@auroragov.org) / 303-739-7357

3A. Since the cellular site will require a unique address for xcel electric billing, the address for the cellular site is 16708 E Alameda Pkwy, Aurora, CO 80017. Please update documents to reflect this new address as appropriate.

#### **4. Civil Engineering**

Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / Comments in green.

4A. Drainage letter has not been resubmitted to Engineering. Drainage letter needs to be approved for site plan approval.

#### **5. Real Property**

Darren Akrie / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-739-7331 Comments in magenta.

5A. Your fence is crossing a City of Aurora Easement, a license agreement shall be required for the encroachment within the easement. Please contact Grace Gray in Real Property at 303-739-7300 or [ggray@auroragov.org](mailto:ggray@auroragov.org) for submittal requirements. Once Grace receives what he needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan. Grace needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

Please refer to this link for document requirements.

[https://www.auroragov.org/business\\_services/development\\_center/tools\\_and\\_resources/real\\_property/](https://www.auroragov.org/business_services/development_center/tools_and_resources/real_property/)

5B. See red line comments on the proposed Site plan.

5C. Start the easement dedication process with Andy Niquette and the License Agreement process with Grace Gray for the fence encroachments.



**6. Parks, Recreation and Open Space Department**

Chris Riccardiello / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / (303) 739-7154

Section 146-1424 of the city of aurora landscape ordinance requires that all built improvements be constructed greater than 25' in distance from any existing park or open space area. The subject property is adjacent to the Columbia Creek greenbelt on the west and Centrepointe Park on the south. The proposed cell tower enclosure appears to be within the special landscape buffer as measured from concurrent property lines adjacent to park or open space areas.