

June 1, 2022

**Re: Responses to Pre-Application Meeting Minutes Notes**

***Standards and Issues:***

**1. Zoning and Placetype**

*1A. Zoning*

**The proposed office and flex use is permitted in this district.**

*1B. Subarea B Character Area*

**Building massing and materials shall follow design guidelines as set forth in Chapter 4.8 as required for Single-story non-residential buildings.**

*1B. Overlay Districts – Avigation Easements*

**The easement shall be provided to the City of Aurora when executed.**

*1C. Placetype*

**This proposal is consistent with this zone district, subarea, and Placetype.**

**2. Land Use**

*2A. Proposed Land Use*

**This project proposes to construct a phased 64,625-sf building (housing a Mobile Switching Center) on the vacant parcel. Phase-One will include a 31,183-sf facility encompassing approximately 50% of the overall site.**

**3. Development Standards**

*3A. Dimensional Standards*

**Noted.**

*3B. Subdivision Standards*

**Noted.**

*3C. Common Space and Amenities*

**Noted, refer Landscape Plans.**

*3D. Access and Connectivity*

**Noted, refer Site and Landscape Plans.**

*3E. Operations Plan*

- hours of operation: **24/7**
- number of employees: **15 maximum on site, typical day**
- truck circulation: **as shown on Civil plans; in/out access only through delivery gate off of E. Centretech Cir.**
- nature of the business: **one-story Mobile Switching Center (MSC) at +31,200 sf.**

3F. *Parking, Loading, and Stacking*

**Noted. Refer Civil and Landscape plans.**

3G. *Landscape, Water Conservation, Stormwater Management*

**Noted.**

3H. *Building Design Standards*

**Noted. Building massing and materials shall follow design guidelines as set forth in Chapter 4.8 as required for Single-story non-residential buildings in I-1 zone.**

3I. *Exterior Lighting*

**Noted. Refer Lighting plan and photometric calculations.**

3J. *Signs*

**Noted. Refer Site Plan.**

3K. *Fencing*

**Noted. Refer Plans for all fencing designation.**

**4. Adjustments**

**Noted. No adjustments proposed.**

**5. Submittal Reminders**

5A. *CAD Data Submittal Standards*

**Noted.**

5B. *PDF Requirements*

**Noted.**

5C. *Mineral Rights Notification*

**Noted.**

***Community Participation/Community Engagement:***

**Noted.**

***Forestry Division:***

**Noted. No notification required, same property owner.**

*Tree Mitigation Requirements*

**Noted, refer Landscape Plan.**

***Aurora Water:***

**Noted. Refer Civil plans.**

***Public Works Department:***

*ROW/Plat*

**Noted. Refer Civil plans.**

*Traffic Impact Study*

**Noted.**

***Engineering Division:***

*Improvements*

**Noted. Refer Civil plans.**

*ROW/Easement/Plat*

**Noted.**

*Drainage*

**Noted. Refer Civil plans.**

***Fire/Life Safety – Building Division:***

**Noted. Refer plans.**

***Real Property Division:***

**Noted. Refer plans.**

*Proof of Ownership*

**Title Policy provided.**