

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



March 21, 2018

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

Re: Initial 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 initial submission, which we started to process on Monday, February 26, 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 Thursday April 12, 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 bcammarata@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



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Address portions of the fence located in the drainage easement.
- ✓ Address Special Landscape Buffer (Section 146-1424) with Parks and Recreation.
- ✓ If the monopole is less than 200 feet from a residential district then a waiver request may be required.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / 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. This site is located in PCZD – Industrial Zoning which ties back to the M-1 Light Industrial design standards which allow for a maximum height of 60-feet, however within 200 feet of a residential zone district the maximum height is the same as the residential zone district (Table 6.5, Line 4). To the west is R-1A residential zoning associated with the multifamily development on the west side of Columbia Creek. Please identify the distance between the boundary of the R-1A zone district and the proposed monopole. If the distance is less than 200 feet then the maximum height is 35 feet and a proposal for 60 feet would require a waiver request. An applicant may request waivers from development standards or requirements. The planning department shall analyze the request and recommend which, if any, plan modifications are necessary to mitigate potential waiver impacts. The planning commission shall approve the waiver as presented, approve with conditions, or deny the waiver (Section 146-405(G)).

3. Landscape Comments

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

3A. General Comment: A mylar change application will need to be processed for the existing approved landscape plan for the Alameda and Buckley Self Storage facility as the proposed cell tower applicant will be modifying the existing landscape plan in this area. Work with the Case Manager on processing this concurrently with this application.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Addressing

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

4A. The address for the cellular site is 16708 E Alameda Pkwy, Aurora, CO 80017.

Please submit a preliminary digital addressing .SHP or .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. Please e-mail these files to me.



5. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

5A. Please provide existing and proposed contours, spot elevations, etc. There could be grading impacts that go beyond the site fencing.

6. Real Property

Darren Akrie / dakrie@auroragov.org / 303-739-7331 Comments in magenta.

6A. It appears that portions of the fence are encroaching within a drainage easement. If allowed to remain in this location then a license agreement shall be required.

6B. Please make property line a solid bold line, also label and show the limits of Tract A which is a drainage easement dedicated by Subdivision Plat.

6C. Also please label and show Tract A on your site plan to match the line work shown on the subdivision plat, so that it accurately reflects where your improvements will be in reference to Tract A.

6D. If applicant has improvements within the drainage easement then a license agreement shall be required.

7. Life Safety

Ted Caviness / tcaviness@auroragov.org / 303-739-7628 Comments in blue.

7A. No comments at this time.

8. Traffic

Reviewed by: Victor Rachael / vrachael@auroragov.org / (303) 739-7309 Comments in orange.

8A. No comments at this time.

9. Aurora Water

Steven Dekoskie / sdekoski@auroragov.org / (303) 739-7490 Comments in red.

9A. No comments at this time.

10. Xcel Energy

Reviewed by: Donna George, Right of Way & Permits / donna.l.george@xcelenergy.com / (303) 571-3524

10A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **Eco-Site Alameda** and has **no apparent conflict**. Please see attached letter.

11. Parks, Recreation and Open Space Department

Chris Riccardiello / cricciar@auroragov.org / (303) 739-7154

11A. **SPECIAL LANDSCAPE BUFFER** - All built improvements for the subject application must be set back 25' from the property line(s) abutting the City of Aurora Columbia Creek Greenway and Centrepont Park along the western and southern edges of the subject property. See Section 146-1424 of the City of Aurora Landscape Ordinance for further documentation regarding the Special Landscape Buffer.



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

March 12, 2018

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Brandon Cammarata

Re: Eco-Site Alameda, Case # DA-1705-01

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **Eco-Site Alameda** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: <https://www.xcelenergy.com/start, stop, transfer/new construction service activation for builders>). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Right of Way and Permits
Public Service Company of Colorado