

Planning Division
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March 2, 2018

Stephanie Beguin
25072 E Davies Dr
Aurora, CO 80016

**Re: Third Submission Framework Development Plan, Site Plan and Plat Review – 470
Storage-FDP, CSP, and Plat**

Application Number: **DA-2115-00**

Case Number(s): **2017-6054-00**

Dear Ms. Benguin:

Thank you for your third submission, which we started to process on Monday, February 12, 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 important issues still remain, you will need to make a technical submission after the Administrative Decision date set for March 7, 2018.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7266.

Sincerely,

**Brenden Paradies, Planner I
City of Aurora Planning Department**

cc: Mindy Parnes, Planning Department
Kelsey Kijowski, Kimley-Horn & Associates, Inc., 4582 s Ulster St, Suite 1500, Denver, CO 80237
Meg Allen, Neighborhood Liaison
Gary Sandel, ODA
Filed: K:\SDA\2115-00rev3.rtf



Third Submission Framework Development Plan, Site Plan and Plat Review

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brenden Paradies/ bparadie@auroragov.org/ 303-739-7266/ PDF comment color is teal.

1. Community Questions Comments and Concerns

1A. Referrals were sent to two abutting property owners as well as outside referral agencies. See comments from E-470 included at the end of this letter.

2. Zoning and Land Use Comments

2A. Label Self-Storage as “Future Phase”.

2B. Show and Include the Future Outdoor Storage Planning Area on the Site Plan Sheet 3. Label as Future Outdoor Storage Future Phase.

3. Landscape Design Issues

Reviewed by: Chad Giron / cgiron@auroragov.org / 303-739-7185 / PDF comments in teal.

Sheet 10

- Per a conversation with the PROS Department, the 25’ Special Landscape Buffer on the north parcel is no longer required. The label and dimension can be removed.
- Add the road hatch to the legend.
- Add a label or add to the legend the gray dashed line highlighted on the plan.
- See Parks and Open Space Department comments regarding the western Special Buffer requirements.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

- Landscaping and Fencing requirements-PROS
- Numerous Engineering edits requested-Civil Engineering
- Numerous edits requested-Real Property
- Begin easement dedication process- Real Property
- Site Plan edits to Site Plan notes requested -Life Safety
- Site Plan labeling edits required for utility easements and pond extensions-Water
- Contact Traffic directly for comments - Traffic

4. Civil Engineering

Reviewed by: Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7306 / PDF comment color is green for redlines.

4A. See redline comments on the Site Plan in regards to the phasing of construction for the fire lane and pavement type. Per previous comments, this development is responsible for the full section of Rome Way adjacent to the Plains Conservation. Show sidewalk, street lights, etc.

4B. See redline comment on the Site Plan in regards to pond access required.



4C. Per previous comments and discussion, the cul-de-sac is to be offset and the sidewalk needs to continue through the cul-de-sac.

4D. See redline comments on the Public Improvements Plan in regards to providing adequate transition to the proposed street section and having the cul-de-sac be offset.

5. Parks and Open Space

Reviewed by: Chris Riccardiello / cricciar@auroragov.org / 303-739-7154 / PDF comment color is purple for redlines.

5A. EXISTING FRAMEWORK DEVELOPMENT PLAN -PIONEER BUSINESS PARK

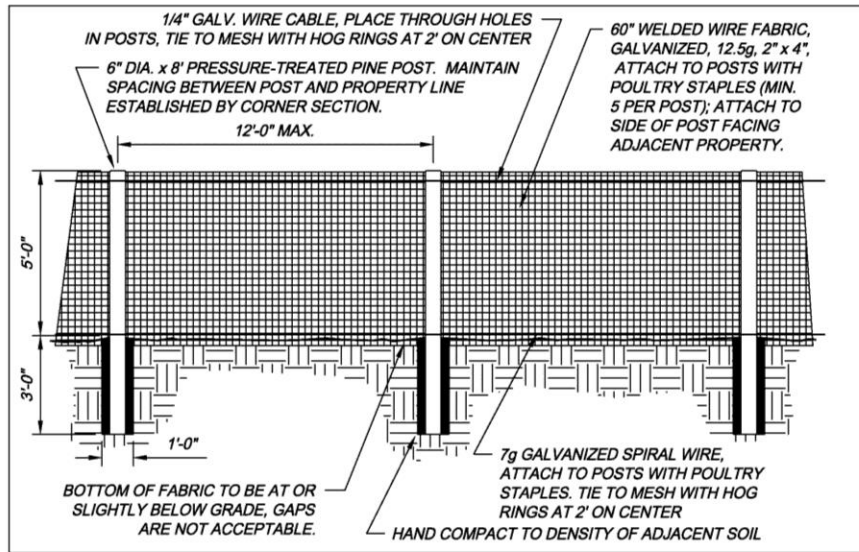
An FDP was approved in 2007 for the four parcels abutting South Rome Way known as Pioneer Business Park. The FDP set standards for landscaping and fencing along the boundary with the Plains Conservation Center. Amend FDP and CSP documents consistent with the Pioneer Business Park FDP criteria relative to landscaping, fencing, and special landscape buffer.

SPECIAL LANDSCAPE BUFFER

All built improvements must be set back 25' from the property line abutting the Plains Conservation Center. In lieu of complying with the tree and shrub requirements for a typical special landscape buffer abutting open space, this buffer strip shall be drill seeded with a PROS-approved native grass seed mix supplemented with native grass plugs and Yucca and Rabbitbrush plantings to be shown on landscape plans at time of site plan approval. A temporary irrigation system shall be required to water the native grasses and plants until they reach establishment. Coordinate with PROS on assessment of establishment of all native seed and plant material in the Special Landscape Buffer along the PCC boundary.

FENCING

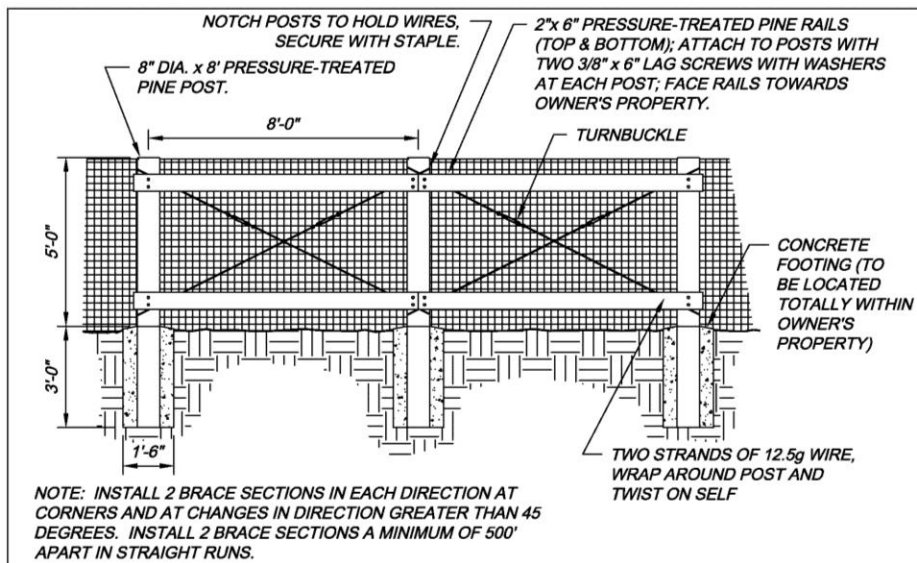
The standard PCC fence, a 5-foot high galvanized wire fabric fence mounted to 6-inch diameter wooden posts, shall be required along the common boundary with the PCC. The fence shall be installed along the inner edge (private property side) of the Special Landscape Buffer. See standard details provided below.



City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: April 3, 2008

**PLAINS CONSERVATION
CENTER (PCC) FENCE**

**P&OS
F-4.0**



City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: April 3, 2008

**PCC FENCE -- BRACE &
CORNER SECTIONS**

**P&OS
F-4.1**



6. Life Safety

Reviewed by: John Van Essen / jvanesse@auroragov.org 303-739-7489/ PDF comment color is blue.

6A. Please see Marked-Up (In Blue) Site Plan for Specific Comments. Thank You!

Site Plan Sheet 1:

- Please delete notes 6; 9 & 10.
- Please add new note 6.

Site Plan Sheet 3:

- Please change Key Note E to read: "New" Fire Hydrant Assembly.

7. Real Property

Reviewed by: Maurice Brooks / mbrooks@auroragov.org / 303-739-7294.

7A. Please see the red line comments on the plat and site plan. Begin the offsite easement dedications with Maurice Brooks and the License Agreement process with Andy Niquette. The Certificate of Taxes Due is needed for the additional R.O.W. being proposed offsite. Sheet 6 of the Site Plan show details of the Canopies for the RV storage and no graphic representation for the locations of the canopies. None of the canopies may encroach into any easement, no matter the height of the canopy, per City Code. The height of the perimeter fence is mentioned to have three different heights: 6', 8' and 9' tall. These should be consistent throughout the materials provided.

7B. Send in the Certificate of Taxes Due for the additional R.O.W. being dedicated to the City of Aurora. Send in updated Title Work.

7C. Add a 10' utility easement around the perimeter of the lot.

8. Traffic Engineering

Reviewed by: Victor Rachael/ vrachael@auroragov.org / 303-739-7309 / PDF comment color is gold for redlines.

8A. No comments submitted at this time. Please contact Victor directly for comments on the Traffic Impact Study and Site Plan.

9. Aurora Water

Reviewed by: Steven Dekoski / sdekoski@auroragov.org / 303-739- 7490

9A. Permission from adjacent property owner is required for offsite drainage work.

9B. Proposed water main must be outside of the detention pond limits. The edge of the utility easement for the water line must also be outside of pond limits, and banks of the pond. Align water main parallel to the property line. It should cross perpendicular to the pond.

9C. Show the location of the RV dump station on site plans.

9D. Show domestic and irrigation meter locations and easements for site.



9E. Label all utility dimensions.

10. E-470 Public Highway Authority

Reviewed by: Peggy Davenport / pdavenport@E-470.com / 303-537-3727

10A. The E-470 Public Highway Authority has the following comment. They will need to get a permit for work inside the ROW and MUE. Please advise if we can be of further assistance. For any question please contact Chuck Weiss at 303.537.3420 or cweiss@E-470.com