

November 03, 2017

Attn: Planning Case Manager

City of Aurora Planning & Department Services
15151 East Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: Response to Pre-Application Comments - 18500 Smith Road (#1198372)

Dear Planning Case Manager,

As part of this development plan application, we have prepared the following response to comments received from the Pre-Application meeting notes dated May 5, 2017.

PLANNING DEPARTMENT

Standards and Issues:

1. Zoning and Land Use Issues

1 A. The purpose of the M-1 District; Light Industrial District is to provide locations for light manufacturing, office uses, wholesaling, Outdoor Storage and related services. These uses may be located in proximity to Agricultural (all are rented for open storages) neighborhoods and are intended to produce minimal external impact. Uses shall be low intensity, with limited external effects, and permitted uses are limited to those that can be operated in a clean and quiet manner.

Response: The proposed use is identified as Outdoor Storage and will be screened around the perimeter of the property in accordance with the local site design guidelines.

1 B. certain public improvements will be required with this development. We request the Planning staff & other concern department to agree & support a deferral of these public improvements.

If a deferral warranted, a letter requesting to defer the public improvements needs to be sent to the Director of Public Works, specifically stating the Improvements to be deferred. The letter along with the Development Application needs to be submitted to the City Engineer at or before Planning's Development Application. The deferral may be granted in accordance with City Code Section 147-14(b).

Response: A deferral request letter addressed to the Director of Public Works was sent to the City on 9/21/2017; see enclosed.

1 C. The property located adjacent to the subject site to the south is zoned R-A, Residential Agricultural District. Screening and buffers will be required to mitigate adverse impacts on the adjacent property and it will be taken care.

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Response: In accordance with City site design standards, the appropriate screening / buffers are shown on the initial DP application design drawings enclosed.

1 D. Outdoor storage areas shall be fully screened from view from all public and private rights-of-way (Section 116-1261(A)). The screening will be incorporated into the required 10' landscape buffer on the east side of the property along Andes Way, and the required 25foot landscape buffers along Tower Road, Smith Road, and the adjacent residentially (though its Agricultural but nobody lives there & all are rented for open storage & Parking) zoned property to the south.

Response: In accordance with City site design standards, the appropriate screening / buffers are shown on the initial DP application design drawings enclosed

1 E. We earnestly request to help for Waiver of Hydrant & Road Improvements.

Response: A deferral request letter addressed to the Director of Public Works was sent to the City on 9/21/2017; see enclosed.

2. Traffic and Street Layout Issues

2 A. All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards call for a detached sidewalk and tree lawn along Tower Road and an attached walk along Smith Road. Andes Way requires a detached sidewalk and tree lawn. All these sidewalk requirements showed in the plans.

Response: ROW improvements are shown on the enclosed DP design plans and a deferral request letter is also enclosed.

2 B. Planning Staff will support a Deferral of Public improvement for Smith Road and Tower Road.

Response: A deferral request letter addressed to the Director of Public Works was sent to the City on 9/21/2017; see enclosed.

2 C. A traffic study is not required for this development. If neighborhood comments warrant, a traffic study may be required at a later date.

Response: Thank you!

3. Environmental Issues

The property is located within the Buckley Airport Influence District (AID). The AID is an overlay to the existing zoning requirements. The applicant will need to assure that an avigation easement has been conveyed to the city and this easement has been recorded with the Adams County Clerk and Recorder. A copy of the recorded document must be submitted to the Case Manager and:

Janice Napper, City Clerk and Recorder
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The Permanent Parcel Identification (PPI) number and Book and Page where the avigation easement is recorded should be included on the avigation easement submitted to the Case Manager. The easement form is available on the City website. Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports.

Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with Section 146-811. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact R. Porter Ingram at 303-739-7227 with any additional questions regarding the AID regulations and the content of this memo.

Response: An avigation easement has been recorded with the County per REC# 2017000078751; see enclosed.

4. Site Design Issues

4A. Pedestrian Circulation and Linkages to Off-Site Trails & Open Space

Connectivity to Andes Way is required. Please show a connection to the future sidewalk to be located on Andes Way.

Response: See enclosed plans.

4B. On-Site Vehicular Circulation and Parking

Please provide a pattern of organized circulation or parking for the equipment and/or storage materials illustrated on the plan. Please identify circulation patterns, paved surfaces, designated storage and parking areas on the site plan.

On-Site parking is required by Section 1504 of the Zoning Code. Please provide sufficient parking for employees, 1 space per 1.5 employees, and customers, that may do business at the site. Provide at least one conveniently located accessible space in the parking area. Parking cannot be located and conflict with circulation or storage locations. Provide a justification for any reductions proposed and outline the parking needs/requirements in the letter of introduction and justify with a detailed Operations Plan.

Response: See enclosed Operations Plan / Letter. As discussed, there will be no employees onsite or proposed buildings associated with the DP plans enclosed. As shown on the DP plans enclosed, there are estimated sizes and approximate locations of storage areas onsite. Circulations patterns are not shown as the entire site is maneuverable and exists as gravel groundcover.

4C. Site Lighting

Section 146-1509(H) governs the design of parking lot lighting. Pole heights shall not exceed 30 feet in height. Light sources shall be of a full cut-off luminaire type, and shall provide an average luminance value of no less than two foot-candles. Where adjacent to residential uses, maintained average luminance shall not exceed .5 foot-candles at ten feet beyond the property line, except where adjacent to walkways, driveways, and public and private streets. Show typical details of lighting on the plan and/or building elevations.

Response: No parking lots, driveways, or buildings are proposed as part of this DP application; therefore, no onsite lighting is proposed. The operating hours for the proposed improvements are between 7:00 AM and 6:30PM daily.

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4D. Fences and Gates

Section 146-1741(E) allows for a maximum fence height of nine feet for uses in Industrial Districts. Chain link fence along Smith Road and Tower Road is not permitted. An opaque fence of high quality materials, with columns placed at a minimum spacing of 60 feet on center is required. The opaque fence must enclose and screen any outdoor storage. Columns are required at all fence corners, transitions to other fence styles along a run of fence, and fence termination points. Along Andes Way, and along the south portion of the property, chain link is acceptable. See Section 146-1743, Table 17.2 for additional specifications. At corners, fencing cannot block sight lines and should be placed at a 45 degree angle

Response: See DP design plans enclosed for the proposed 8.0' tall fence.

5. Landscape Design Issues

Landscape plans shall be prepared in accordance with the requirements found within the City of Aurora Zoning code, specifically Article 14 Landscape Ordinance, as well as the Landscape Reference Manual. Please ensure that your landscape architect or designer has copies of these documents, as well as our project specific comments.

Applicants must demonstrate compliance with code requirements through the use of landscape tables similar to the ones found in the Landscape Reference Manual. Tables shall be provided for each of the required landscape treatments i.e. street frontage, building perimeter and buffer tables etc. Our general landscape comments on your proposal are listed below:

5A. Landscape Plan Preparation

Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the City to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans submitted during the Development Application/Site Plan submittal process must be 24"x36" and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

Response: All sheets are labeled "Not for Construction". LA stamp can be removed if need be. Sheets are 24x36" and have plant symbols, plant labels with quantities, and a plant schedule.

5B. Article 14 Landscape Ordinance Requirements

- **Standard Right-of-Way Landscaping.** Provide one shade/street tree per 40 linear feet of street frontage (Section 146-1451(B)2) of the Landscape Ordinance. Street trees shall be located between the back of sidewalk and face of curb within the tree lawn. Avoid the use of blue grass sod and install a more xeric sod mixture such as Reveille or RTF Fescue.

Response: One shade/street tree per 40 linear feet of street frontage is provided. Trees are in the "tree lawn" along Tower Rd. and Andes Way. Since the sidewalk is attached along Smith Rd. the trees are located between the sidewalk and the fence.

- **Landscape Street Buffers.** A minimum 25' wide landscaped street buffer shall be provided along Tower Rd. and Smith Road. The standard buffer for other public rights-of-way is 10' and the buffer for private rights-



of-way is 8 feet. All buffers are measured inward from back of walk or from the right of way if no walk is provided.

Buffer landscape shall consist of one tree and 10 shrubs per each 40 linear feet of buffer length. Street buffer landscape shall be installed along the exterior sides of proposed fencing or walls. Buffers may be reduced in width with the use of xeriscape landscape incentive features outlined in Article 14, Table 14.6. When overlapping landscape standards occur such as when building perimeter, parking lot landscape screening and/or detention and water quality pond landscaping fall within the buffer, they may be counted towards meeting the buffer requirements, however the more stringent requirements shall be implemented (Section 146-1422).

Response: A 26' Buffer is provided along Tower Rd., a 12' buffer is provided along Smith Rd. and a 6' buffer is provided along Andes Wy. All have one tree and 10 shrubs per 40 linear feet, along the exterior of the fence. Solid fencing and xeriscape incentives have been implemented.

- **Non-Street Frontage Landscape Buffers.** A 25' wide landscape buffer is required along the non-street frontage adjacent to residential per Section 146-1423 and Table 14.5 of the Landscape Ordinance. Buffer widths can be reduced through the use of xeriscape landscape incentive features. The buffer adjacent to residential property shall consist of 1 tree and 5 shrubs per 25 linear feet of buffer (Table 14.2) and shall be located on the exterior sides of proposed or existing fencing (Section 146-1451(B)3.b.).

Response: Zoning to the south is R-A. We are proposing a fence on the south property line with a 20' tall evergreen hedge and 25' tall columnar trees for screening on the inside of the fence. .

- **Parking Lot Landscaping and Screening.** All visible parking lot perimeters shall be screened with one or a combination of methods identified in Section 146-1440. If using plant material, screening shall consist of a continuous row of shrubs planted in a double row at 3 feet on center. Shrubs must reach a minimum height of 3 feet at maturity. Parking lot islands shall be provided an average of 10 parking spaces. No parking row shall exceed 15 continuous parking spaces.

Response: There is no parking lot.

- **Detention, Retention and Water Quality Ponds.** Detention, retention, and water quality ponds shall be integrated into the total landscape design (Section 146-1434). The area surrounding a detention pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4000 sf. Areas within the 100-year flood, floodways and surface area of lakes or ponds may be deducted from the area calculations.

Response: We show one tree, 5 shrubs on the west side, and are counting the 5 shrubs on the south side that are part of the buffer towards this requirement.

- **Service Areas and Trash Enclosures.** Service areas visible from streets or adjacent property shall be screened by fences, walls, landscaping, berms or any combination of items (Section 146-1433).

Response: All property lines are screened with fences and landscaping.

- **Irrigation.** All developments shall install an automatic irrigation system for landscape areas (Section 146-1430). To assess irrigation tap fees, Aurora Water will require the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table



summarizing these areas shall also be provided. Contact Timothy York at (303) 739-8819 in Aurora Water regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: There is a note addressing the necessity of an automatic irrigation system. Native seed areas would be non-irrigated, and trees and shrubs would have a water-conserving, drip system. We tried calling Timothy York at the number above and got a message that said the call could not be completed. A table summary and necessary plans and fees will be provided, and permit will be obtained.

6. Architectural and Urban Design

6A. Design Standards Section 146-405(F)8 of the zoning code establishes the approval criteria for building architecture and urban design. If any buildings are proposed, building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a general rule, "high quality of design" usually means that architectural details should be continued on all four sides of all buildings open to view

Response: No buildings are proposed.

6B. Screening of Roof Top Mechanicals.

Show the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case, roof mounted equipment shall be screened to the height of the equipment. Where parapet screens are not practical, then mechanical screens and penthouses shall be integrated with the building façade whenever possible and constructed of compatible materials. Screens shall be continuous and solid. The following note, to be labeled "Roof-Mounted Equipment Screening", must be added to the general notes section of the CSP (click here for the specific note).

Response: No buildings are proposed.

7. Signage

The total allowable square footage of signs is based on a zoning code formula tied to location of the property and building frontage. All ground signs should be at least 4 feet back from the back of walk or 21 feet back from the flow line when there is no sidewalk. In non-residential areas, ground signs abutting arterial streets may be up to 12 feet high; ground signs abutting other streets and areas are limited to 8 feet in height. Please refer to Article 16 of the Zoning Code for complete regulations. You will be allowed up to 5 individual signs and 80 total square feet of signage including any monument signage.

Response: No signage is proposed.

8. Waivers

Your plans are not sufficiently detailed to determine whether any design standard waivers would be required. If you decide to request any waivers, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in Section 405 of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

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Response: No design waivers are proposed, only ROW deferrals are requested.

Should you have any additional questions or comments, please contact me by phone at (720) 427-3017 or by email at sal@altitudelandco.com.

Sincerely,

Altitude Land Consultants, Inc.

A handwritten signature in blue ink, appearing to read "SC", with a long, sweeping horizontal line extending to the right.

Salvatore C. Cambria, PE

Project Manager

3461 Ringsby Court, #125

Denver, CO 80216

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