

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



June 19, 2018

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

Re: Third 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 third submission, which we started to process on Wednesday, May 30, 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 Friday June 22, 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:\SDA\1705-01rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Address Special Landscape Buffer (Section 146-1424) with Parks and Recreation.
- ✓ Resubmit drainage letter.
- ✓ Please address Real Property process related comments regarding license agreements and easements.
- ✓ Next submittal expected to be a “monopine”.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / bcammara@auroragov.org / 303-739-7251

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 on the site plan. I will send these on a separate email.

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/

2C. On Thursday June 14, 2018 you met with Dan Osoba and myself to discuss a change of design for the proposed tower. You identified that you want to resubmit a “monopine” proposal, which is tower designed to resemble a pine tree. At this meeting we discussed a Friday June 22nd resubmittal in order to schedule an August 8, 0218 Planning Commission date.

2D. The next submittal should also include the additional information requested in my letter dated June 8, 2018 related to provision of Site Section Criteria 146-1200(B) 1-5 and Design Criteria 146-1200(C) 1-7.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

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

3A. The site plan/amendment will not be approved until the drainage letter is approved.

3B. Drainage letter comments were returned in March of this year. Notice was provided to Jeffery Nagorny. The drainage letter needs to be resubmitted to the civil plan folder per email sent with notification.

4. Real Property

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

4A. 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 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/

4B. See red line comments on the proposed Site plan.

4C. See comments on the Site Plan for the changes to the site. A License Agreement is needed for the encroachments of the fences in the easements. A portion of the Monopole is encroaching into the existing Utility easement and that portion needs to be released, before the pole may be erected.



5. Parks, Recreation and Open Space Department

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

5A. Improvements for wireless compound continue to be only about 15' from the property line with Columbia Creek to the west. All built improvements must be set back 25' from the park to the south and Columbia Creek to the west.