

Aperio

Property Consultants, llc

June 8, 2018

Mr. Gary Sandel
City of Aurora
Office of Development Assistance
15151 E. Alameda Ave
Aurora, CO 80012

RE: Apollo RV
Vested Site Plan, Right of Way Vacation and Subdivision Plat Application
Response to Pre-application Notes

Mr. Sandel,

Following are responses to key items issued by the City of Aurora Pre-Application Meeting of January 4, 2018 for the proposed Apollo RV project (the "Project") located at 3600 Chambers Road.

Standards and Issues:

1. Zoning and Land Use Issues

1A. The site is currently zoned (B-3) Highway Service District. The lot is bordered by Chambers Road to the west, (M-1) Light Industrial District to the south, (B-4) Business and Commercial District to the north, and (R-A) Low Density Single-Family Residential District to the east.

Noted.

1B. Motor Vehicle (RV) storage is subject to restrictions as outlined in [Section 146-1262](#). These restrictions include appropriate screening from adjacent properties by landscaping, decorative walls, fencing, or other approved treatments.

Appropriate screening of the site will be accomplished via fencing and landscape treatments.

1C. Your site must be surfaced with concrete, asphalt, or any other approved dust-free surfacing approved by the city engineer. Recycled asphalt will not be permitted as a surface material for this use.

Contrary to staff's request that recycled asphalt (RA) not be used as a surface treatment, it has been approved and used on a number of area RV storage projects in the area, including

RV America directly north of and adjacent to this project, as well as two sites owned and operated by the applicant: JM Auto and Chambers Road Boat and RV Storage. To discard RA as a surface material suitable for this project is inappropriate as it has been demonstrated to be used with great success and with low-maintenance requirements. The applicant would be pleased to offer staff the opportunity to tour existing sites where RA has been used.

1D. An operations plan is required at time of submittal including hours of operation, operations to be conducted on-site, number and types of vehicles and trips to be made on-site, etc.

An operations plan is included with the application materials.

2. Traffic and Street Layout Issues

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. Please provide a 6' detached walk and 8' tree lawn along 35th Avenue and Helena Street and a 10' detached walk and 10' tree lawn along Chambers Road according to Public Works street cross section requirements.

The city approved section for Type 3 Local shows a 5' tree lawn with 5.5' sidewalk as applicable to E. 35th Ave. and Helena St. No improvements along Chambers Road are proposed with this site plan. All streets are public.

2A. Additional infrastructure improvements for 35th Avenue and Helena Street will be required. Refer to comments from Public Works and Aurora Water for specific details.

Noted, the additional improvements are proposed.

3. Site Design Issues

3A. *On-Site Vehicular Circulation.* Please label vehicle and truck circulation patterns and turning movements on the Site Plan, including the required fire lane easements. See Fire/Life Safety comments for further information.

Circulation and fire lane/emergency access easements have been shown.

3B. *Parking.* On-Site parking is required by [Section 1504](#) of the Zoning Code. Based on the information you've provided, you will need 1 space per 300 gfa for the office use. Handicapped parking spaces are required in addition to total regular parking requirements.

Parking is shown and designated on the site plan.

3C. *Phasing.* Show any phasing of development on the Site Plan.

There is no phasing with the project; however, Lot 2 is shown as a future development lot.

3D. *Site Access*

A paved ingress/egress fire lane is required throughout the site per Life Safety requirements.

A paved ingress/egress lane is shown as required.

3E. Site Lighting

In general, parking areas should be lit with full cutoff type lighting fixtures no more than 30 feet tall. Show typical details of lighting on the plan.

A lighting/photometric plan with details is included in the plan set.

3F. Fencing

[Section 146-1741](#) contains the design standards and allowable materials for fences. A maximum of 9 feet in height is allowed for fencing in this zone district. Stacking of any materials on the site against any fencing structures is not permitted and materials cannot be visible over the top of the fence. Columns are encouraged along 35th Avenue and 35th Place to create a uniform look. Although wood is allowed, it is strongly recommended to upgrade to a fencing type that is more durable (i.e. concrete stucco or plastic). Chain link with slats is only permitted along interior lot lines. Closed-style fences should be setback no less than the minimum depth of the landscape buffers. Fences along interior lot lines may be placed on the lot line.

Wrought iron fencing (6' height) is proposed along E. 35th, Helena Street and along a portion of the western property line which will tie-in to the existing wrought iron fence of RV America. Wrought iron gates will be used at the project entrance/exit drives.

[Section 146-1743](#) Table 17.2 contains a summary of fence design and material standards. Please note that any fencing that screens outdoor storage must be opaque. Although wood is allowed, it is strongly recommended that you upgrade to a fencing type that is more durable (i.e. composite or masonry). Chain link fences are not permitted for screening.

Wrought iron fencing (6' height) is proposed along E. 35th, Helena Street and along a portion of the western property line which will tie-in to the existing wrought iron fence of RV America. Wrought iron gates will be used at the project entrance/exit drives.

[Section 146-1711](#) States that 'fence permit shall be required prior to the installation of any new fence, or to extensions or additions to an existing fence, over six feet in height.'

All fences are proposed to be 6' height.

Masonry Columns [Section 146-1743](#) Table 17.2 states all fence types along arterial and collector streets shall incorporate masonry columns every 60 feet on center, around corners and at fence termination points. The columns must have a minimum cross-section of 18 by 18 inches. For brick, stone, stucco, CMU, composite wood, or pre-cast concrete fences: Columns shall be placed at all fence corners, points of transitions to other fence styles along a run of fence; intersections of rear and side yard fences and rear and side lot lines where such fences are adjacent to a street.

No improvements are proposed adjacent to Chambers Road with this site plan.

3G. *Screening.* All outdoor storage shall be screened with a visual barrier, such as an opaque fence, berming or other landscape treatment, which adequately conceals contents from view from the public rights-of-way or open spaces. Please review [Section 146-1104\(D\)](#). Outdoor storage requires opaque screening on all four sides of the site.

A combination of fencing and landscape treatment has been designed to accommodate screening requirements.

3H. *Trash Enclosures and Dump Stations*

Screening of trash enclosures and dump stations is required. Enclosures should be constructed of materials that complement the building materials and finished on all four sides with opaque gates. Show location(s) of proposed enclosure(s) on the site plan in area that convenient to access and does not interfere with the business operation. The sharing of trash facilities is encouraged.

Trash enclosure details are shown in the plan set. No dump station is proposed.

4. **Landscape Design Issues**

For further information, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP. The general landscape comments on your proposal are listed below:

A. General Landscape Plan Comments. Prepare your landscape plans in accordance with the requirements found in the City of Aurora Zoning code, specifically [Article 14](#) as well as the [Landscape Reference Manual](#). Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

Provide the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments i.e. street frontage and buffer tables etc.

Noted, landscape data tables are included.

• **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/Contextual Site Plan submittal process must be drawn on 24”x36” sheets, have plant symbols, plant labels with 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.

Noted, landscape plans have been prepared as requested.

B. Article 14 Landscape Ordinance Requirements

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Article 14. The applicant is responsible for reviewing the landscape code and determining all applicable landscape conditions.

- **Standard Right-of-Way Landscaping.** Provide one shade/street tree per 40 linear feet of street frontage along Chambers Road, E. 35th Place and Helena Street. Refer to [Section 146-1451](#) (B) 2. Additional Requirements for Non-Residential Development. When a detached walk and tree lawn are provided according to Public Works street cross section requirements, street trees shall be provided within the designated tree lawn. When a detached walk and tree lawn are absent, street trees shall be located from four to five feet from the back of walk, curb or pavement. Avoid the use of blue grass sod and install a more xeric sod mixture for the tree lawn. In lieu of sod, consider the installation of shrubs, perennials and ornamental grasses at a ratio of 0.025 per square foot of sod or tree lawn. Plant material must be 5 gallon size.

Detached sidewalks and tree lawns are required along all street frontages along with street frontage buffers as described below. The applicant may wish to consider the following example of a more recent standard right-of-way landscape installation in the vicinity of this application.

No improvements are proposed along Chambers Road with this site plan.

- **Landscape Street Frontage Buffers.** Provide a 25' wide landscape street frontage buffer along E. Chambers Road. Provide a 10' wide landscape street frontage buffer along E. 35th Avenue and Helena Street. All buffers are measured inward from back of walk or from the right of way if no walk is provided. Buffer widths may be reduced for E. 35th Avenue and Helena Street to 4' when specific xeriscape and/or landscape incentive features as described in Table 14.6 Standard Buffer Widths and Allowed Reductions for Industrial Development are implemented. Chambers Road is classified as an arterial and buffers may not be reduced for industrial developments along arterial roads.

While a reduction in the buffer width is permitted, it does not reduce the quantity of plant material that is required to be provided within the buffer. All buffers shall be landscaped with one tree and 10 shrubs per each 40 linear feet of buffer length. One tree equivalent is equal to 10 five gallon shrubs or 30 one gallon perennials or any combination of trees, shrubs, or perennials meeting equivalents. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met. Refer to [Section 146-1422](#).

Please refer to the included landscape plans and corresponding data tables for planting quantities and placement.

- **Parking Lot Landscaping and Screening.** Typically, both interior and exterior parking lot landscaping are required. However, given the proposed use as outdoor RV storage, landscaping of the interior portion of the parking lot will not be required.

Noted.

In accordance with the landscape code, the perimeter of all parking lots shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in [Section 146-1440](#). The landscape buffers above, may be combined with the parking lot screening requirements to satisfy both.

Screening shall consist of a berm between 2 feet 6 inches and 3 feet high with a maximum slope of 4:1 in combination with evergreen and deciduous trees and shrubs. Screening should be integrated with streetscape plantings whenever possible. If berms are not practical, then one of the following options shall provide equivalent screening:

- a. A low continuous hedge between 2 feet 6 inches and 3 feet tall planted in a double row at 3 feet on center in a triangular pattern or;
- b. A decorative masonry wall between 2 feet 6 inches and 3 feet tall in combination with landscaping.
- c. Shrubs must reach a height of 3' at maturity.
- d. Large shade and evergreen tree species and/or small tree or large shrub species shall be used as accents throughout the screen planting in conjunction with buffer and street frontage plantings to offset the horizontal lines of a typical shrub bed.

Please refer to the landscape plan for screening accomplished via a combination of plantings and fencing.

• **Non Street Frontage Landscape Buffers.** Provide 10' wide non-street frontage landscape buffers along the northern and eastern property boundary lines adjacent to the RV America property as well as to proposed Lot 2. If fencing is proposed, it must be installed at the inward edge of the buffer with the plant material being provided on the outside of the fence. Buffer widths may be reduced to 4' with the use of specific landscape incentive features as identified in Table 14.6 Standard Buffer Widths and Allowed Reductions for industrial Development. The applicant should account for future maintenance and access of the plant material and irrigation system when considering buffer reductions. Plant material shall be provided a ratio of 1 tree and five shrubs per 40 linear feet.

Please refer to the landscape plans for site fencing, plantings and schedules.

• **Building perimeter Landscaping.** Landscaping for building perimeters is required for all building elevations that face a public right-of-way, residential neighborhoods, public open space or has an entrance door. Each of these elevations shall be landscaped with one tree equivalent per each 40 linear feet of elevation length. One tree equivalent is equal to one tree or 10 five gallon shrubs or 30 one gallon perennial plants or ornamental grasses. Any combination of plant material may be used that totals the required number of tree equivalents. Refer to [Section 146-1451](#) (D) Additional Requirements for Non-Residential Development.

Landscaping provided within parking lots or parking lot islands if within 20' of the building face, may count toward the required building perimeter landscaping. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met.

Please refer to the landscape plans for site plantings and schedules.

• **Special Landscape Requirements at Entryways and Intersections.** Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. Refer to [Section 146-1451](#) Additional Requirements for Residential Development (C) Special Landscape Requirements at Entryways and Intersections.

Please refer to the landscape plans for entry feature planting.

• **Service Areas and Trash Enclosures.** Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Refer to [Section 146-1433](#), Service Areas and Trash Enclosures.

The trash enclosure is screened via fencing and planting. Additionally, the doors to the enclosure open interior to the site.

• **Detention, Retention and Water Quality Ponds.** The city encourages all applicants to utilize LID (Low Impact Development) principles as permanent best management practices (BMP's) whenever possible in order to avoid the installation of large unsightly detention ponds. Applicants may propose their own BMP's or refer to Urban Drainage and Flood Control Districts Storm Drainage Criteria Manual where multiple examples of BMP's are described such as grass buffers, grass swales, permeable pavements etc.

Should the applicant chose to utilize a traditional detention pond, pond depths shall not exceed 6' in depth. The area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100 year water surface elevation. Refer to [Section 146-1434](#) Detention, Retention and Water Quality Ponds.

The proposed pond is approximately 3.5' in depth, please refer to the landscape plan for plantings.

• **Irrigation.** Refer to [Section 146-1430](#). All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the City Water Dept. will require that 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) 326-8819 in Aurora Water regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Irrigation plans will be prepared and submitted to Timothy York for permitting in conjunction with the Aurora Water application.

6. Architectural and Urban Design

If any commercial buildings, including but not limited to maintenance sheds, RV washing stations, or garages are proposed the following shall apply:

6A. Screening of Roof Top Mechanicals.

Code section [146-1300](#) requires you 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 the screening must be at least as high as the equipment it hides. [Section 146-915](#) also outlines specific requirements related to rooftop equipment and screening, be sure to comply with these requirements.

No rooftop units are proposed.

6B. Architectural Features

Staff suggests that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs and changes in parapet height to improve the façade and create an inviting and attractive street presence. Emphasis should be placed on pedestrian-oriented design. Ground floor designs should provide visual interest. Use changes in the wall planes, both horizontally and vertically, a variety of durable materials, and quality architecture to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to reduce the back of house appearance.

Masonry finishes will be utilized on the office building, similar to those used at JM Auto (3280 Chambers Road). The building is quite small at 24'x60', with a pitched roof. No parapets 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 from the back of sidewalk or 21 feet back from the flow line. Ground signs abutting local streets and non-street frontages are limited to eight feet in height. Please refer to [Article 16](#) of the Zoning Code for complete regulations. You will be allowed up to five individual signs, including one monument sign, and up to 80 square feet of signage. The maximum height of eight feet shall apply to all signage. Please remember that a monument sign counts as one individual sign but the square footage on both sides counts toward your maximum allowable square footage.

No monument signage is proposed at this time. Building signage will be permitted under separate application, to be determined.

8. Waivers

From the material supplied to us, it appears that the plans are not sufficiently detailed to determine whether any design standard waivers are involved.

If it is decided to request any waivers, these must be clearly listed in your *Letter of Introduction* and justify them according to the criteria listed in [Section 146-405](#) of the Zoning Code. Any waivers must also be listed on the cover sheet of the Site Plan or other drawings on which they occur.

No waivers are being requested at this time, as none appear to be required.

9. Mineral Rights Notification Requirements

Please fill out the [Mineral Rights Affidavit](#) / [Severed Mineral Rights Notice](#) and supply this document to your Case Manager at the time of site plan submittal.

The Affidavit/Notice is included with the site plan submittal.

10. New CAD Standards

The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the City for signature sets and on capital projects funded by the City. Details of the CAD Data Submittal Standard can be found on the [CAD Standards](#) web page.

Noted, we are familiar with the new CAD requirements.

Key Issues from Other Departments:

Aurora Water

- ▶ Water main must be extended along the entire frontage of E. 35th Ave and Helena St. to provide a looped water supply with a stub-out to the south at Helena and 35th Ave.

The looped water main is shown along E. 35th and Helena.

- ▶ A sewer connection fee will be assessed at approximately 2 SFRE (single family residential equivalents) for an RV dump station.

No dump station is proposed at this time.

- ▶ Vehicle wash activities will require a sand-oil interceptor with an appropriate all-weather cover to prevent stormwater infiltration.

Water quality is provided via the PLD onsite at the southern edge of the site.

Public Works Department **Traffic Division**

- ▶ A traffic letter is required for this project. Please see below for additional details.

A traffic letter is included.

Engineering Division

- ▶ Public improvements required are as follows:
 - Chambers Road – detached 10' sidewalk, update curb ramps

- 35th Avenue – additional 2' of right of way, complete the north half of the roadway, 5.5' detached sidewalk, tree lawn, utility extensions
- Helena Street – additional 4' of right of way, complete the west half of the roadway, 5.5' detached sidewalk, tree lawn, utility extensions


The R.O.W. dedications and detached sidewalks/tree lawns are shown on the site plan, along with a typical section for improvements.

► On site detention and water quality are required for this development. Per the Peterson Subdivision Master Drainage report, the release rate for the pond is limited to 0.5 cfs/acre. Storm sewer shall be extended to the site.

Onsite detention and water quality is proposed, with consideration for the Peterson MD requirements.

If you should have any questions, please don't hesitate to call me at (303) 317-3000.

Sincerely,



Aaron Thompson
Aperio Property Consultants, LLC

Cc: Ron Pietrafeso, Mazzo Enterprises, LLLP