



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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May 14, 2019

Jeremy Nolen
Go Energy Link
501 Fay Street Ste. 106
Columbia, MO 65201

Re: Initial Submission Review – Excelsior Youth Center – Site Plan Minor Amendment
Case Numbers: 1982-4025-16

Dear Mr. Nolen:

Thank you for your initial submission, which we started to process on Thursday, May 2, 2019. We reviewed it and attached our comments along with this cover letter.

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 May 28, 2019.

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.

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

Sincerely,

Soledad Andia, Planner II
City of Aurora Planning Department

cc: Eric Parker, Urban Land Conservancy, 1600 N Downing St #300, Denver, CO 80218
Mark Geyer, ODA
Filed: K:\\$MA\1982-4025-16 Excelsior Youth Center



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1.A Based on the Pre-Application meeting notes (Pre-Application meeting held on January 03, 2019), it was recommended to work closely with the nearby neighborhood groups and adjacent property owners. Please provide a document (i.e., minutes) of a meeting held or a receipt of the correspondence sent to the community notifying them about the project.

2. Completeness and Clarity of the Application

2A. This application is being processed as a Minor Amendment to the originally approved Site Plan which governs this property. As such, all documents you are submitting for review will be an addendum to the existing Site Plan documents and will be electronically added to the document upon approval. This will be done by a marking in the Amendment Block on the original cover sheet indicating this project as *Amendment 10*, and then referencing the sheets you will be adding.

3. Site Design Issues (Comments in Dark Teal)

3A. Accessory Solar Collector Design, provide an additional sheet with specifications of the solar arrays (ground mounted and solar car port), graphics, materials, height, colors, textures, and screening.

3B. Include a specification of the fencing proposed for the area surrounding the solar collector system, mentioning height and materials.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

1A. No comments at this review.

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

2A. Per the pre-application notes, a drainage letter is required with this site plan amendment. Please contact 303-739-7335 to create a civil folder for the drainage letter. A review fee will apply. The site plan amendment will not be approved until the drainage letter is approved.

3. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

3A. Please provide a note that identifies the requirement of a separate building permit through the building division will be obtained prior to any construction for both the solar carports and the solar arrays.

4. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

4A. The information submitted was revised but is still incomplete. Please submit full inventory with appraised values of trees that will be removed for the project. Indicate trees that will be preserved and removed on site. Due to the location, size, and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate tree loss. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

4B. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.



4C. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

5. Landscaping (W. David Barrett / 303-739-7133 / wbarrett@auroragov.org)

5A. Landscaped islands, a minimum of five feet in width, shall be provided along the full width of both ends of the carports.

6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

6.A The storm water easement shown is encroaching into the existing R.O.W. of East Oxford Ave. If this easement needs to be dedicated, then this portion cannot exist in the R.O.W. Confirm with Engineering if the easement is needed and wanted and in what configuration.