

Planning Division  
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August 26, 2020

Nick Spadaccini  
Beacon Roofing Supply  
165 W. Sycamore Street  
Saint Paul, MN 55117

**Re: Initial Submission Review:** 14000 E. Moncrieff Place – Redevelopment Plan and Replat  
**Application Number:** DA-1000-16  
**Case Numbers:** 2009-6015-01; 2020-3037-00

Dear Mr. Spadaccini:

Thank you for your initial submission, which we started to process on August 3, 2020. We have reviewed your plans 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 outside agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 21, 2020. 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 let me know. I may be reached at 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

Attachment: Xcel Energy Comments

cc: Dan Allen, Ware Malcomb, 990 S Broadway Suite 230, Denver, CO 80209  
Scott Campbell, Neighborhood Services  
Mark Geyer, ODA  
Filed: K:\\$DA\1000-16rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Show all existing and proposed gates and include details (Life/Safety)
- Provide maintenance access to the detention area (Public Works and Water)
- Revise Landscape Tables (Landscape)
- Revise Fire Lane turn radii (Public Works and Life/Safety)
- Provide a Tree Mitigation Plan (Forestry)
- Start the License Agreement process (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Referrals were sent to 5 adjacent property owners, two community associations and four outside agencies. No comments were received from any adjacent property owners. Two responses were received from outside agencies and those are included in or attached to this letter. Please provide responses to each specific comment and questions within the response letter for your next submission.

#### **2. Zoning and Land Use Comments**

2A. Revise the Letter of Introduction to reference the application for a Redevelopment Plan, not an Infrastructure Site Plan. Include a description of the improvements proposed in the Redevelopment Plan, the purpose of the re-subdivision, and an operations plan. See pre-app notes for additional details.

2B. Provide the Site Data for the existing/proposed site conditions. Include data for the existing building, parking, and site coverage. Because this is a redevelopment plan, be as accurate as possible, but it is understood some of the calculations may be approximate.

2C. Identify existing site conditions that will not be changed on the plans. This would include, but is not limited to, surface materials, parking spaces, handicap parking spaces, building footprint, building entrances, loading docks/ramps, etc. The existing conditions are not subject to review but do need to be memorialized.

2D. All existing and proposed outdoor storage areas must be screened with an opaque fence. Some segments of existing chain link will have to be replaced.

#### **3. Completeness and Clarity of the Application**

3A. An invoice for the application fee of \$17,858.40 was sent on August 4, 2020. Please remit the payment prior to the next submittal.

3B. The Redevelopment Plan legal description should reference the proposed re-subdivision.

3C. Edit the Vicinity Map to include a smaller area but make map larger so adjacent streets can be labeled.

3D. Differentiate existing vs. proposed elements. Add labels for existing sidewalks, doors/entrances, loading docks, gates, dumpsters, etc.

3E. Please include basic elevations of the building that identify man-doors, windows, dock doors, and materials.

3F. Remove adjacent property owner information. Only include adjacent zoning and subdivision plat information.

3G. Clearly show the property line and label, if appropriate, and make the existing building outline black.

3H. Edit photometric/lighting notes to remove contractor instructions. The plans are not for construction.

#### **4. Landscaping Issues (Debbie Bickmire / 303-739-7261 / [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) / Comments in teal)**

4A. Separate the required landscape tables. Categories should include Street Frontage Buffer, Non-Street Frontage Buffer, Curbside Landscape, and Open Space Landscape. The requirements are provided on the redlines.

4B. It appears the buffer trees along Sable Blvd. are all located in the curbside area. Divide the trees to provide a minimum of 1 tree per 40 linear feet in the curbside landscape and locate the rest behind the sidewalk.



- 4C. Clarify and/or revise what is surrounding the detention pond. One sheet has a wall, another fence. Please be consistent and provide corresponding details.
- 4D. Add city standard landscape notes.
- 4E. Use different symbols for existing chain link fence and proposed cedar fence and add to the legend.
- 4F. Per the pre-app notes, a buffer was not required along the southern property boundary, adjacent to the rail line as long as an opaque fence was provided to screen the outdoor storage, however, the required landscape should be located elsewhere on the property or plant material up-sized. Please add a footnote to clarify what has been provided. Include the explanation in the Letter of Justification as well.
- 4G. Provide more information regarding the “drought tolerant bluegrass sod” to verify it is water conserving.
- 4H. All shrubs, ornamental grasses, perennials, and groundcovers shall be located within plant beds. Plant beds shall be separated from turf and other areas by metal edging or approved equivalent material. Trees and shrubs shall be mulched by either rock or wood mulch, or a combination of both. Please revise areas with native seed in landscape areas and include what mulch is proposed in the notes.
- 4I. Revise plant labels. Many are upside down or backward.
- 4J. Add ‘NOT FOR CONSTRUCTION’ to the landscape sheet.

**5. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

**Plat**

6A. An access easement is required from the drainage easement to public right of way for the pond maintenance access.

**Redevelopment Plan**

- 6B. The Redevelopment Plan will not be approved until the Drainage Study is approved.
- 6C. The existing curb cuts may need to be replaced to meet ADA standards for sidewalk crossing.
- 6D. Show and label the proposed streetlights.
- 6E. Show and label the maintenance access to the detention pond. An access easement is required from the drainage easement to public right-of-way.
- 6F. Are there additional improvements required when sidewalk crosses tracks? Are the tracks still in use?
- 6G. Show and label the pond maintenance access on the grading plan. An access easement is required from the drainage easement to public right-of-way. Show and label the 100-year water surface elevation. Indicate direction of emergency overflow.
- 6H. Label the pond slopes (minimum 2% slope in pond bottom, maximum 4:1 side slope), and surface slopes.
- 6I. Add a note that indicates whether the storm sewer is public or private and by whom it will be maintained.
- 6J. Streetlights are required on the adjacent streets. Streetlights on public streets shall be owned and maintained by the City of Aurora and must meet COA standards.

**7. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- 7A. Add stop signs at exit locations.
- 7B. Add a sight triangle to the access point east of the detention pond.

**8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

**Plat**

- 8A. The fire lane easement requires a 23' width, and 29' inside and 52' outside radii.

**Redevelopment Plan**

8B. Add the note provided on Sheet 2 of the redlines.

8C. Label the type of gating or barricade system being installed on the site plan using one of the following examples provided on Sheet 3. Label existing and proposed gates. Note: Swinging gates must swing in the direction of ingress to the site.

8D. Relabel the 23' Fire Lane Easement to match the plat.

8E. Gating and barricade systems must be located a minimum of 35 feet or the length of the longest vehicle back from the adjacent street flow line.

8F. There must be a 6" minimum clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire hose is not damaged during the closing process.

8G. Add fire lane signs and gating systems to the legend.

8H. Fire lane easement(s) must be 23' wide, with 29' inside and 52' outside turning radii. Must match the plat.

8I. It appears that a light pole will encroach into the 23' fire lane easement. Please adjust the fire lane easement to the south or move the light pole to the north.

8J. Provide gate details and add the note provided on Sheet 8 of the redlines.

**9. Aurora Water** (Ryan Tigera / 303- 326-8867/ [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

9A. Provide access to bottom of pond for maintenance.

9B. Clarify whether the outlet structure be accessed from E Moncrieff Place.

**10. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

10A. There will be trees affected by development. Due to the condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss, and tree mitigation is always above and beyond the Landscape Code requirements. However, in your situation it would be above and beyond the Design Review Committee's 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.

10B. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well.

10C. 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](#). These notes shall be added to the plan.

10D. 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.

The caliper inches that will be lost are 50", but only 6" would be required for planting back onto the site. The mitigation value is \$1,050.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Cottonwood	16	\$1,052.06		6
2	Siberian elm	14	\$0.00	No mitigation, poor condition	0
3	Siberian elm	20	\$0.00	No mitigation, poor condition	0
<b>Total</b>		<b>50</b>	<b>\$1,052.06</b>		<b>6</b>

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.



**11. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

**Plat**

- 11A. Provide the closure sheet for the description and the Monument Record for the aliquot corner noted.
- 11B. Revise the owner in the signature block to match the title commitment.
- 11C. Revise the notes as indicated on the redlines.
- 11D. Revise the description from replat to re-subdivision.
- 11E. Show all the public right-of-way and street names within 1/2 mile of the site. The scale of the Vicinity Map may need to be increased.
- 11F. Add adjacent lot and block information.
- 11G. The plat boundary cannot include any distance over 1,400'.
- 11H. Fire easement radii should be 29' inside and 52' outside per Fire/Life Safety Department.

**Redevelopment Plan**

- 11I. Revise the legal description as noted on the redlines.
- 11J. Add the adjacent lot, block and subdivision plat name.
- 11K. Match the easement configuration and names on the plat.
- 11L. The gates and fences, as well as the walls in the drainage easement, need to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to start the License Agreement process. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

**12. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

See attached comments.

**13. Adams County** (Layla Bajelan / [LBajelan@adcogov.org](mailto:LBajelan@adcogov.org))

Thank you for including Adams County in this review. We have no comment on the subject proposal.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

August 21, 2020

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Deborah Bickmire

**Re: Beacon Roofing Supply at Upland Park, Case # DA-1000-16**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat and redevelopment for **Beacon Roofing Supply at Upland Park**. Please be aware PSCo owns and operates existing natural gas and electric *distribution* facilities and electric *transmission* within the proposed project area. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to the existing distribution facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com