

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



February 10, 2020

Alexandra Schueszler
CESO Inc.
175 Montrose W Ave, Suite 400
Akron, OH 44321

Re: Second Submission Review – Research Plaza – Site Plan Amdt and Conditional Use
Application Number: **DA-1686-05**
Case Number: 1984-6018-05; 1984-6018-06

Dear Ms. Schueszler:

Thank you for your second submission. We reviewed it and attached our comments along with this cover letter. Almost all comments were addressed in this review; therefore, another full submission is not required. The outstanding comment and any conditions from the Planning and Zoning Commission can be addressed in a technical submission after your hearing.

Your Planning and Zoning Commission hearing date is set for March 11, 2020. Public hearing notice is required to be sent and posted 10 days prior to the hearing date. These mailings and physical notice will be ready for pick-up from the Planning Department office on Friday, February 14th. Please obtain an updated list of adjacent property owners that require notice; staff will provide a list of neighborhood organizations when you pick up the signs. Note that hearing notice is your responsibility and failure to notice properly will result in delays in the scheduled Planning and Zoning Commission date.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303.739.7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Greg Hopkins, Mobility Works
Meg Allen, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1600-1699\1686-05rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include a graphic sign in the sign detail sheet SP-2 (see Item 6A).
- Please see the comment letter from Xcel Energy at the end of this letter.

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

- 1A. NOTE: these will be added as recommended conditions of approval.
- Automobile sales is limited to the sale of wheelchair accessible vehicles;
 - Work performed on the vehicles shall be conducted inside; and,
 - Inventory vehicles stored outside must be located in the parking spaces shown on the Site Plan.

2. Parking Issues

- 2A. All Parking comments have been addressed.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 3A. All Landscaping comments have been addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. All Civil Engineering comments have been addressed.

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 5A. All Traffic Engineering Comments have been addressed.

6. Fire / Life Safety (Reviewer Name / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 6A. Include a graphic sign in the sign detail sheet SP-2 as shown in the redlines.



Right of Way & Permits

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

January 24, 2020

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

Attn: Daniel Osoba

Re: Research Plaza - 2nd referral, Case # DA-1686-05

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral site plan amendment and conditional use for **Research Plaza** and acknowledges the comment response.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to the existing natural gas and electric distribution facilities via xcelenergy.com/InstallAndConnect, and, to call 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