



Planning Division
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April 26, 2018

Steve Warner
Powder River Development Services
219 S Wooddale Avenue
Eagle, ID 83616

Re: Initial Submission Review – Peoria U-Storage Mini Warehouse - Site Plan Amendment
Application Number: **DA-2117-00**
Case Numbers: **1995-6010-07**

Dear Mr. Warner,

Thank you for your initial submission, which we started to process on Thursday, April 5, 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 May 10, 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.

Your estimated Planning Commission hearing date is tentatively scheduled for June 27, 2018. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed.

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

Sincerely,

Brenden Paradies, Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Steve Warner, Powder River Development Services, 219 S Wooddale Avenue, Eagle, ID 83616
Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\2117-00rev1.rtf



Initial Submission Site Plan and Plat Review

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brenden Paradies/ bparadie@auroragov.org/ 303-739-7266/ PDF comment color is teal.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Site Plan Format and Consolidation- Planning
- Site Plan Cover Sheet edits needed-Planning
- Drainage Letter Requested-Engineering
- Dedicate and Label all Easements- Real Property
- Show changes in clouded form- Life Safety
- Label existing sanitary and sewer lines- Water

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 7 adjacent property owners and outside referral agencies. See comments, included at the end of this letter from Xcel Energy and the Northwest Aurora Neighborhood Organization.

2. Completeness and Clarity of the Application

2A. This is a major site plan amendment to an existing Site Plan therefore the newly proposed Site Plan pages must be integrated with the existing Site Plan for this site. See comment redlines on the existing Site Plan, uploaded to the development review webpage, for details on what information should be included with this new proposal.

2B. Update the Site Plan Data Block on the existing Site Plan to include information about the 60' proposed monopole. Update data for total building coverage, hard surface area, and landscape area as square footage and percentage, for the addition of the monopole and facility structure.

2C. Include pages LS1-ZD4 in the originally approved Site Plan set.

3. Zoning and Land Use Comments

3A. In the Site Data Chart, include total building coverage, hard surface area, and landscape areas as percentages too, in addition to square feet.

3B. The proposed facility should not be located within the Open Space zoning district. This use is not permitted in the OPEN zoning district. If it must be located in this position, please explain and justify why it must be located here.

3C. Easement and R.O.W. Dedication: All easements and additional rights of way shown on the site plan will have to be dedicated by separate document. Contact Andy Niquette in Real Property at 303-739-7300 for submittal requirements. Once Andy has received what he needs, it usually takes 4-6 weeks to complete the process. The site plan will not be recorded until these documents are complete and ready to record. Andy 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.

3D. License Agreement: The items identified on your site plan that are encroaching within easements dedicated to the City will have to be covered with a license agreement, please Contact Grace Gray in Real Property at 303-739-7300 or ggray@auroragov.org for submittal requirements. Once Grace receives what she 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.

3E. Include height dimensions of existing building on sheet ZD-4 to give reference comparison for proposed monopole.



3F. The proposed fencing must be in compliance with the fence and design materials per [Section 146-1743](#). There are specific requirements as it pertains to fencing types facing Open Space zoning.

4. Landscape Design Issues

Comments by Kelly K. Bish PLA, LEED AP/ (303) 739-7189/ PDF comments in teal.

4A. Approved. Comply with Parks, Recreation, and Open Space requirements.

5. Other Site Planning and Technical Issues

Addressing. Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org , 303-739-7357

5A. Change project address from 12072 E 30th Ave, Unit A to 12082 E 30th Ave, Aurora, CO 80010.

Please submit a preliminary digital addressing .SHP or .DWG file as soon is possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. Please e-mail these files to me.

Please provide the number of units per floor for the building.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering

Comments by Kristin Tanabe, ktanabe@auroragov.org or (303) 739-7306. Please see the Red Line (Green) comments.

6A. A drainage letter is required with this proposed development. Please contact the Engineer on Duty at 303-739-7335 to create a folder for submittal. A review fee will apply. Please see Section 2.33 of the Storm Drainage Criteria Manual for drainage letter requirements.

7. Life Safety and Building Division

Comments by (William Polk/ 303-739-7371 / wpolk@auroragov.org) See blue comments

7A. Site Plan Comments

Sheet 2

Please provide a clouded location of the new monopole and the supporting structure and or enclosure

8. Real Property

Comments by Darren Akire, dakrie@auroragov.org, or 303-739-7331. Maurice Brooks, mbrooks@auroragov.org, or 303-739-7294. Please see the Red Line (Magenta) comments.

8A. See the red line comments on the Site Plan. There is a Public Access easement already existing, so all the access needed is at the southern end. Dedicate that easement by separate document. The private Utility easement may be dedicated between the Utility company (Xcel) and the owner in a separate document.

Please refer to this link for document requirements.

https://www.auroragov.org/business_services/development_center/tools_and_resources/real_property/



9. Aurora Water

Comments by Anthony Tran, atran@auroragov.org or (303) 739-7376. Please see the Red Line (Red) comments.

9A. Show all existing and proposed water, sanitary, and storm utilities.

10. Parks, Recreation, and Open Space

Comments by: Chris Riccardiello, cricciar@auroragov.org, 303-739-7154. Please see the Red Line (Purple) comments.

10A. All built improvements must be setback 25' from common property line with Sand Creek Greenway. See section 146-1424 of the COA landscape ordinance for requirements of special landscape buffer.

11. Northwest Aurora Neighborhood Organization

Reviewed by: Nadine Caldwell, bnthdnth@comcast.net, 303-364-2859

We need a T-Mobile cell tower in this area as reception is terrible. This seems like a good location with very little impact on residences.

12. Xcel Energy

Reviewed by: Donna George, donna.l.george@xcelenergy.com, 303-571-3306

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **Peoria U-Storage Mini Warehouse** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must complete the **application process** for any new electric service or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). 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** at 1-800-922-1987 to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Right of Way and Permits
Public Service Company of Colorado