



Planning Division
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June 19, 2018

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

Re: Second 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 second submission, which we started to process on Thursday, May 31, 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 important issues still remain, you will need to make another submission. 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 now scheduled for July 11, 2018. However, the required drainage letter **MUST** be uploaded to the online Civil Engineering Portal by June 22 in order to continue to Planning Commission on July 11, 2018. If this task has not been completed by June 22, the Planning Commission hearing date will be pushed to a later date until this item has been uploaded for review. If you are able to complete this, I must have an emailed copy of the most edited version of the Site Plan that can be used for Planning Commission presentation no later than Monday, July 2.

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\2117-00rev2.rtf



Second 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

- Minor Site Plan edits needed- Planning
- Drainage Letter Requested-Engineering
- Contact Real Property directly for comments-Real Property
- Dedicate and Label all Easements- Real Property
- Show changes in clouded form- Life Safety

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 7 adjacent property owners and outside referral agencies. No additional comments have been submitted or received.

2. Completeness and Clarity of the Application

2A. Include the Scope of Work information from sheet T-1 to move onto sheet 1 on the cover sheet of the set.

2B. Delete/Remove Site Plan sheet T-1 from the Site Plan set. Since this is a Site Plan Amendment, we need the original cover sheet with the modified information only, not another cover sheet of sheet T-1.

2C. Identify the location of the proposed monopole on sheet 7 with a label marker or callout marker.

2D. Label Title blocks (T-Mobile CMRS)

3. Zoning and Land Use Comments

3A.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.

3B. 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.

3C. The proposed fencing must be in compliance with the fence and design materials per [Section 146-1743](#). Any proposed chainlink fencing must be vinly-clad that is located in a non-residential zone.

4. Other Site Planning and Technical Issues

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

4A. 12072 E 30th Ave, Unit A , Aurora, CO 80010 is acceptable address.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering

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

5A. The drainage letter has not been submitted. The site plan amendment will not be approved until the drainage letter is approved 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.

6. Life Safety and Building Division

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

6A. Site Plan Comments

Sheet 10

- The emergency vehicle access easement demarcation appears to be off. Please revised the easement to avoid overlapping of adjacent buildings. TYP
- The emergency vehicle access easement demarcation appears to be off. Please revised the easement to avoid overlapping of adjacent buildings. TYP

Sheet 11

- The emergency vehicle access easement demarcation appears to be off. Please revised the easement to avoid overlapping of adjacent buildings. TYP

7. 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.

7A. No comments submitted at this time. Reach out to Real Property DIRECTLY for comments on the Site Plan.

8. Aurora Water

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

8A. Approved. No further comments submitted.



9. Parks, Recreation, and Open Space

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

9A. Approved. No further redline comments have been made of the Site Plan.

SPECIAL LANDSCAPE BUFFER

All built improvements for the subject application must be set back 25' from the property line abutting the Sand Creek Greenway along the southern edge of the subject property. It appears from the site plans submitted that the 25' Special Landscape Buffer is accommodated by the new development. See Section 146-1424 of the City of Aurora Landscape Ordinance for further documentation regarding the Special Landscape Buffer.