

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



December 20, 2019

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

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

Dear Applicant Name:

Thank you for your initial submission, which we started to process on December 2, 2019. 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 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.

Your estimated Planning Commission hearing date is still tentatively set for March 11, 2020. This date will be modified accordingly if your next submission is early or late.

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\1686-05rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see the comments from Xcel Energy on the last page (see Item 1).
- Revise the revision deltas to only include revision number 23 (see Item 2).
- Please see the conditions of approval that staff is recommending to the Planning and Zoning Commission. (see Item 3).
- Delineate the pedestrian connection from the sidewalk on Abilene Street (see Item 4).
- Instead of labeling the parking spaces as different amendments with delta symbols, please label the areas using a different symbol for customer parking, inventory parking, and employee parking (see Item 5).
- How are the improvements impacting landscaping? (see Item 6).
- Include a detail sheet showing the new improvements (see Item 7).
- Show the detail of the parking spaces including dimensions. Identify if the spaces are van accessible spaces or standard vehicle parking spaces. Additionally, identify the width of the access drive aisles (see Item 8).

PLANNING DEPARTMENT COMMENTS

1. Outside Agency Questions, Comments and Concerns

- 1A. Please see the comments from Xcel Energy attached to this letter.

2. Completeness and Clarity of the Application

- 2A. Please ensure that your redlines and comments are flattened in the next submittal.
- 2B. The amendment should only be number 23 within a delta. Please consolidate the changes listed in 23-27 and list them under revision delta 23.
- 2C. Make sure the revision delta number is wholly within the symbol.
- 2D. A detail sheet will be required to show the improvements in the front of the building and parking areas.

3. Zoning and Land Use Comments

- 3A. Three conditions will be recommended to the Planning and Zoning Commission based on staff review. If there are issues or concerns with any of the following, please give me a call:
- 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.

4. Streets and Pedestrian Issues

- 4A. Please delineate the pedestrian connection from the sidewalk on S. Abilene St.

5. Parking Issues

- 5A. Instead of labeling the parking spaces as different amendments with delta symbols, please label the areas using a different symbol for customer parking, inventory parking, and employee parking.

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

- 6A. Generally, the modification or restriping of the parking lot cannot modify or remove the existing parking lot end islands or impact the existing trees. Please ensure that parking lot islands or trees are not impacted.
- 6B. How are the improvements at the front of the building impacting the surrounding landscaping?



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 7A. Please include a detail sheet that includes the improvements to the parking area and front are of the building.

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

- 8A. Once the improvements are detailed per comment 10A above, additional comments may be made.

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

- 9A. Provide an accessible parking sign and posting detail as shown in the redlines.
- 9B. Show the zero-curb location and detail.
- 9C. Show the detail of the parking spaces including dimensions. Identify if the spaces are van accessible spaces or standard vehicle parking spaces. Additionally, identify the width of the access drive aisles.
- 9D. Will the existing accessible parking and crosswalk remain or be removed?
- 9E. Show all the locations of the crosswalk striping.



Right of Way & Permits

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

December 18, 2019

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

Attn: Daniel Osoba

Re: Research Plaza, Case # DA-1686-05

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a *potential* conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to go to the website at www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

Please be aware PSCo owns and operates existing natural gas and electric facilities within the subject property. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

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