

# Kelly Development Services, LLC

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December 30, 2019

Mr. Daniel Osoba  
City of Aurora  
Planning Department  
15151 E. Alameda Ave  
Aurora, CO 80012

RE: **Response to Third Submission Comments** – Chambers Business Park – Site Plan,  
Conditional Use and Plat Application Number: **DA-2165-00**  
Case Number: **2018-6067-00; 2018-6067-01; 2018-3057-00**

Mr. Osoba,

Following are responses to the initial review comments items issued by the City of Aurora for the proposed Chambers Business park project (the “Project”) located at 3550 Chambers Road.

## **PLANNING DEPARTMENT COMMENTS**

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

1A. There were no community questions, comments or concerns received during this review. Noted

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

- 2A Correct the arrows and shading within the parking areas along Helena Street as shown in the redlines. Corrected
- 2B Provide a fence detail on sheet 8 per Civil Engineering comments. There is no fence proposed, only the pedestrian railing per detail added on sheet 8.
- 2C Remove the elevation note on sheet 10. If colors do change in the future, then the Site Plan must be amended to reflect those changes. Note removed
- 2D Update the Site Plan title to state, “Site Plan with a Conditional Use and Adjustment”. Updated

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

- 3A Add an adjustment section to the Cover Sheet. This adjustment must be requested for the required landscape buffer along Chambers Road. Staff is supportive of this request due to the location of utilities and the drainage easement; however, it must be shown on the Site Plan as a “Major Adjustment to Section 146-1422(C)”. The request and justification for it must appear on the cover sheet of the Site Plan as shown in the redlines. Adjustment section added
- 3B The zoning classifications have been updated per the UDO. Staff confirmed that your application is still being reviewed under the old code as you submitted prior to the adoption of the UDO; however, the table must reflect current zoning. Please revise both present and proposed zoning to I-1. Revised
- 3C Please change “Motor Vehicle Repair” to “Motor Vehicle Repair and Service” to be consistent with the language in the UDO. Revised
- 3D Add all the adjacent zone districts to Site Plan sheet 2. The districts are noted on the redlines. Added

### **4. Parking Issues**

- 4A Please revise the warehouse required parking amount to 1 space per 2,000 sf. This will help reduce the required parking for the overall site to 141. Please revise the required parking amount as shown on the redlines. Revised
- 4B 159 spaces are shown on the Site Plan. Please revise the total parking provided in the data block. Revised
- 4C The interior parking spaces must be delineated on this Site Plan. Each space must be 9’ x 19’ and shown within the building with a dashed line – similar to loading areas. Interior spaces shown
- 4D Add a different keynote for the interior parking stalls. Added

- 4E Add the following note to the Notes: “No motor vehicle may be stored outdoors for a period longer than 30 consecutive days.” Added
- 4F Add the following note to the Notes: “Interior parking spaces are for vehicles to be serviced or repaired only.” Added

### **5. Architectural and Urban Design Issues**

- 5A Consider adding awnings or canopies above tenant entrances to break up the long façade and provide shelter near the doors. After consideration, the Owner and Rogue Architecture has agreed that awnings or canopies are not appropriate for this style of architecture and would add too many elements to the design. We appreciate the suggestion.
- 5B Include the building material sheet as part of this Site Plan in your next submittal. The Building Materials Sheet has been included
- 5C Consider wrapping the stone wainscot around the building, specifically on the east elevation. This elevation partially faces the residential zone district and would further enhance this elevation. After consideration, the Owner and Rogue Architecture has agreed that adding stone near the garage doors would negatively impact functionality – if equipment or vehicles bang up the EIFS, it is a much easier repair than to repair a stone veneer. We appreciate the suggestion and the city’s sensitivity to the surrounding area.
- 5D Although the north and south elevations are mirrored, please provide a south elevation on sheet AA1.0. If the north elevation changes and the south does not in the future, we need something to reference. The South Elevation has been added to Sheet 09-Building Elevations.

### **6. Signage Issues**

- 6A Due to the building size decrease, please revise the maximum sign area to  $(200' * 1 + 176 * 0.5) = 288$  s.f. The maximum sign area on Sheet 9 of 9 has been revised to 288 s.f.
- 6B If other signs are proposed on any elevation, please indicate the location and tenant sign area. If a sign is requested on the east, south, or north elevations after this Site Plan has been approved, it will require an amendment to include the sign location on the elevations. No additional signs have been added.

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

- 7A Update the Street Buffer Landscape Requirements per the comments on sheet 5. Updated
- 7B An adjustment request is required for the reduced landscape street buffer. See 3A for details. Added

### **8. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)**

- 8A. 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. Digital .dwg file submitted on 10/22 and approved by Phil Turner

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

- 9A Add the following note to the Site Plan Notes on the cover sheet: “The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit

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Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.”

Note added

- 9B Add the following note to the Site Plan Notes on the cover sheet: “In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer.”  
Note added
- 9C Pedestrian railings are required on all walls adjacent to the sidewalk. See Standard Detail S18. Detail added to Sheet 8
- 9D Show and label the pond maintenance access. The access must be an all-weather drivable surface, a minimum of 8’ wide with a 2’ recovery zone on each side. The access must extend to the street with a mountable curb provided on the street at the access. This must be shown on sheets 2 and 3. Pond access and mountable curbs added
- 9E Add a note as to who will maintain the private storm sewer shown on sheet 3. Added
- 9F The preliminary drainage report/plan was approved prior to these changes to the Site Plan. These changes need to be addressed in the final drainage report. Noted
- 9G Label all slopes on sheet 3. This is a repeated comment from previous submittals that was not addressed. Label all slopes in the parking areas, drive aisles, access points, landscape areas, etc.  
Labeled
- 9H The minimum slope away from the building is 5-percent for 10-feet for landscape areas, and a minimum of 2-percent for impervious areas. Note added
- 9I The Drainage Flow Arrows illustrated in the Grading and Utility Plan Legend do not appear on the plan. Please ensure these are shown in your next submittal. Shown
- 9J A 2’ recovery zone from the maintenance access is required. The tree adjacent to the maintenance access may have to be moved to accommodate this requirement. Access revised and 2’ recovery zone provided.
- 9K What engineering plans are being referenced by the detention pond section on sheet 5? This needs to be included in the Site Plan. Pedestrian Railings must comply with Standard Detail S18 along the public sidewalk. Reference removed. Standard detail added.
- 9L Please include a fence detail on sheet 8. No fence proposed, only standard pedestrian railing

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

- 10A The Traffic Letter is approved. Noted
- 10B Sight triangles are based on the stop sign location. Please update these accordingly. Keep all 3 legs of the triangles, only one point needs to move as shown by the redlined markups on sheet 2.  
Updated
- 10C Label the new stop sign with the street sign. Is this 13 or 29 per the Site Plan Keynotes. Stop sign 13 labeled
- 10D Please add a “29” symbol to the location shown on the redlined markups on sheet 2. Added
- 10E Shift or relocate the tree highlighted on sheet 4. Review the City of Aurora STD TE-13.3. The first tree shall be a minimum of 50’ away from the approach of a stop sign/regulatory sign.  
Relocated
- 10F Add a label for the stop sign and ensure there is 50’ of clearance at the southwest corner of the site. It appears to be met; however, the location of the sign must be shown on all applicable Site Plan sheets. Added

**11. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)**

- 11A Please add “With Knox Hardware” to the FDC shown on the plans and in the legend. Added
- 11B Please add New Fire Hydrants to all legends on all applicable sheets along with the typical symbol. Added
- 11C Please show and label the FDC with Knox Hardware on all Landscaping sheets. Shown and labeled

**12. Aurora Water (Reviewer Name / 303-739-7490 / sdekoski@auroragov.org / Comments in red)**

- 12A A 16’ drainage easement is required for a single public utility. Please revise the easement on all applicable sheets. The width must also be reflected on the plat. Revised
- 12B Include the proposed water meter size. A fixture unit table will be required on the Civil Plans to confirm water meter sizing requirements. Included
- 12C The drainage easement should extend through the site to the public ROW to allow for maintenance vehicle access to the private pond and utility easement. Drainage easement does extend to ROW
- 12D An Irrigation and Maintenance Plan is required for the private pond. I believe you mean Inspection and Maintenance Plan and will be provided with construction documents
- 12E An 8” gate valve will be required to isolate the fire hydrant and private fire line. Added
- 12F Sanitary sewer must be extended in E. 33<sup>rd</sup> prior to the construction of the south side of the road. Construction on south side of road not required or proposed with this project.

**13. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta) Subdivision Plat Comments**

- 13A The proposed right-of-way needs to be included inside of the description boundary. Please revise. Revised
- 13B Change City Attorney to City Engineer in the approval block. Revised
- 13C Add County to the Clerk and Recorder under the Clerk and Recorders Certificate. Added
- 13D Modify the Surveyor’s Certificate as shown. Revised
- 13E Add the Sidewalk Easement note to the Notes on the 2<sup>nd</sup> sheet. Added
- 13F Change Chapter 147 to Chapter 146 in the Covenants section on the 2<sup>nd</sup> sheet. Revised
- 13G If the ROW highlighted on sheet 3 is to be dedicated to the City, then it needs to be included within the boundary of the plat. Change the description to include the right-of-way. Revised
- 13H Add the B&D to the northwest and southwest corners. Added
- 13I Add Block 1 to the properties to the south. Added
- 13J Send in a copy of the E. 33<sup>rd</sup> Place Plat, Book, Page for perusal. Chambers Heights plat included
- 13K Add a space in the note shown on the redlines. Added
- 13L Add the depth of the cap at the northeast corner. Added
- 13M Add the existing Utility and Drainage easement. Added
- 13N Please ensure the existing ROW for Helena Street is correct. The graphic representation does not match. Surveyor is reviewing and will revise as necessary for technical review submittal.

*Site Plan Comments*

- 13O The plat description will need to be changed to include the additional ROW dedication. The description must also be revised to match. Revised
- 13P Delete “future” from all rights-of-way. By the time this Site Plan is approved, the Plat will have dedicated the ROW to the City. Deleted
- 13Q Begin the easement release process for the existing drainage easement and slope easement. with Andy Niquette. Your Site Plan will not be approved prior to these releases. You can contact Andy at 303.739.7325. Currently waiting on release from CenturyLink. Will submit as soon as received