



Planning Division
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September 14, 2018

Scott Eccard
RLR Investments LLC
600 Gillam Rd
Wilmington, OH 45177

Re: Second Submission Review- DVR- R&L Denver Service Center Addition - Conditional Use, Site Plan Amendment and Replat
Application Number: **DA-1342-03**
Case Number(s): **2005-6031-02, 2005-6031-03, 2018-3035-00**

Dear Mr. Eccard:

Thank you for your second submission, which we started to process on Wednesday, August 29, 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 Friday, September 28, 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 still set for Wednesday, October 10, 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. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at eobrien@auroragov.org or (303) 739-7209.

Sincerely,

Elizabeth O'Brien, Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Todd Heirls - Arcwest Architects - 1525 Raleigh St. Suite 320
Phillip Fowler - Arcwest Architects - 1525 Raleigh St. Suite 320
Susan Barkman, Neighborhood Services
Thelma Gutierrez, ODA
Filed: K:\\$DA\1342-03rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- As a result of the proposed operations expansion, the applicant is required to bring their site into compliance with the existing approved landscape plan. Please see comment below regarding landscape plan design. - Landscaping
- Please show a tree mitigation chart on the landscape plan. – Forestry
- Please submit Drainage Letter. See below for comments regarding sidewalk dimensions and stormwater system maintenance responsibility. – Civil Engineering
- See redlines for comments regarding easement dimensions and labels for the Site Plan and several comments regarding the submitted plat. – Real Property
- A new fire hydrant is required. Please also see note on the labeling of the stormwater management facility on site. – Utilities Department
- Please see comments below regarding Site Plan labeling requirements. – Fire and Life Safety

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

Name: Sherry Stumbaugh

Organization: Norfolk Glen Neighborhood Association

Address: 15804 E 17th Pl, Aurora, CO 80011

Phone: 3033644478

Comment: No additional comments at this time.

2. Comments from Previous Review

- Per the first review, please only show proposed elements or elements that will remain after demolition/construction. Please do not show elements that will be demolished.
- Will the mobile trash compactor be kept in a single location? If so, please show the proposed location of the trash compactor on the Site Plan sheet.

3. Landscape Design Issues

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / 303 - 739-7189/ PDF comments in teal.

Site Plan

Sheet 5

- Make sure to gray back all the existing landscaping so as to differentiate between the existing and proposed more clearly.
- It is understood that additional trees are being added to the buffer to meet tree mitigation requirements. Unless the applicant has requested it, shrubs are not required. The applicant is required to bring their site landscaping including the southern buffer into compliance with their existing landscape plan. Code enforcement will inspect the property for landscape compliance. A copy of the approved landscape plan may be obtain from your Case Manager or the City Planning Department.

4. Architectural and Urban Design Issues

- Where is the trash enclosure located? The footprint of the trash enclosure should be marked on the Site Plan sheet.

5. Site Plan Technical Review

Sheet 2

- Please show the location of the mobile trash compactor. The footprint of the compactor is sufficient.
- Please only show proposed elements or elements that will remain after demolition/construction. Please do not show elements that will be demolished.



Sheet 3

- Per the first review, please only show proposed elements or elements that will remain after demolition/construction. Please do not show elements that will be demolished.

Sheet 4

- Per the first review, please only show proposed elements or elements that will remain after demolition/construction. Please do not show elements that will be demolished.

Sheet 12

- Please show the location of the mobile trash compactor on the Site Plan sheet. The footprint of the compactor is sufficient.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering

Kristen Tanabe/ 303-739-7306/ ktanabe@auroragov.org / comments in green

Site Plan

Cover Sheet

- The Site Plan will not be approved by Public Works until the Drainage Letter is approved.

Sheet 2

- Per the last review, please dimension the existing sidewalk.

Sheet 4

- Per the last review, add a note indicating if the storm sewer system is public or private and who will maintain it.

7. Life Safety

William Polk / 303-739-7371 / wpolk@auroragov.org / comments in blue

Site Plan

Sheet 2

- New or relocated fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement. Please identify as bollard protected fire hydrant. TYP

8. Forestry

Jacque Chomiak / jchomiak@auroragov.org / 303-739-7178 / comments in purple

Please show a tree mitigation chart on the landscape plan as illustrated in the Landscape Manual page 29, and remove the chart that I provided. Please show the extra 34 trees with a symbol indicating that they are specific to tree mitigation – like an “M”.

The caliper inches that will be lost are 130”, but only 83” would be required for planting back onto the site. The mitigation value is \$10,968.00.

9. Real Property

Darren Akrie/ 303-739-7337/ dakrie@auroragov.org / comments in pink

Maurice Brooks/ 303-739-7294/ mbrooks@auroragov.org / comments in pink

Plat

Cover Sheet

- Send in the State Monument record for the aliquot corners.
- Please add Laredo Street R.O.W. to the Vicinity Map.



Sheet 3

- Add a label stating “16’” to the beginning of “Utility Easement”. (16’ Utility Easement)
- Please add acres to square footage under the legal description.
- Add the tic mark between the curve and tangent line.

Sheet 4

- Please add acres to square footage under the legal description.
- Add the line of delineation between the easements.
- Please add the distance between the pins found.
- S – W (match the original plat description).
- Please add the distance between the pins found.

Site Plan

Sheet 1

- Add acres to square footage.
- Add the line of delineation between the easements.
- Add acres to square footage.

10. Addressing

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

Comment: No addressing issues noted.

11. Traffic Engineering

Briana Medema / 303-739- 7336/ bmedema@auroragov.org / comments in yellow

Comment: No additional comments at this time.

12. Utilities Department

Steven Dekoski / 303 - 739 - 7490/ sdekoski@auroragov.org / comments in red

Site Plan

Sheet 4

- A new fire hydrant is required.
- Existing onsite stormwater infrastructure to be labeled private.

13. CenturyLink

Name: Victoria Comer

Organization: CenturyLink

Address: 5025 N. Black Canyon Hwy, Phoenix, AZ 85015

Phone: 8305136614

Email: victoria.comer@centurylink.com

This is in response to the request of the City of Aurora, Colorado, for the review of Development Application DA-1342-03, Project No. 129312, Site Development Plan and Replat of the Frank T. Ferris Subdivision Filing No. 3 Amendment 1. CenturyLink’s Field Engineer Katherine Liebetrau has reviewed the Site Plan and Replat has determined that CenturyLink does not have any objections or comments to the Site Plan and Replat as submitted. Please contact Lisa Gallegos-Thompson at lisa.gallegos@centurylink.com should you have any questions.



14. Xcel Energy

Name: Donna George

Organization: Xcel Energy

Address: 1123 W 3rd Avenue, Denver, CO 80223

Phone: 3035713306

Email: donna.l.george@xcelenergy.com

Please note that Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk first referral response for **DVR – R&L Denver Service Center Addition** was “no *conflict*”, not “no *comment*”; and, that the comments were that there are existing electric distribution facilities within the subject property. The property owner/developer/ contractor must complete the **application process** for any new natural gas or 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 there are any questions with this referral response, please contact me at 303-571-3306 or donna.l.george@xcelenergy.com.