

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



January 28, 2020

Moh Sadaoui
6297 S Urban Street
Littleton, CO 80127

Re: Fourth Submission Review – Chambers Business Park – Site Plan, Conditional Use and Plat
Application Number: **DA-2165-00**
Case Numbers: **2018-6067-00; 2018-6067-01; 2018-3057-00;**

Dear Mr. Sadaoui:

Thank you for your fourth submission, which we started to process on January 3, 2020. 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.

Since several important issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission based on these comments and the conditions of approval from the Planning and Zoning Commission public hearing on January 22, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Greg Kelly, Kelly Development Services, LLC
Juan Gabriel Luna, Rogue Architecture
Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\2165-00rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Title all Site Plan sheets “Chambers Business Park Site Plan with Adjustment and Conditional Use” (see Item 2A)
- Provide an overview of the operations plan on the cover sheet (see Item 2B)
- Make the revisions to the landscaping street tree requirements as shown in the redlines on sheet 4 and 5 (see Item 3)
- Provide the .shp or .dwg for addressing (see Item 4)
- A water fixture unit table will be required with the civil plans to determine the size of the water meter required to service this building. Will there be a separate irrigation meter for this site? (see Item 8C)
- Begin the easement release process with Andy Niquette (see Item 9)
- Any physical feature within the drainage easement must be covered by a license agreement (see Item 9)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Completeness and Clarity of the Application

- 2A. Title all Site Plan sheets “Chambers Business Park Site Plan with Adjustment and Conditional Use”.
- 2B. Add a section regarding the Planning and zoning Commission condition to show the operations plan on the cover sheet. This should be a high-level version of your operations plan including bullet points for at least hours of operation, vehicle repair, and good housekeeping measures.

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

- 3A. While there is a street light along the north property line, the light will be much taller than the trees. Shift the trees so that an additional one can fit in the location shown on sheet 4 redlines.
- 3B. The two trees near the southwest corner of the site are too close together. I know an attempt is being made to meet the street tree requirement but subtract 50’ from the measurement so as to account for the stop sign which is preventing the correct number of trees to be planted.
- 3C. Revise the Street Tree Requirement table on sheet 5 as shown in the redlines.

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 4A. 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 5A. Advisory note: the civil plans will require the Calculations Summary table on the Photometric Plan (sheet 6 of 9).
- 5B. Please do not include City Standard Details in the plan, just reference the detail number on the plans.

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

- 6A. Traffic Engineering comments have been addressed.



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

7A. Life Safety comments have been addressed.

8. Aurora Water (Steve Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 8A. The 16' drainage easement needs to be able to support maintenance vehicle access through the parking lot to the entry of the site. Please extend the drainage easement to the parking lot entries.
- 8B. The 16' drainage easement needs to connect to the right-of-way through the parking lot, so that vehicle access is available without driving over the curb and landscaping.
- 8C. A water fixture unit table will be required with the civil plans to determine the size of the water meter required to service this building. Will there be a separate irrigation meter for this site?
- 8D. Permission from the property owner is required for all work on adjacent properties.
- 8E. Darken the line work for all of the proposed utilities intended to be included with this Site Plan. Otherwise label as future by others. A looped water supply is required to serve fire hydrants and private fire lines for this site.

9. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Subdivision Plat Comments

- 9A. Correct "Hellena" to "Helena" on the cover sheet.
- 9B. Begin the easement release process with Andy Niquette.

Site Plan Comments

- 9C. Show the existing plat boundary line showing the ROW being dedicated to the City by the Plat for E. 35th Avenue, Helena Street and E. 33rd Place.
- 9D. Separate "Firelane" into two words.
- 9E. Label the utility easement at the northern entrance.
- 9F. Begin the easement release process with Andy Niquette in Real Property for the existing 9-foot drainage easement and 9-foot slope easement.
- 9G. Any physical features, i.e. retaining walls, under drains, inlets, etc. located in the drainage easements will need to be covered by a license agreement.
- 9H. Change the are to match the plat dedication.
- 9I. Delete "future" from all rights-of-way. By the time this Site Plan is approved, the Plat will have dedicated