

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



December 6, 2019

Moh Sadaoui
6297 S Urban Street
Littleton, CO 80127

Re: Third 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 third submission, which we started to process on November 13, 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.

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 Monday, December 30, 2019.

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 tentatively set for Wednesday, January 22, 2019. 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.

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\2165-00rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add the adjustment request to the cover sheet (see Item 3A)
- Revise the parking requirements in the Site Data table (see Item 4)
- Consider the canopy and wainscot architectural enhancements (see Item 5)
- Revise the maximum signage amount in the Site Data table (see Item 6)
- Update the street buffer table per the redlines (see Item 7)
- Show and label the pond maintenance access (see Item 9)
- Update the sight triangles as shown on the redlines (see Item 10)
- Please show and label the FDC with Knox Hardware on all Landscaping sheets (see Item 11)
- 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 (see Item 12)
- Make the corrections to the Plat as shown in the redlines (see Item 13)
- 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 (see Item 13)

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. Correct the arrows and shading within the parking areas along Helena Street as shown in the redlines.
- 2B. Provide a fence detail on sheet 8 per Civil Engineering comments.
- 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.
- 2D. Update the Site Plan title to state, "Site Plan with a Conditional Use and Adjustment".

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.
- 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.
- 3C. Please change "Motor Vehicle Repair" to "Motor Vehicle Repair and Service" to be consistent with the language in the UDO.
- 3D. Add all the adjacent zone districts to Site Plan sheet 2. The districts are noted on the redlines.

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.
- 4B. 159 spaces are shown on the Site Plan. Please revise the total parking provided in the data block.
- 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.



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

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.
- 5B. Include the building material sheet as part of this Site Plan in your next submittal.
- 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.
- 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.

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.
- 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.

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.
- 7B. An adjustment request is required for the reduced landscape street buffer. See 3A for details.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@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.

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 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.”
- 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.”
- 9C. Pedestrian railings are required on all walls adjacent to the sidewalk. See Standard Detail S18.



- 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.
- 9E. Add a note as to who will maintain the private storm sewer shown on sheet 3.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 9L. Please include a fence detail on sheet 8.

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

- 10A. The Traffic Letter is approved.
- 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.
- 10C. Label the new stop sign with the street sign. Is this 13 or 29 per the Site Plan Keynotes.
- 10D. Please add a "29" symbol to the location shown on the redlined markups on sheet 2.
- 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.
- 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.

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.
- 11B. Please add New Fire Hydrants to all legends on all applicable sheets along with the typical symbol.
- 11C. Please show and label the FDC with Knox Hardware on all Landscaping sheets.

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.
- 12B. Include the proposed water meter size. A fixture unit table will be required on the Civil Plans to confirm water meter sizing requirements.
- 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.
- 12D. An Irrigation and Maintenance Plan is required for the private pond.
- 12E. An 8" gate valve will be required to isolate the fire hydrant and private fire line.
- 12F. Sanitary sewer must be extended in E. 33rd prior to the construction of the south side of the road.

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.
- 13B. Change City Attorney to City Engineer in the approval block.
- 13C. Add County to the Clerk and Recorder under the Clerk and Recorders Certificate.
- 13D. Modify the Surveyor's Certificate as shown.
- 13E. Add the Sidewalk Easement note to the Notes on the 2nd sheet.
- 13F. Change Chapter 147 to Chapter 146 in the Covenants section on the 2nd sheet.
- 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.
- 13H. Add the B&D to the northwest and southwest corners.
- 13I. Add Block 1 to the properties to the south.
- 13J. Send in a copy of the E. 33rd Place Plat, Book, Page for perusal.
- 13K. Add a space in the note shown on the redlines.
- 13L. Add the depth of the cap at the northeast corner.
- 13M. Add the existing Utility and Drainage easement.
- 13N. Please ensure the existing ROW for Helena Street is correct. The graphic representation does not match.

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.
- 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.
- 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.
- 13R. Please ensure the drainage easements match the plat. Additionally, please see Aurora Water comments for easement widths.