



Planning Division  
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March 7, 2022

Myles Bruckal  
Helena Land Holding  
4500 N 32nd St, Ste 100F  
Phoenix AZ 85018

**Re:**       **Fourth Submission Review:**   1900 S Chambers Community Lot 1 - Site Plan Amendment  
          **Application Number:**       DA-2105-01  
          **Case Numbers:**           2018-6020-03

Dear Mr. Bruckal:

Thank you for your fourth submission, which we started to process on February 15, 2022. 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 a technical correction submission *after* the scheduled March 23, 2022 Planning Commission Hearing date. 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.

Please coordinate with your case manager for the required Notice of Planning Commission Hearing that is required to be sent to abutting property owners at least 10 days before the decision date. Additionally, notice signs are required to be posted on the property at least 10 days prior to the decision date. Coordinate with your case manager to pick up the signs up this week.

As always, if you have any comments or concerns, please give call or email me. I may be reached at 303-739-7209 or [abenton@auroragov.org](mailto:abenton@auroragov.org).

Sincerely,

*Antonnio Benton II*

Antonnio Benton II, Planner I  
City of Aurora Planning Department

cc:   Gabriel Bogdanoff - Point Consulting, LLC 8460 W Ken Caryl Ave #101 Littleton CO 80128  
      Antonnio Benton, Case Manager  
      Scott Campbell, Neighborhood Services  
      Daunte Rushton, ODA  
      Filed: K:\\$DA\2105-01rev4



## *Fourth Submission Review*

### **SUMMARY OF KEY ISSUES**

- Respond to neighborhood comments before public hearing. (Planning)
- Select a more solid shrub with branching. (Landscaping)
- Site Plan won't be approved until the preliminary drainage report is approved. (Civil Engineering)
- Rejected by others-No FLS concerns identified. (Life Safety)
- Continue working on easement release process. (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Planning** (Antonnio Benton / 303-739-7209 / [abenton@auroragov.org](mailto:abenton@auroragov.org) / Comments in teal)

- A. No comments.

#### **2. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- A. The Soapweed Yucca was substituted for the grasses and perennials that were being provided in the previous submittal however this is supposed to be a buffer and the Yucca are not "buffer" type plant material. Select a more solid shrub with branching. See image to the left of this comment.
- B. Address all redline site plan comments.

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

#### **3. Civil Engineering** (Julie Bingham / 303-739-7304 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- B. Please show the BFE on the cross section.

#### **4. Traffic Engineering** (Kyle Morris / 303-739-7336 / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / Comments in orange)

- A. Approved, no comments.

#### **5. Fire / Life Safety** Life Safety (Ted Caviness/ 303-739-7420 / [tcaviness@auroragov.org](mailto:tcaviness@auroragov.org) / See blue comments)

- A. Rejected by others. No FLS concerns identified.

#### **6. Aurora Water** (Ryan Tigera / (303) 326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

- A. Approved, no comments.

#### **7. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- A. Continue working with Andy Niquette at [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) for the completion of the easement release processes. This comment is repeated and will hold up the approval. These releases need to be completed before the acceptance of this Site Plan. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.