

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



February 28, 2022

Chris Phipps  
MCRE  
461 E 200 S Suite 102  
Salt Lake, UT 84111

**Re: Technical Submission Review:** MCRE Apartments - Site Plan Amendment  
**Application:** DA-2270-00  
**Case Number:** 1982-6017-06

Dear Mr. Phipps:

Thank you for your technical submission, which we started to process on Wednesday, February 16, 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 important issues still remain, you will need to make another submission in the form of a Technical. Please revise your previous work and send us a new submission after your before March 16, 2022.

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 give me a call. I may be reached at 303-739-7259.  
Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

Ariana Muca, PLA  
Planner I  
City of Aurora, Planning Department

cc: Brandon Smith - Mountain Classic Real Estate 461 E 200 S Ste 102 Salt Lake City UT 84111  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\SDA\2270-00tech1.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please include more signage footprint on all site plans (see Planning).
- Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items. It will also need to be completely flattened to move to mylars. This is a repeat comment. We will not accept an file with AutoCad SHX text items for your next submittal.
- Revise the ADA ramps to be out of the path of the cross pan. The ADA path should be a 4' wide minimum. (see Public Works).
- Easement issues and license agreements need to be started (see Real Property).

### PLANNING DEPARTMENT COMMENTS

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

1A. The required referrals were made to registered HOA's and abutting property owners. One neighborhood referral comment was received during the first review. No further comments have been received.

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

2A. *Repeat Comment:* Please add monument signage to the site plan and provide a detail with your next submittal. If the monument signage is not changing from the existing as indicated in the response to comment, please put the footprint of the monument signage in all site plans.

2B. *Repeat Comment:* Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items. It will also need to be completely flattened to move to mylars.

#### 3. Architectural and Urban Design Issues

3A. No further comments. Please be prepared with a material board prior to the Planning and Zoning Commission

#### 4. Landscaping Issues (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in bright teal)

8A. No further comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 5. Addressing (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

9A. Approved, no further comments.

#### 6. Civil Engineering (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

6A. Please remove AutoCAD SHX text items in comment section. Please flatten to reduce select ability of items.

*Site Plan*

*2 of 11*

6B. Revise the ADA ramps to be out of the path of the cross pan. The ADA path should be a 4' wide minimum.

#### 7. Fire / Life Safety (Mark Apodaca / 303-739-7371 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

*Site Plan*

*2 of 11*

7A. See comment for island in the Fire Lane Easement.

7B. See comment for separate pocket utility easement from fire lane easement.

*Photometric Plan*

*7 of 11*

7C. See comment to show the accessible route to public way.



**8. Traffic Engineering** (Steven Gomez / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in orange)

8A. No further comments.

**9. Forestry** (Rebecca Lamphear / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139 / Comments in purple)

9A. No further comments.

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

10A. There is the existing easement releases and proposed easement dedications that still need to be completed. Continue working with Andy Niquette on those completions. There are several objects that are encroaching into the easements. Cover those items with a License Agreement. Continue working with Grace Gray on the completion of the License Agreement. The proposed Solar Carport Canopies shown in the Drainage easement will cause the Drainage easement to be revised to be located around the overhang of the canopies. The crosshatching of the Solar Carport Canopies should be added to the Legend. The Fill-in lines will need to be completed prior to the acceptance of the Site Plan Amendment. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed. 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.

*Site Plan – see notes*

*2 of 11*

10B. add this cross hatching to the legend.

10C. These solar carport canopies will not be allowed in the drainage easement.

10D. Please confirm the need with our Engineering Dept.

10E. Dedicate and release these easements as shown.

10F. License needed in several instances.

10G. License for the concrete island in the R.O.W.

10H. This portion should not be a Fire Lane easement and the portion outside the property would have to be a separate dedication, if it is needed.

**11. Aurora Utilities** (Ryan Tigera / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

11A. No further comments.

**12. Aurora Public Schools** (Josh Hensley / 303-365-7812 / [jd hensley@aurorak12.org](mailto:jd hensley@aurorak12.org))

12A. The school land dedication requirement for the project at 2201 Clinton Street is 1.1061 acres in accordance with Section 4.3.18 of the Unified Development Ordinance. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of recording of the Plat. Please let me know if you have any questions.