

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



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June 14, 2021

John Walesa
Nexius
7025 S Fulton St Suite 100
Centennial, CO 80012

Re: Second Submission Review: Stealth Cell Facility at 1800 S Tower Rd – Conditional Use, Site Plan Amendment and Major Adjustment
Application Number: DA-1333-04
Case Number: 1999-6040-03

Dear Mr. Walesa:

Thank you for your second submission, which we started to process on Monday, May 14, 2021. We reviewed it and attached our comments along with this cover letter. The following sections contain more specific comments, including those received from other city departments, outside agencies, and neighborhood groups.

Since several important issues remain, you will need to make another submission. Please revise your previous work send your second submission to us on or before Wednesday, June 30, 2021.

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 public hearing date will be determined after the resubmittal and once the required Neighborhood Meeting is held.

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

Sincerely,

Antennio Benton II

Antonnio Benton II, Planner I
City of Aurora Planning Department

cc: Antonnio Benton II, Case Manager
Meg Allen, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\1333-04rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS

- Update the Letter of Introduction and Site Plan to reflect conditional use and major adjustment justifications criteria.
- A Neighborhood Meeting is required before a public hearing is scheduled.
- The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved (Engineering).
- Include a grading plan and label proposed access easement (Engineering).
- Updates the notes to comply with the new checklist (Real Property)
- Address ALL redline comments from city departments.

PLANNING DEPARTMENT COMMENTS

1. **Planning Comments** (Antonnio Benton II / abenton@auroragov.org / 303-739-7209 / Comments in teal)
 - 1A. Per the Unified Development Ordinance Section 146-5.3.1, if the City receives significant comments regarding the project as determined by the Planning Director, a neighborhood meeting will be required. The meeting shall be scheduled at least 14 days after the date on which the City sends notice that the application has been received. Your Neighborhood Liaison, Meg Allen can be reached at mkallen@auroragov.org and 303.739.7258.
 - 1B. Update the cover sheet of the Site Plan and any other sheets on which are applicable to indicating that an adjustment is requested to go above the zone district building height maximum of 38 feet to 50 feet for the proposed project.
 - 1C. Clearly state in your Letter of Introduction that you are requesting for a major adjustment to go above the R-2 zone district building height maximum of 38 feet to 50 feet for the proposed project. It is not clearly stated that you are asking for a major adjustment. State how the adjustment meets the criteria and include a section that references how you are meeting the Conditional Use criteria.
 - 1D. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Per Section 146-5.4.4.D, mitigation techniques should go above and beyond requirements from other code sections. Indicate in the Letter of Introduction how you are going above and beyond the Criteria of Approval per Section 146-5.4.4.D.
 - 1E. Staff highly recommends the tower be moved to the north side of the church to be more architecturally compatible and further away from the residential area. Staff is unlikely to support the project as proposed or in a public hearing as it related to the current placement of the tower.
2. **Landscaping** (Kelly Bish / kbish@auroragov.org / 303-739-7189/ Comments in pink)
 - 2A. Approved, no comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. **Real Property** (Andy Niquette / aniquette@auroragov.org / 303-739-7325/ Comments in pink)
 - 3A. See the red line comments on the Site Plans. Update the notes to comply with the new Checklist.
4. **Civil Engineering** (Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7431/ Comments in green)
 - 4A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
 - 4B. Provide a grading plan.
5. **Life Safety** (Jeff Goorman / jgoorman@auroragov.org / 303-739-7464 / Comments in blue)
 - 5A. Approved, no comments.