



Planning Division
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February 27, 2020

Jon Van De Voorde
Nash Inspiration LLC
9033 E Easter Place, Suite 110
Greenwood Village, CO 80112

Re: Initial Submission Review - Rockinghorse CSP No 14 - CSP and Plat
Application Number: **DA-1370-37**
Case Numbers: **2019-4013-00**

Dear Mr. Van De Voorde:

Thank you for your second submission, which we started to process on Thursday, January 30, 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 and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, March 13, 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 give me a call. I may be reached at (303) 739-7184 or at hlamboy@auroragov.org.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Ryan McBreen, Norris Design, 1101 Bannock St, Denver CO 80204
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: k:\\$DA\1370-37rev1.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A neighborhood meeting is recommended. There has been a lot of continued discussion regarding the dog park, as well as inquiries from Livingood Hills.
- Minor design issues are noted in PROS comments.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

The following community comments were received with the second submission.

Name: Eric Keely

Address: 8630 S De Gaulle Ct Aurora Colorado 80016

Phone: (303)726-9714

Email: eskeely@gmail.com

Comment: I am very concerned about parking at the proposed dog park. My home is right in the path that cars would need to go. The Vistas are filled with older residents that prefer the quiet open spaces that exist. The idea of having nonstop traffic parking in front of our homes and dogs barking and the smell within a hundred yards is not why I purchased my home. I do not wish to have this "benefit."

There is been much discussion regarding the need for a community meeting. I continue getting calls from adjacent neighbors regarding the proposed dog park. Since Section 146-5.3.1.C states the following:

A First Review Neighborhood Meeting is required for those types of applications indicated in Table 146-5.2-1, if:

1. A registered neighborhood group requests a meeting; or
2. The City has received significant comments regarding as determined by the Planning Director; or,
3. The Planning Director determines that the application raises potential controversy or potential unanticipated impacts on the surrounding area.

If the applicant continues to desire not to hold a neighborhood meeting, please provide a separate request letter for George Adams, Planning & Development Services Direct, for consideration.

2. Completeness and Clarity of the Application

Cross-Reference

- A. Thank you for providing an exhibit that states all the case numbers of existing CSPs that are modified as a result of this CSP.

3. Open Space and Recreational Amenities

Dog Park

- A. I was contacted by a resident requesting storey poles in order to know where the dog park is located. This may be helpful in addressing public concern.

4. Landscape Design Issues

Kelly K. Bish PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

- A. No comments.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering

Kristen Tanabe/ 303-739-7306/ ktanabe@auroragov.org

A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

6. Public Art Plan

Roberta Bloom/ rbloom@auroragov.org/ 303-739-6747

A. Please provide approximate timing for installation as well as detail of art pieces. Rockinghorse has a Public Art Plan associated with the FDP.

7. Building and Life Safety

William Polk/ 303-739-7371 / wpolk@auroragov.org) See blue comments

A. No additional comments.

8. Parks Department

Michelle Teller/ mteller@auroragov.org/ 303-739-7437

CSP:

A. Key issues

- Before PROS can approve the CSP, please provide some analysis on the safety of the sledhill and slowing kids down before hitting the fence.

B. Sheet 6

- See comments on landscape page.
- Are these stairs? Please revise to keep ADA accessible and provide access for bikes as the northern trailhead leads to a bike-course.

C. Sheet 8

- You've identified a line as playground equipment in the crossing under Gartrell. Revise.
- Label the crossing as grade separated.

D. Sheet 9

- Why is a manhole planned in the middle of a trail?

E. Sheet 13

- This is the main crossing connecting the bike course and the trailhead. 3' is too narrow as two bikes are crossing; please provide a wider crossing. Maintain at 6' until course.

F. Sheet 35

- PROS still has concerns over the ability to slow people down before hitting the fence. Please provide some analysis on how you will safely slow people before hitting hay bales or the fence.

9. Forestry

Rebecca Lamphear/ rlamphea@auroragov.org/ 303-739-7177

A. No additional comments.

10. Real Property

Darren Akrie, dakrie@auroragov.org and Maurice Brooks, mbrooks@auroragov.org

Correct document as illustrated in the redlines.

- A. Send in the updated Title Commitment to be within 120 calendar days of the plat approval date.
- B. Part of the Site Plat is outside of the platted area; include the area in the title of the Site Plan (i.e. Subdivision names and Filing No.s and the unplatted area in Douglas County).

11. Utilities

Ryan Tigera/ 303 739-8867/ rtigera@auroragov.org

A. No additional comments.