



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

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October 10, 2022

Sophia Macicek  
Cortland  
3424 Peachtree Road NE, Suite 300  
Atlanta, GA 30326

**Re: Third Submission Review:** Cortland at Abilene Station – Master Plan Amendment, Site Plan with Adjustments and Plat  
**Application Number:** DA-1944-05  
**Case Numbers:** 2006-2014-02; 2022-4029-00; 2022-3025-00

Dear Ms. Macicek:

Thank you for your third submission, which we referred out recently. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments,

Since some important issues still remain, you will need to make a technical submission *after* your Planning Commission hearing. Note that all our comments are numbered. When you resubmit, include a *comment response 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 Planning Commission hearing is now set for Wednesday, October 26, 2022. It is your responsibility to send out the Notices of Public Hearing to abutting property owners and registered HOA's, and post signs on the subject property a minimum of 10 days prior to the hearing date. Please coordinate with your case manager to pick up the signs and Notice of Public Hearing on Thursday, October 13, 2022. The Notice of Public Hearing should be sent to abutting property owners and registered HOA's a minimum of 10 days prior to the hearing. Failure to send out the notices and post the signs by the 10-day minimum requirement before the hearing date will result in a postponement of the public hearing.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7186.

Sincerely,

Stephen Rodriguez - Planning Supervisor  
City of Aurora Planning & Development Services Department

cc: Eva Mather, Norris Design  
Kayleigh Robinson, Norris Design  
Filed: K:\SDA\1944-05rev3.rtf



## *Third Submission Review*

### **1. Planning** (Stephen Rodriguez / 303-739-7186 / [srodrigu@auroragov.org](mailto:srodrigu@auroragov.org) / Comments in teal)

1A. Raymond Suppa - Planning spoke with Mr. Suppa and listened to his concerns. Mr. Suppa is aware that he will be notified of the public hearing by mail and that signs will be posted as legally required on the subject properties.

1B. Juana Cerna (*Neighbor*) - If approved, please do not build the units above ground floor, as this will cover the views in the current Cherry Grove East II complexes.

1C. In the Data Block, include the permitted / proposed signage area and number of signs, and the required parking ratios for each use. **(REPEAT COMMENT)**

1D. On the parking deck Plans, delete the following on each sheet: NOTE: COMPACT SPACES ARE PERMITTED BECAUSE THEY ARE ABOVE AND BEYOND THE CODE REQUIRED PARKING (SEE PARKING REQUIREMENTS ABOVE).

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

#### **2A. General Comments**

- A tree mitigation and protection plan should be provided. There is one existing tree being removed and several being saved, but no plan sheets provided addressing these issues. Work with our Forestry Division and the Case Manager.
- Add street names on all the sheets where indicated. They were there on previous submittals.

#### **Sheet 33**

- Update the tables per the comments provided.

#### **Sheet 36**

- A reduction in buffer width to 18' requires a 6' tall fence. Not a 3-rail fence.

#### **Sheet 42**

- Add another street tree along the east side of Blackhawk Street since the other side of the street is deficient due to utilities and the right-hand turn lane.
- Per the UDO, no portion of the building is permitted to encroach into the buffer. The buffer was not previously dimensioned. The buffer should always be dimensioned from the narrowest location. Request an adjustment and express hardship. Keep in mind this is a greenfield site. Also, provide the mitigating measures being offered to offset the adjustment request.
- If a 15' buffer is going to be provided, then a fence is required. Buffers start at 25' and can be reduced to 18' with a fence or 12' with a wall. Refer to Table 4.7-2.
- Add the brick hatch to the legend on this sheet.

#### **Sheet 43**

- Why is there no building perimeter landscaping being provided but hardscape only? See plan for comment.
- While a separate hardscape plan has been provided, label key elements on the landscape plan sheets for clarity like the pool and Highline Line Canal trail.
- Dimension and label the Special Landscape Buffer.
- Make sure the line type in the legend matches the line type being provided on the actual plan.

#### **Sheet 45**

- Dimension and label the Special Landscape Buffer.
- Label and dimension the easement
- See commentary on the plan sheet, but the matchline/plan information is not correct along the north end of the sheet.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **3. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

3A. Site Plan – Sheet 2 - Remove the inside portion of the sidewalk easement. Dedicate the easement between the ROW and 0.5' behind the back of the walk.

### **4. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in orange)

4A. Site Plan – Sheets 4 and 5 – Label  $\frac{3}{4}$  movement access.

4B. TIS – Approved, no further comments.

### **5. PROS** (Curt Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

5A. Site Plan – Sheet 3 - The City does not own the canal property, therefore, a license will be needed from Denver Water (DW). Has the developer gotten DW to agree to a license?

PROS will not accept responsibility for any maintenance or liability for the connections or retaining walls, etc. PROS' recreation use agreement with DW will not include these connections. This should be noted on the plans - clearly indicating that the connections are the responsibility of the development, not the City.

5B. Sheet 9 – 12' radius is needed on both sides of the trail connection.

5C. Sheet 10 – 12' radius needed at trail connection.

### **6. City Forester** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

6A. Site Plan Cover sheet - Trees on the adjacent property to the north require protection and a certified letter needs to be sent. Please contact Aurora Forestry for a sample letter.

6B. Trees located on the property to the north need to be protected. These trees shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civicleve.com/cms/One.aspx?portalId=16242704&pageId=16529352>

### **7. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

7A. Site Plan comments:

1. Sheet 1 of 57/ Cover

- See comment for accessible parking based on total parking provided.

2. Sheet 6 of 57 / Site Plan

- Provide a 35' bollard setback, If the fire apparatus drives down 2nd place then this area would be the hammerhead turnaround.
- Will this part of building 500 be a standalone fire sprinkler system? If not then building 500 shall have only 1 FDC.

3. Sheet 17 of 57 / Elevations.

- See notes to show Knox box & Riser room doors.

### **8. Real Property** (Kalan Falbo / 720-338-7419 / [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Comments in magenta)

8A. Updated title commitment. Correct ownership name to match the title. Provide state monument records. Check calls in the legal description. Add a ten-foot utility easement around property lines. Add fence note. See other comments on the plat.

8B. Andy Niquette - See other comments on the plat. On the site plan, dedicate the needed easements by separate documents and cover the Bollards that are encroaching into the easements with a License Agreement. There are portions of Building 400 that cross into Tract A property line.

8C. Maurice Brooks – See the various comment redlines on the site plan.

### **9. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

9A. Please continue coordinating with Roberta on the Public Art Plan.



**10. Regional Transportation District - RTD** / Clayton Woodruff / 303-299-2943 / [Clayton.Woodruff@RTD-Denver.com](mailto:Clayton.Woodruff@RTD-Denver.com)

10A. The RTD has a few concerns associated with the plan set.

- *If RTD approves new access point onto rail platform, developer will be responsible for modifying existing fence.*
- *This design will require additional coordination with RTD and will require coordination with Real properties which will take some time and is a process that must be followed.*
- *This design will require additional coordination with RTD and will require coordination with Real properties which will take some time and is a process that must be followed*
- *Proposed changes to the RTD rail platform will be required to be submitted to the RTD Infrastructure Change Review Committee for review and approval.*

This review is for Design concepts and to identify any necessary improvements. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.