

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



March 26, 2021

Jazzmine Clifton
Strategic Storage Partners
18435 W. Colfax Ave.
Golden, CO 80401

Re: Second Submittal Review – Citadel on Colfax – Master Plan, 2nd Amendment
Case Number: 2017-6017-04

Dear Ms. Clifton,

Thank you for your second submission, which we started to process on March 8, 2021. 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 April 9, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 send me an email at atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Planner II
City of Aurora Planning Department

cc: Scott Brown – Galloway and Company Inc., 6162 S Willow Dr., Ste. 320, Greenwood Village, CO 80111
Meg Allen, Housing & Community Services
Jacob Cox, ODA
Filed: K:\Dept\Planning and Dev Serv\ZDR\MA\2021 MAs\2017-6017-04- Citadel on Colfax Master Site Plan Amdt



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Land use changes and residential density increases are not permitted within minor amendment applications.
- Further coordination between site plan applications and master plan amendments should be pursued.

PLANNING DEPARTMENT COMMENTS

1. Planning (Aja Tibbs / 303-739-7227 / atibbs@auroragov.org / Comments in teal)

1A. Amend the letter of introduction to be consistent with the changes requested in this comment letter (i.e., remove proposed land use changes)

Sheet CS.1 (Cover Sheet)

1B. Change in use and/or an increase in residential density does not qualify for a minor amendment application process per section 5.3.15.A of the UDO. Revise plans to remove this change. If the change in use is still desired a separate master plan application must be filed and processed.

1C. Please clearly label the first amendment, and this second amendment in the amendments box.

Sheet A100 (Master Plan)

1D. Per note on the cover page, revise plans to remove multifamily from PA-1, PA-2, and PA-3 of this amendment.

Sheet L1.5

1E. Site plans and master plan changes need to be coordinated into a master document. Depending on timing and the scope of changes, staff may require a mylar change or new minor amendment to incorporate changes.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal/red)

Sheet L1.4

2A. Revise the note in the lower left-hand corner of the sheet per the revision provided.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. PROS: Parks, Recreation, and Open Space (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)

Sheet L1.5

3A. This note is confusing. Have not seen anything submitted yet. Please provide the DA number associated with this Site Plan.

Sheet L2

3B. A pedestrian pole light is needed rather than a bollard pathway type of light. Specify the light identified as detail 7 on Sheet L3.0.

3C. What type of safety surface will be provided - resilient rubber matting either in the form of tiles or poured-in-place material?

3D. An accessible pet waste pickup station is needed to serve this area. Provide a detail for the product on the site amenities detail sheet L3.1.



3E. A pedestrian pole light (detail 7 on Sheet L3.0) is needed here rather than a trash receptacle. Relocate the trash receptacle nearby.

3F. The style of picnic bench should accommodate persons with disabilities (i.e., wheelchair accessible)