

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



February 10, 2022

Mark Murbach
Colorado Early Colleges
1400 S Abilene Street
Aurora, CO 80012

Re: Initial Submission Review – Colorado Early Colleges Aurora High School – Site Plan Amendment with Adjustment
Application Number: **DA-1622-07**
Case Numbers: **1986-6004-16**

Dear Mr. Murbach:

Thank you for your initial submission, which we started to process on January 14th. We have reviewed your plans 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 remain, you will still need to make a technical submission. Please revise your previous work and send us a new submission on or before March 9th, 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.

Your estimated Planning Commission study session is still set for March 9th. You may submit your technical submission after the Planning Commission study session.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or egates@auroragov.org.

Sincerely,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates, Planner 1
City of Aurora Planning Department

cc: Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\SDA\1600-1699\1622-07rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Confirm what, if any, changes are being made to the screening fence between this property and the residential development to the east. You should attempt to resolve neighboring comments of concern directly, or an additional public meeting may be required.
- The Civil Plan will need to be revised with these proposed changes. A civil plan submission is required before this application can be approved.
- Provide additional gating and Knox box details.
- There are several outstanding easement dedication and license agreement issues that need to be addressed.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. (Hans Bihr / 13961 E Arkansas Drive/ 303-755-9494 / hbsable@comcast.net) - A wrought iron fence will not provide the privacy we have enjoyed for the past 38 years we have lived in our home. The alley between our property and the school is accessible by anyone and a wrought iron fence will allow anyone the opportunity to look into our backyards to determine if anyone is home. I would strongly urge the Planning Department to require Colorado Early College to construct an 8-foot tall privacy fence similar to the one that has been there for the past 38 years.

2. Completeness and Clarity of the Application (Erik Gates / 303-739-7132 / egates@auroragov.org/ Comments in teal)

- 2A. The cover sheet for the existing site plan needs to be updated to include this proposed amendment. The amendment should be listed in red on that sheet. Contact Planning if you do not have the cover sheet.

3. Zoning and Land Use Comments (Comments in teal)

- 3A. There are no comments related to the land use on this application.

4. Streets and Pedestrian Issues (Comments in teal)

- 4A. There are no comments related to streets or pedestrian issues on this application.

5. Parking Issues (Comments in teal)

[Site Plan]

- 5A. Any existing parking spaces that may be eliminated by this change should be reflected on the cover sheet parking count.

6. Architectural and Urban Design Issues (Comments in teal)

[Fence Detail]

- 6A. All gates must have hardware to secure the gate in a closed position. Please confirm the mechanism used

7. Signage Issues (Comments in teal)

- 7A. Be sure to call out any new signage if any is proposed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 8A. Civil plan revisions are required to reflect these changes. The site plan amendment will not be approved prior to the submittal of the civil plan revision.



9.Fire / Life Safety (Mark Apodaca/ 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

[Site Plan]

- 9A. See comment to add notes.
- 9B. Provide gating details, show Knox box and there must be a 6" minimum clearance across the full width of the gating system.
- 9C. See comments for labeling gating system.
- 9D. No part of the gate columns or post can be in the fire lane easement. Typical.
- 9E. Advisory note: I recommend sliding gates, they are easier to open during heavy snow and less likely to obstruct parking spaces.
- 9F. Swing gates must swing into the site. Typical.

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

- 10A. Contact Andy Niquette and Grace Gray at (dedicationproperty@auroragov.org & ggray@auroragov.org) to start the separate document processes. 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]

- 10B. These proposed Drainage easements need to be dedicated by separate documents. Contact Andy Niquette at dedicationproperty@auroragov.org to start the processes.
- 10C. These gate/fences need to be covered by a License Agreement. Contact Grace Gray at ggray@auroragov.org to start the process.