

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



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July 21, 2023

Velocity Development Company, LLC
Theron Skidmore
1331 17th Street, Suite #1000
Denver CO 80202

Re: Second Technical Submission Review:
Application Number:
Case Numbers:

Transport Colorado Industrial Campus – Site Plan and Plat
DA-1793-16
2021-6040-00; 2021-3050-00

Dear Mr. Skidmore:

Thank you for your recent submission, which we started to process on July 07, 2023. 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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.

Feel free to contact me if you have any questions or concerns. I can be reached at 303.739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Allison Graham – Dig Studio 1521 E 15th Street Denver, CO 80202
Jacob Cox, ODA
Filed: K:\\$DA\1793-16tech2.rtf



Second Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please address the Landscape comments. (Item 3)
- The retaining wall proposed with the first technical review is over the 8' max retaining wall height. (Item 4)
- TIS and previous submittal have several other site accesses on 32nd Ave that are not shown with this submittal. If previous site accesses are removed, then TIS will need to be updated. Traffic Engineering. (Item 5)
- See the Advisory comments on the first page of the plat (Item 6)

PLANNING DEPARTMENT COMMENTS

Reviewed by: Rachid Rabbaa rrabbaa@auroragov.org / 303-739-7541 / PDF comment color is teal.

1. Community Comments

1A. No comments were received from surrounding neighborhoods or outside agencies.

2. Planning Comments

2A. No further comments.

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

3A. Add a tree for the end of the parking row.

3B. Sidewalk line work is a little off.

3C. Why are the parking lot island trees not being provided? Provide a detailed explanation in the response letter.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan

4A. The retaining wall proposed with the first technical review is over the 8' max retaining wall height.

4B. **Repeat:** > 8-foot wall is not allowed per 4.02.7.01.3. Provide written request for variance.

5. Traffic Engineering (Steven Gomez/ 303-739-7336 / segomez@auroragov.org / - Comments in amber)

Site Plan

5A. TIS and the previous submittal have several other site accesses on 32nd Ave that are not shown with this submittal. If previous site accesses are removed, then TIS will need to be updated.

5B. Show EB left turn lane per TIS and remove median striping through the intersection.

5C. Add a note: All sign posts and sign supports shall comply with COA Standard Detail TE-11.

6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org and Andy Niquette / 303-739-7325 / aniquett@auroragov.org)

6A. See the Advisory comments on the first page of the plat. Fill in the blanks. Add the Note about if Tract A and Tract C are private or are being granted to the City for some named purposes. Delete the company Logo on all pages of the plat. Add the Reception Number for the street R.O.W.'s shown. Each Lot must have access to the street R.O.W., so if these streets are not dedicated (created), then these Lots may not be accessible from the rest of the world.

7. Aurora Water (Casey Ballard/ 303-739-7382 / cballard@auroragov.org / Comments in red)

7A. I have no additional comments. I am marking it as resubmit in case any other departments have comments that impact the utility layout.