

Planning Division
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Aurora, Colorado 80012
303.739.7250



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January 12, 2023

Mr. Patrick Chelin
Aerotropolis Area Coordinating Metro District
707 17th Street, Suite 3150
Denver, CO 80202

Re: Fourth Submission Review – 32nd Avenue at The Aurora Highlands – Infrastructure Site Plan
Application Number: **DA-2062-27**
Case Numbers: **2022-6003-00; 2022-3012-00**

Dear Mr. Chelin:

Thank you for your fourth submission, which we started to process on December 28, 2022. 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.

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 list them specifically in your letter.

This project has been scheduled for an administrative decision on February 15, 2023. Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\\$DA\2062-27rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Coversheet Naming (Landscaping and Planning)
- Stop Sign Locations(Landscaping)
- Planting (Landscaping)
- Maintenance Access (Aurora Water)
- See assorted redlined comments on Site Plan and Plat (Real Property)
- Traffic Impact Study Comments (Traffic)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. No additional comments.

2. Landscaping Issues (Deborah Bickmire / 303-739-7261 / DBickmire@auroragov.org / Comments in teal)

- 2A. See Coversheet comments regarding naming and additional redline comments.
- 2B. Sheet 3: repeat comment. Site Plans are not all named the same as the sub plat number. Put it in the site plan names.
- 2C. Sheet 13: landscape comments:
- Review the height of plant material in the sight triangle.
 - Make sure all symbols are in the legend.
- 2D. Sheet 14: where is the stop sign? Typically required behind the crosswalk. Review the landscape in the sight triangle. some plants appear to be too tall.
- 2E. Sheet 15: Buffer is 1 tree/1- shrubs per 40 LF. plant material should be distributed more evenly. No major changes are required because this is a late comment, but for consideration. See additional comments on this sheet.
- 2F. Sheet 17: Will this be signalized? Should there be signal easements? If not, show a stop sign.
- 2G. Note all additional redlined comments and modify them with the next submission.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

3A. Approved.

4. Traffic Engineering (Carl Harline/ 303-739-7584 / charline@auroragov.org / Comments in amber)

4A. Approved. However, several comments have been provided to the TIS. Please respond with next submission.

5. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

5A. Approved.

6. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

6A. Sheet 17: The tree canopy is going to block the maintenance access to the pond. Can this tree be removed or located elsewhere?

7. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

7A. See the redlined comments on Site Plan and Plat.

7B. Continue working to secure easements by separate documents and include appropriate reception numbers once earlier filings have been recorded. See redline comments on Subdivision Plat and Site Plan.