



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

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January 12, 2023

Halie McCarter
14th and Ursula LLC
460 Virginia Avenue
Indianapolis, IN 46203

Re: First Technical Submission Review: 14th and Ursula Mixed-Use at Fitzsimons Village - Site Plan
Application Number: DA-1279-53
Case Numbers: 2022-4021-00

Dear Ms. McCarter:

Thank you for your technical submission. 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 technical submission after the preliminary drainage is resubmitted to the Public Works portal.

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.

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 Department

cc: Ryan McBreen – Norris Design 1101 Bannock St Denver CO 80204
Scott Campbell - Neighborhood Services
Cesarina Dancy - ODA
Filed: K:\SDA\1279-53tech1.rtf



First Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See Planning comment (Item 2)
- See Engineering comments regarding drainage. (Item 4)
- Contact Traffic Engineering directly for redlines/comments. (Item 5)
- See the Life Safety comments and redlines. (Item 6)
- Review Aurora Water's comment redlines regarding meters and easements. (Item 7)
- See comments from Real Property regarding encroachments and easements. (Item 8)
- Respond to all other comments on the site plan.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No additional outside referral agency comments were received.

2. Zoning and Land Use Issues

2A. Please do not make your resubmittal until the preliminary drainage is resubmitted to Public Works.

3. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

3A. No additional comments were provided.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

4A. Cover sheet – *The site plan will not be approved by Public Works until the preliminary drainage report/letter is approved. Comments were provided for the drainage on 11/18/22 and no subsequent submittal has been made.*

5. Traffic Engineering (Steve Gomez / 303-739-7300 / segomez@auroragov.org / Sylvia Lopo / Comments in orange)

5A. The following are previous comments that were not addressed:

- Label all access movements on the site plan.
- AutoTURN analysis for Urusula Court and loading dock area needs to be provided per the pre-app comments.

5B. Sheet 3 – Provide sight distance triangle per COA TE-13.

5C. Sheet 3 – Move the STOP sign east to front of pedestrian ramp. Add truncated dome in the direction of travel throughout the site.

5D. Sheet 3 – Crosswalk bars will need to be replaced.

5E. Sheet 3 - Add parking dimensions. And label the width of the garage opening.

5F. Sheet 3 - Extend the site plan to the north.

5G. Sheet 6 – Varies per approach/lane width.

5H. Sheet 6 – Reference COA TE-11 sign post detail.

5I. Sheet 9 – Sight distance triangle for EB 14th Avenue needs to be shown. Tree is within 50' clear zone from STOP sign. Please remove.

6. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org) See blue comments

Site Plan Comments:

Sheet 4

6A. Revise fire service line labels. See examples.

Sheet 17

6B. Revise code summary code editions.



7. Aurora Water (Ninah Khanzadeh / nkhanzad@auroragov.org / Comments in red)

7A. Sheet 4 – Label all fire suppression lines as private.

7B. Sheet 4 – The property corner callout and line type makes it appear that water meter is outside of the property area. Please verify.

8. Real Property (John Doose / jdoose@auroragov.org / in magenta)

8A. No additional comments.

9. Colorado Department of Transportation (CDOT)

9A. Comments will be forwarded if received by COA staff.