

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



February 27, 2023

Nazan Wolfe
Aurora Mental Health Center
1290 Chambers Road
Aurora, CO 80011

Re: Fourth Submission Review – AUMHC Safety Net Campus – Master Site Plan and Plat
Application Number: **DA-2322-00**
Case Numbers: **2022-6036-00; 2022-3055-00**

Dear Ms. Wolfe:

Thank you for your fourth submission, which we started to process on January 31, 2023. We have reviewed your plans and attached our comments along with this cover letter.

Please send us a “clean” Master Site Plan submission to efuselier@auroragov.org on or before March 15, 2023, for the Planning Commission packet. Any remaining comments may be addressed after Planning and Zoning Commission approval.

The estimated Planning & Zoning Commission hearing date is still set for March 22, 2023. Please remember that all abutter notices for public hearings must be sent and the site notices **must be posted at least 10 days prior to the hearing date. Please contact me as to a convenient date to pick-up the Notice of Hearing Boards at the Aurora Municipal Center.** These notifications are your responsibility, and the lack of proper notification will cause the public hearing 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: Joe Coco CKE Engineering LLC 14257 W Evans Circle Lakewood CO 80228
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\SDA\2322-00rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Individual Site Plans (Planning)
- Possible Tree Removal (Forestry)
- Easement Releases (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Architectural and Urban Design Comments

1A. Code requirements compel buildings to front streets as much as feasible to increase roadway/pedestrian activation and access. When subsequent individual Phase Site Plans are submitted, staff will further examine building orientation and open space location. This comment is repeated to preserve the understanding between staff and the applicant.

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

2A. Approved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

3A. Approved.

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

4A. Approved.

5. Forestry (Becky Lamphear / 303-739-7177 / RLamphea@auroragov.org / Comments in purple)

5A. There are several trees that are identified as preserved however the grading will most likely require trees to be removed. Please contact Aurora Forestry to discuss tree protection specifications. See below for preserved trees impacted by the project:

1. Retaining wall will impact trees #15 and #16
2. Retaining wall and access road will impact trees #48-53

6. Land Development Services (Andy Niquette / 303-739-7325 / aniquette@auroragov.org / Comments in magenta)

6A. Easement release needs to be completed prior to Plat acceptance. Please continue to work on the easement release.