



Planning Division
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March 23, 2022

James Chamblin
Ryman Hospitality Partners, Inc.
One Gaylord Drive
Nashville, TN 37214

Re: Second Submission Review: Gaylord Rockies Enhancements –Site Plan Amendment
Application Number: DA-1895-07
Case Number: 2015-6011-06

Dear Mr. Chamblin:

Thank you for your second submission, which we received on March 2, 2022. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments.

The administrative decision date for this application is tentatively set for April 13, 2022, assuming confirmation is received by Monday, March 28 that the landscape size requirements will be met (see Item 2B). Information regarding public notice requirements will be sent next week. Please address all redline comments outlined in this review letter and resubmit for a technical corrections submittal following the administrative decision.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning & Development Services Department

cc: Jason Margraf, Dewberry
Cesarina Dancy, ODA
Filed: K:\\$DA\1895-07rev2.rtf



Second Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. With the next submittal, please submit the existing signed and recorded Cover Sheet and make all changes on that sheet (not a new Cover Sheet) so that staff can review this now and not wait until the end of the review process.

1B. There are many sheets throughout the plan set that do not have consistent amendment notes, bubbling, or amendment numbers. Please review all redline comments and update with the next submittal. All revisions need to be bubbled and the Number 2 in a triangle should be included next to both the bubbling and the amendment note.

1C. The shed location shown on the plan set is not consistent with the latest plan that Tuff Shed shared with staff. Please see detail on Sheet 23. Please ensure that the correct location is included with the next submittal.

1D. Remove the new sheets that were added for the Tuff Shed (Sheets S2 and S3) as they are not needed in a Site Plan. In addition, some information need on Sheet 78C should be removed and the sheet size needs to be consistent with the rest of the plan set.

1E. Please work to reduce the size of the plan set prior to the next submittal as much as possible. Lowering the resolution can often help. The size makes it difficult and slower for staff to review the plan set.

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

2A. Darken the tables on Sheet 41 as they are too light.

2B. Even though the plants highlighted on Sheet 41 are being used as ground cover, they are considered shrubs and should be 5-gallon minimum to comply with code requirements. Otherwise an adjustment would be required and would need to be approved by Planning Commission. Please verify that sizes will be increased from 3-gallon to 5-gallon by Monday, March 28 in order to keep the April 13 administrative decision date.

2C. Include all utilities (gas, sanitary, electric, etc.) on Sheet 44 and adjust tree locations accordingly.

2D. There appears to be a storm sewer line and parking lot tree conflict on Sheet 45.

2E. Adjust the hatch for the trail on Sheet 49.

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

3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter is approved.

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

4A. Due to the additional landscaping being added that will have an effect on sight distances, staff recommends adding stop bars in the median where shown on Sheet 30.