



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

Worth Discovering • auroragov.org

May 19, 2023

Bruce Odette
Carpet Exchange
2121 S Havana Street
Aurora, CO 80012

Re: Technical Submission Review – Carpet Exchange Redevelopment Plan - Redevelopment
Application Number: **DA-2323-00**
Case Numbers: **2022 6035 00**

Dear Mr. Odette:

Thank you for your technical submission, which we started to process on Wednesday, May 10, 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.

Since several important issues remain, you will need to make another submission in the form of a technical on or before June 9, 2023. You will continue to submit in the technical format till there are no further comments. 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 changes to your documents other than those requested, be sure to list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner II

cc: Dan Horvat Horvat Architects 3210 S Birch St Denver CO 80222
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Brit Vigil, ODA
Filed: K:\\$DA\2323 00tech1.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Repeat comments regarding accesses (Public Works).
- There possibly needs to be a sidewalk easement, please contact Engineering to address this (Real Property).
- "SIGNAGE AND STRIPING" package shall be included for approval with the Site (Fire and Life Safety).
- CDOT's previous comment from the first submission still applies.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No citizen comments were received during the first review. CDOT reviewed the application and comments are located at the end of this letter.

2. Completeness and Clarity of the Application

- 2A. No further comments.

3. Architectural and Urban Design Issues

- 3A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

4 of 6

- 4A. A civil revision will be required for the proposed changes. The site plan will not be approved until the civil revision is submitted.
- 4B. The ADA path shall be brought up to current standards including striping and slope evaluation. With the civil revision, evaluate and modify to ensure they meet ADA criteria.

5. Utilities (Nina Khanzadeh / 720-859-4365 / nkhanzad@auroragov.org / Comments in red)

- 5A. No further comment.

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

Site Plan

4 of 6

- 6A. "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. The sign package shall include all signs as required by other City of Aurora departments.

7. Real Property (Andy Niquette / aniquett@auroragov.org / Comments in magenta)

- 7A. There possibly needs to be a sidewalk easement, please contact Engineering to address this.

8. CDOT (Steve Loeffler / 303-757-3-9891 / steven.loeffler@state.co.us)

- 8A. No new comment.