



Planning Division  
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February 16, 2023

Brian Botnick  
Botnick Realty  
1855 S Pearl Street, Suite 20  
Denver, CO 80210

**Re: Third Submission Review – Bloom at Sterling Hills Site Plan**  
Application Number: **DA-1052-25**  
Case Numbers: **2022 4044 00**

Dear Mr. Botnick

Thank you for your Third submission, which we started to process on Wednesday, February 1, 2021. 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 there are still outstanding comments remaining, you will need to make another submission in the form of a technical. Please revise your previous work and send us a new submission following the Planning and Zoning Commission Hearing. 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, March 8, 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. 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) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: Matt Buono Centerpoint Engineering  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\\$DA\1052 25rev3.rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Update cover sheet and Introduction Letter (Planning).
- Please send an updated introduction letter and site plan set directly to Please clarify the 8 proposed trees on the chart for the curbside landscaping at E. Villanova Place, as only 3 CO trees are proposed. As such, please provide the additional required 5 trees in the curbside landscaping (Landscape).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Repeat comments regarding items such as signage, knox box and FDC (Fire and Life Safety).
- Continue to work with the City of Aurora for necessary Easement releases and Dedications (Real Property).

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. No citizen comments at this time.

#### **2. Completeness and Clarity of the Application**

- 2A. Please add the work ADJSUTMENT to the title. BLOOM AT STERLING HILLS BTNICK MULTI-FAMILY SITE PLAN WITH ADJUSTMENT.
- 2B. A clear property line (bold and dark) would be helpful on the overall location map.
- 2C. Please bolden the property line. It is still creating some confusion. The labels for the property line are very helpful but would like further clarity.
- 2D. Please include an avigation easement as part of the submittal – this will need to be done ahead of mylar recordation.
- 2E. Thank you for including signage details. Please provide dimensions for the next submittal.

#### **3.Adjustments**

- 3A. The second adjustment list does not need to be on the cover sheet as it is part of the civil set and not the UDO. Planning Commission cannot vote on a public works adjustment.
- 3B. The third adjustment has been determined by staff to be unnecessary. Please remove from the cover sheet and introduction letter.
- 3C. Please send an update cover sheet and introduction letter [amuca@auroragov.org](mailto:amuca@auroragov.org)

#### **4.Urban Design Issues**

- 4A. No further comments.

#### **5.Architecture Issues**

- 5A. No further comments.

#### **6. Landscaping Issues** (Bill Tesauro / 954-266-6489 / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in bright red)

##### *Sheet 5 - Landscape*

- 6A. Please darken the proposed ground cover hatching on the landscape plans and table.
- 6B. Please correct the property line location, it is incorrect.
- 6C. Please add the 2 proposed IH trees on Sheet 5 to the plant list.
- 6D. Provide correct quantities for the QB trees or add one more tree to the planting plans.
- 6E. Please clarify and label the locations of any proposed boulders.
- 6F. Please provide at least the minimum required 16 shrubs in the landscape island. NOTE: 6 are required and 10 are for the missing tree.
- 6G. Recommend a tree to provide shade for the bench.



*Sheet 6 - Landscape*

- 6H. Please provide at least the minimum required 16 shrubs in the landscape island. NOTE: 6 are required and 10 for the missing tree.
- 6I. Please consider some trees in the open area along E. Villanova Place in front of Bld E to help soften and scale the building from the road.

*Sheet 7 - Landscape*

- 6J. Please provide the required and provided trees and shrubs for both landscape street buffers on the chart.
- 6K. Please clarify the 8 proposed trees on the chart for the curbside landscaping at E. Villanova Place, as only 3 CO trees are proposed. As such, please provide the additional required 5 trees in the curbside landscaping.
- 6L. Please clarify (the non-water conserving) percentage on the water use chart. Is it for the proposed so? If so, is it only for the new sod between Bld A and B, as it appears to be high.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 7A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
  - Street lines
  - Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

**8. Civil Engineering** (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

- 8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*Grading Plan*

3 of 17

- 8B. Label as just a drainage easement. It appears that a variance for access to the pond is being considered off the ROW, so an access easement is not required.

*Landscape Plan*

5 & 6 of 17

- 8C. Coordinate the location of the maintenance access and drainage easement with the site/grading plans.

**9. Traffic Engineering** (Sylvia Lopo / 303-339-0440 / [slopo@auroragov.org](mailto:slopo@auroragov.org) / Comments in amber)

- 9A. Traffic Study has been approved.
- 9B. Traffic comments to be forwarded by traffic engineer.

**10. Utilities** (Steven Dekoskie / 303-739-7490/ [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

*Utility Plan*

4 of 17

- 10A. It appears the valve is in the C&G. Valves are not permitted in curb and gutter or drain pans.
- 10B. Each building is required to have an individual private fire line connection to the main.

**11. Fire / Life Safety** (Steve Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

*Cover Sheet*

1 of 15

- 11A. Add occupancy type for all structures.
- 11B. Include van accessible spaces.



*Site Plan*

2 of 15

- 11C. Relabel the type of gating system being installed on the site plan using the following example:
- 11D. (2) 13' Manual Swing Gate(s) with approved Knox hardware.
- 11E. Show the striping in the area of the gating system.

*Utility Plan*

4 of 15

- 11F. Fire Riser Room for Amenity Building?

*Landscape Plan*

6 of 15

- 11G. FDC for Building F?
- 11H. FDC for Building G?

*Site Plan Sheet*

8 of 15

- 11I. Relabel the type of gating system being installed on the site plan using the following example:(2) 13' Manual Swing Gate(s) with approved Knox hardware.

*Elevations*

10 of 15

- 11J. Identify Knox Box locations on all buildings.
- 11K. Sheet 4 calls for an FDC at the amenity building. Please clarify and update all appropriate sheets.

**12.Real Property** (Kalan Falbo/ [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Comments in magenta)

- 12A. Continue to work with Real Property Development for all dedication and release projects shown and marked.
- 12B. For easements that are going to be dedicated contact Andy Niquette at [dedicationrproperty@auroragov.org](mailto:dedicationrproperty@auroragov.org).
- 12C. For easements that are going to be vacated contact Andy Niquette at [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).