



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

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July 15, 2022

Walid Elkhoury
Wesnae
2109 S Wadsworth Blvd Ste 303
Lakewood, CO 80227

Re: Second Submission Review: Schomp Hyundai – Site Plan Amendment
Application Number: DA-1012-05
Case Number(s): 1983-6023-09

Dear Mr. Elkhoury:

Thank you for your second submission, which we started to process on June 28, 2022. We reviewed it and attached our comments along with this cover letter. The following sections contain more specific comments, including those received from other city departments, outside agencies, and neighborhood groups.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, August 5, 2022.

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.

Your estimated Administrative Decision date is set for Wednesday, August 10, 2022.

Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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 give me a call. I may be reached rrabbaa@auroragov.org or 303-739-7541.

Sincerely,

Rachid Rabbaa, Planner I
City of Aurora Planning Department

cc: Troy Denning - Action Civil Engineering 9800 Mt Pyramid Ct 400 Englewood CO 80112
Meg Allen, Neighborhood Services
Brit Vigil, ODA
Filed: K:\\$DA\1012-05rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Item 3)
- Continue working on the four portions of the sidewalk along 1st Avenue; these need to be covered by the sidewalk easement dedication. (Item 4)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Comments were received from an outside agency.

Name: Donna George

Organization: Public Service Company of Colorado (PSCo) dba Xcel

Phone: 13035713306

Email: donna.l.george@xcelenergy.com

Comment: no resubmittal necessary

2. Zoning and Land Use Comments

2A. No Comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

- 3A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. Acknowledged
- 3B. Provide a longitudinal dimension for the parking spaces. Acknowledged
- 3C. Indicate the location of stop signs. There are no existing stop signs at this site
- 3D. Dimension the existing walk, typical. Acknowledged
- 3E. Label as an ADA ramp per COA standards Acknowledged
- 3F. Label the proposed curb return radii, typical. Acknowledged

4. Real Property (Andy Niquette / 303-739-7325/ aniquett@auroragov.org / Comments in magenta)

See redline comments on Site Plan.

- 4A. Continue working on the four portions of the sidewalk along 1st Ave. that need to be covered by the sidewalk easement dedication. Contact Andy Niquette (aniquett@auroragov.org) with any questions.

Acknowledged, Easement Package has been submitted as of 08/03/2022