



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

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March 7, 2023

Halie McCarter
14th and Ursula LLC
460 Virginia Avenue
Indianapolis, IN 46203

Re: Second Technical Submission Review: 14th and Ursula Mixed-Use at Fitzsimons Village - Site Plan
Application Number: DA-1279-53
Case Numbers: 2022-4021-00

Dear Ms. McCarter:

Thank you for your recent technical submission. We reviewed it 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. Note that all our comments are numbered. When you resubmit, include a *comment response 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 303-739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Ryan McBreen – Norris Design 1101 Bannock St Denver CO 80204
Scott Campbell - Neighborhood Services
Cesarina Dancy - ODA
Filed: K:\SDA\1279-53tech2.rtf



Second Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See Traffic Engineering redlines/comments for exhibit and site plan. (Item 2)
- Review Aurora Water's comment redlines regarding drainage. (Item 4)
- Respond to all other comments on the site plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

1A. No further comments.

2. Traffic Engineering (Steve Gomez / 303-739-7300 / segomez@auroragov.org / Sylvia Lopo / Comments in orange)

Auto-Turn exhibit comments:

2A. Site Plan designates this area as loading. The largest vehicle (box truck) turning templates need to be provided for this area and site accesses.

2B. If box trucks will access the loading area then should be used for turning templates.

Site Plan comments:

2C. Sheet 3 – Move the sight triangle to the eastbound approach. Remove the STOP bar. If this is a loading area then the largest vehicle turning templates need to be provided for this location.

2D. Sheet 6 – delete the STOP bar.

3. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org) See blue comments

3A. No further comments.

4. Aurora Water (Ninah Khanzadeh / nkhanzad@auroragov.org / Comments in red)

4A. The preliminary drainage report needs to be approved prior to the final site plan approval and Aurora Water sign off.

4B. See other various redline comments.