



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

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September 27, 2022

Nazan Wolfe
Aurora Mental Health Center
1290 Chambers Road
Aurora, CO 80011

Re: Second Submission Review – AUMHC Safety Net Campus – Master Site Plan and Plat
Application Number: **DA-2322-00**
Case Numbers: **2022-6036-00; 2022-3055-00**

Dear Ms. Wolfe:

Thank you for your second submission, which we started to process on September 8, 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. Please revise your previous work and send us a new submission on or before October 21, 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.

A Planning Commission hearing date will be scheduled after your next submission. 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 303.739.7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Joe Coko CKE Engineering LLC 14257 W Evans Circle Lakewood CO 80228
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\SDA\2322-00rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjustment Requests (Planning)
- Data Table (Planner)
- Master Site Plan Design Standards (Planning)
- Buffers (Landscaping)
- Sidewalk Easements (Public Works)
- ADA Requirements (Public Works)
- Drainage (Public Works)
- Contact Traffic Directly for Comments (Traffic)
- Point of Access (Fire/Life Safety)
- Identify Structures as Future Buildings (Planning and Fire/Life Safety)
- Delineate Fire Lane Easement (Fire/Life Safety)
- Tree Mitigation Plan (Forestry)
- Retaining Wall (Real Property)
- Title Work (Real Property)
- Public Service Letter (External Referral)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. All adjustment requests must be submitted with each individual site plan. You may reference these “future” adjustment requests in the Letter of Introduction. Adjustments may not appear on the Master Site Plan. Please remove with the next submission.
- 1B. See Data Table comments. This data should come in with each individual site plan. You may add the general code requirements but not specific to any proposed development.
- 1C. Adjustment requests for future individual site plans may be discussed in the Letter of Introduction.
- 1D. This should read: Master Site Plan Notes.
- 1E. Any reference to a MP should be corrected to read: Master Site Plan.
- 1F. Remove Master Site Plan Note #26.

2. Architectural and Urban Design

- 2A. Sheet 11: For design standards, please include language indicating compliance with UDO standards.
- 2B. Reference specific code sections for each major heading. Include code sections for Architectural Design Standards, building materials, roofing, landscape standards, site furnishing, site lighting and fencing.
- 2C. Add the following note to all major development standard sections: *The Master Site Plan will be interpreted to mean all standards contained in the Master Site Plan will meet or exceed all city code requirements.*

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

- 3A. Remove adjustment requests from the cover sheet. Do not request adjustments with the master plan. They should be included with the specific site plans where the impacts are occurring. Those plans should include the mitigating measures that are being offered to offset the adjustments. The adjustments can't truly be evaluated or approved at the Master Plan level since there is no site plan to evaluate them against and no way to review any mitigating measures being offered to offset the adjustments.
- 3B. See note: Street and non-street buffers, detention pond.
- 3C. Use a different hatch for this area. It reads well in the legend here, but it does not read like this on the plan.
- 3D. Sheet 10: All of this can be removed from this plan set but will be required when each individual site plan



for the phases is submitted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. Label the existing retaining wall.
- 4B. What happens to the fire lane easement? It looks like the end of it may be blocked by the text.
- 4C. Provide a sidewalk easement set back 0.5' behind any public ramps or sidewalk that does not fit within the existing sidewalk easement or ROW.
- 4D. Label/dimension all existing sidewalks.
- 4E. Advisory: per ADA requirements, if sidewalks are less than 60 inches (5 feet) across, passing spaces must be constructed at set intervals. These passing spaces must measure at least 60 inches on all sides and must be located at least every 200 feet.
- 4F. A drainage easement is required for any permanent BMP. Underdrains are required for rain gardens. If this is just a swale, please label the slope and identify as such.
- 4G. *Plat*: The access easement and drainage easement should not overlap.

5. Traffic Engineering (Carl Harline / 303-739-7584 / CHarline@auroragov.org / Comments in amber)

- 5A. No Traffic comments were provided at the time of review. Please contact the reviewer directly to receive comments and incorporate redlines and revisions in the resubmittal. Included comment responses in the response letter.

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

- 6A. If the cumulative square footage exceeds 124,000', a second and approved point of access will be required. If the height any building exceeds 30' in height or is 3 stories in height, a second point of access will be required.
- 6B. Remove additional site plan notes. These notes are redundant to the notes provided in the site plan notes.
- 6C. Site specific elements will be reviewed and approved at the time of site plan submittal, not during this master plan application.
- 6D. Provide a note that speaks to the requirement to be code compliant with two approved and separate points of access for this.
- 6E. Advisory comment: Second point may be required if: Buildings exceed 30' in height or 3 stories in height, site has a gross building area of up to 124,000' where all Buildings are equipped with an approved automatic sprinkler system, and buildings more than 62,000 square feet.
- 6F. If this is to be used as a Master Plan, it seems that all buildings shown should be identified as future buildings. Work with Planning to determine vernacular required for Master Plans.
- 6G. Gating elements will be reviewed at the time of site plan submittal.
- 6H. Advisory comment: Multi-family having more than 100 dwelling units shall be equipped with two separate and approved fire apparatus access roads. Multi-family having more than 200 dwelling units shall be equipped with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
- 6I. The fire lane easement delineation appears to be covered. Revise by showing the fire lane easement.

7. Aurora Water (Iman Ghazali / 303-739-7490 / ighazali@auroragov.org / Comments in red)

- 7A. Approved.

8. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 8A. Please contact Aurora Forestry and provide the appraisal for tree mitigation. Show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Show a tree mitigation chart within the tree mitigation sheet. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol



indicating trees that are specific to tree mitigation.

9. Real Property (Roger Nelson / 303-739-7294 / RNelson@auroragov.org / Comments in magenta)

Master Site Plan

- 9A. Retaining Wall within the 10' utility easement will require a license agreement.
- 9B. 4" Irrigation Sleeve & 1 1/2" Irrigation Line Licenses. Bk 5101, Pg. 734? Has this license been revoked?
- 9C. Label Water Easement?
- 9D. Bk. 5130, Pg. 166 shows additional easements that were reserved. Have these been vacated?
- 9E. Retaining Wall within the 10' utility easement will require a license agreement.

Plat

- 9F. Title work must be within 120 days of plat acceptance date. Provide an updated title commitment.
- 9G. 5Common Use Agreement, RTD & CDOT Rec. No. D3108479?0' Utility Easement COA Bk 3665, Pg 459?
- 9H. 4" Irrigation Sleeve & 1 1/2" Irrigation Line Licenses. Bk 5101, Pg. 734?
- 9I. Label Existing Easement B&D's per COA 2022 Subdivision Plat Checklist.
- 9J. Duplicated Distances? Bk. 5130, Pg. 166 shows additional easements that were reserved. Have these been vacated?
- 9K. Closure Report shows: D = 15°48'39"
- 9L. Label Arc Length or distance?

10. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 10A. Please see attached letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

September 20, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Elizabeth Fuselier

Re: AUMHC Safety Net Campus - 2nd referral, Case # DA-2322-00

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment response for **AUMHC Safety Net Campus**.

No resubmittals are necessary.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com