



Planning Division
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May 9, 2023

Kieran O'Leary
Applegreen PLC
200 Brickstone Square, 404
Andover, MA 01810

Re: Fifth Submission Review: Applegreen at Aurora NB – Site Plan with Adjustments
Application Number: DA-2314-00
Case Number: 2020-6017-00

Dear Kieran O'Leary:

Thank you for your fifth submission, which began to review on April 18, 2023. We have reviewed your plans and attached our comments along with this cover letter.

Since several issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission after your Planning Commission hearing date of June 14, 2023.

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 Planning Commission hearing date is set for June 14, 2023. Please remember that all abutter notices for decisions 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 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner 1
City of Aurora Planning Department

cc: Jody Newton, Masterworks LLC
Brit Vigil, ODA
Filed: K:\\$DA\2300-2399\2314-00rev5



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The sign data table will need to be updated to reflect current code allowances now that signage adjustments will be addressed in a future submittal. [Planning]
- Provide a detail that indicates the material, color and height of the proposed retaining wall. [Landscaping]
- Aurora Water is still not in favor of the proposed temporary wastewater treatment condition. Please pursue extension of sanitary from the north in coordination with adjacent development. [Aurora Water]
- Please submit easement applications for this project. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments on this application.

2. Completeness and Clarity of the Application (Erik Gates / 303-739-7132 / egates@auroragov.org / Comments in teal)

[Site Plan Page 6]

2A. Staff may have to request that Planning Commission approval be conditional upon the resolution of these wastewater treatment questions.

3. Zoning and Land Use Comments (Comments in teal)

3A. There were no more zoning or land use comments in this review cycle.

4. Streets and Pedestrian Issues (Comments in teal)

4A. There were no streets or pedestrian issues identified in this review cycle.

5. Parking Issues (Comments in teal)

5A. There were no more parking issues identified in this review.

5. Architectural and Urban Design Issues (Comments in teal)

6A. There are no additional architectural comments as part of this review cycle.

7. Signage Issues (Comments in teal)

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- 7A. A total maximum of 5 wall and monument signs are permitted without an adjustment. This will need to be corrected before the final recording of this plan. This can be updated if needed when the application that would include signage adjustments has been submitted.
- 7B. How was this number calculated? Code allowance for this location is two square feet of sign area for each linear foot of building frontage for the first 100 feet, then one-half square feet of sign area for each linear foot of building frontage thereafter as measured along the longest building frontage with a public entrance. The max number shown here appears too large.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

8A. There were no more comments from Addressing on this review.

9. Landscaping Issues (Kelly Bish / 303-739-7131 / kbish@auroragov.org / Comments in bright teal)

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- 9A. Repeat Comment: Provide a detail that indicates the material, color and height of the proposed retaining wall. Staff does not have access to the civil drawing files and hence a detail should be included here.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Brianna Medema / 303-739-7310 / bmedema@auroragov.org / Comments in green)

10A. There were no comments from Civil Engineering on this review.

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

11A. There were no more comments from Traffic Engineering on this review.

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

12A. There were no more comments from Forestry on this review.

13. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

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13A. After a discussion with the assistant general manager for Aurora Water, the department is still not in favor of this temporary condition. Please pursue an extension of sanitary from the north in coordination with adjacent development.

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

14A. Submit easement applications for this project. Dedication submittals go to dedicationproperty@auroragov.org.

Releases go to releaseeasements@auroragov.org.

- 23' Fire lane easement
- 16' Utility Easement
- 10' Water Pocket Easement (3)
- Partial release of existing Fire Lane easement