



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

June 27, 2025

Mo McRae
KCG Companies LLC
9311 N. Meridian Street Suite 100
Indianapolis, IN 46260

Re: Second Submission Review: Tiara Apartments Redevelopment Site Plan
Application Number: DA-1279-58
Case Numbers: 2000-4006-05

Dear Mo McRae:

Thank you for your second submission, which we started to process on June 11, 2025. 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.

Based on the comments of this review, it has been determined this application is ready for administrative decision on July 23rd. Please see the **Completeness and Clarity of the Application** section of this letter for additional information. Staff will coordinate public notice requirements.

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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP
Planner II
City of Aurora Planning Department

cc: Cody Offchiss – Kimley-Horn
Brit Vigil, ODA
Filed: K:\SDA\1279-58rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical comments on site plan
- Completion of public notice requirements

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Review comments were received by one (1) outside agency and have been incorporated into this letter.

2. Completeness and Clarity of the Application

- 2A. The application has been deemed ready for administrative decision on July 23rd. A technical review submittal will be required after the administrative decision, to address any outstanding comments.
- 2B. No later than 10 days before the administrative decision date, public notice must be completed. This includes mailed notice and a property posting sign. Staff will provide the required abutting property and HOA notice, along with the public notice posting sign.

3. Site Plan Comments

- 3A. Sheet 1: Remove the adjustment from cover sheet.
- 3B. Sheet 1: Move amendments block to lower right-hand corner of cover sheet.
- 3C. Sheet 1: Revise Project Data Table per redlines on cover sheet, specifically relating to signage.
- 3D. Sheet 1: Move approvals signature block below property owner signature block.

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

- 4A. Sheet 8: Add not for construction to the landscape sheet.
- 4B. Sheet 8: Add the written scale under the bar scale.
- 4C. Sheet 8: Update the identified shrub size to five gallon.
- 4D. Sheet 8: Remove the miscellaneous line at the bottom of the sheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

5. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

- 5A. Forestry has reviewed and has no additional comments at this time.

6. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

- 6A. Engineering has reviewed and has no additional comments at this time.

7. Traffic Engineering (Dean Kaiser / djkaiser@auroragov.org / Comments in orange)

- 7A. Sheet 9: Revise Landscape Note 7. 2025 Roadway Manual, Section 8.B.1.

8. Fire / Life Safety (Richard Tenorio/ 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

- 8A. Fire / Life Safety has reviewed and has no additional comments at this time.

9. Aurora Water (Travis Haugen / thaugen@auroragov.org / Comments in red)

- 9A. Aurora water has reviewed and has no additional comments.

REFERRAL COMMENTS FROM OUTSIDE AGENCIES AND REGISTERED GROUPS

10. Xcel Energy – Donna George / ReferralsXcelDistribution@xcelenergy.com

- 10A. No additional comments.