



Planning
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

October 3, 2024

David Nelson
Adventhealth
6901 S Havana Street
Centennial, CO 80112

Re: Third Submission Review: Adventhealth Aurora Highlands - Phase 1 - Site Plan
Application Number: DA-2062-57
Case Numbers: 2024-6017-00

Dear Mr. Nelson:

Thank you for your second submission. 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 referral agencies.

Your Administrative Decision is tentatively scheduled for October 23, 2023. Please remember that all abutter notices must be sent, and the site notices 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. Please send the list for review prior to sending out the notice.

A technical corrections submittal is required following the Administrative Decision to address all outstanding redline comments. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Erin Griffin - Kimley Horn And Associates 4582 S Ulster St Ste 1500, Denver, CO 80209-4278
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\SDA\2062-57rev3.rtf



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Letter of Introduction

1A. Update the building area to be consistent with the Site Plan.

General

- 1B. The sum of the different site areas differs from the total by one (1) square foot. Please revise.
- 1C. Remove the proposed signage from the Project Data.
- 1D. Update street info/classification on all applicable sheets. Move labels out of intersections and show all laneage and turning movements for the entire intersection.
- 1E. Show sight triangles per Detail TE-13 in the Roadway Manual.
- 1F. Show proposed locations for all monument signs and label them on all applicable sheets.
- 1G. Add the accessible route where noted on Sheet 52.

Building Elevations

- 1H. Provide a physical materials board.
- 1I. Will the different types of windows appear the same from the exterior?

2. Landscape

- 2A. Move the landscape tables (Sheet 44) to follow Sheet 34.
- 2B. Show the locations of all proposed signs and labels.
- 2C. Show sight triangles per Detail TE-13 in the Roadway Manual.
- 2D. Include all symbols and hatches in the legend and ensure they match (direction).
- 2E. Edger symbol doesn't match the linework on the plans.
- 2F. Address all comments and notations on the redlines.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Traffic (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Impact Study

- 3A. Provide signal warrant investigation of Main and 34th in 2050.
- 3B. Address comments throughout the study.

Site Plan

- 3C. Set trees back 50' from stop signs.
- 3D. Show sight triangles at the future access intersection on Main Street.

4. Fire / Life Safety (Mark Apodaca / 303-739-7249 / mapodaca@auroragov.org / Comments in blue)

- 4A. Provide a Knox Box at the fire riser room door and label.
- 4B. Show the existing fire hydrant on Warms Springs Drive.



- 4C. The fire lane easement must be built to the Roadway Manual standards, pavement, or concrete. An alternate FLE material such as heavy-duty duty grass-pavers may be allowed if approved by City engineer and FLS. No road-base.
- 4D. Label and dimension the fire lane easement(s).
- 4E. Verify if the delineation noted on Sheet 18 is needed. The easements appear to be the same.
- 4F. Verify if a water easement is needed in the location noted on Sheet 19.
- 4G. Show the Knox Box at the fire riser room door on the building elevation.