

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



November 27, 2023

Sarah Vogl  
Aurora Housing Authority  
2280 S Xanadu Way  
Aurora, CO 80014

**Re: Third Submission Review** Residence at Willow Park –Site Plan Amendment  
Application Number: **DA-2360-00**  
Case Numbers: **1988-6056-03**

Dear Mrs. Vogl:

Thank you for your third submission, which we started to process on Wednesday November 1, 2023. 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.

Several issues remain; however, they may be addressed after the Planning and Zoning Commission hearing as a technical submission. Please revise your previous work and send us a new submission after the decision hearing for the site plan.

The Planning & Zoning Commission hearing date will be December 13, 2023. 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) 739-7220 or [bbravenec@auroragov.org](mailto:bbravenec@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Ben Bravenec".

Ben Bravenec  
Planner I

cc: Sarah Vogl, 2280 S Xanadu Way, Aurora, CO 80014  
Ben Bravenec, Case Manager  
Lori Anne Thennes, ODA  
Filed: K:\\$DA\2360-00rev3.rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Fire lanes shall be labeled.
- Easement processes have not been started.
- Turf ordinance is limited to 500sf.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. Thirty-Eight (38) registered neighborhood organizations were notified of the Site Plan application. As of the date of this letter all 6 public comments have been responded to.
- 1B. A neighborhood meeting was held on October 4<sup>th</sup>, one resident attended, a response to her comments is required.

#### **2. Completeness and Clarity of the Application**

Approved

#### **3. Urban Design and Site Plan Issues**

Approved

#### **4. Architectural Design**

Approved

#### **5. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in Teal outlined in Red)

Approved

#### **6. Addressing** (Phil Turner / (303) 739-7336 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org) )

Approved

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **7. Civil Engineering** (Christopher Eravelly / (303) 739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in Green)

#### **Sheet 03**

- 7A. Repeat comment: Add dimension for existing sidewalk.

#### **8. Traffic Engineering** (Dean Kaiser / (303) 739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org))

- 8A. Approved

#### **9. Life Safety** (Rich Tenorio / 303-739-77628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

Sheet 02 of 19 / Amendment Project Scope Plan

- 9A. All fire lane easements must be labeled on the drawings by dedication.
- 9B. Show the location of all proposed fire lane signs throughout the site: on the site plan or provide a sign package with locations.

Sheet 15 of 19 / Electrical Site Photometrics

- 9C. Show the location of all proposed fire lane signs throughout the site: on the site plan or provide a sign package with locations.



**10. Forestry** (Rebecca Lamphear / (303) 739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

10A. Approved

**11. Land Development Review** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

Review is not yet complete and comments will be sent to you directly (as applicable). Contact the reviewer directly for comments, and please revise the plans as needed prior to the next submittal.

**12. Easements** (Andy Niquette / (303) 739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org))

12A. Easements have not been started yet. Please start the dedication and release processes. Please find instruction at [https://www.auroragov.org/business\\_services/development\\_center/land\\_development\\_review\\_services](https://www.auroragov.org/business_services/development_center/land_development_review_services)

**13. Utilities** (Steven Dekoski / (303) 739-7490/ [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in Red)

**Sheet 03**

13A. Aurora Water turf ordinance limits turf to 500SF. Adjust landscaping to xeriscape to meet this requirement.

**Sheet 05**

13B. Existing water main must be disconnected and capped at the main. Water main must be removed or flow filled if abandoned in place.

**14. Xcel Energy** (Donna George / (303) 571-3306 / [donna.I.george@xcelenergy.com](mailto:donna.I.george@xcelenergy.com))

14A. No further comments.