

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



May 19, 2020

John Lloyd
Wolverine Operating Partners LLC
1010 E Layton Ave
Englewood, CO 80113

Re: Initial Submission Review – Goldfish Swim School – Conditional Use
Application Number: **DA-1024-24**
Case Number: **2000-6021-04**

Dear Mr. Lloyd:

Thank you for your initial submission, which we started to process on April 30, 2020. We reviewed it and attached our comments along with this cover letter. Please provide a response to Item #3 by June 3rd so that the most accurate and complete information can be included in the Planning Commission report. This response can be sent directly to me by this date. The remaining items will need to be resolved during a technical review period following your Planning Commission Hearing.

At this time, your Planning Commission Hearing date is set for Wednesday, June 10, 2020. Please remember that all abutter notices for public hearings must be sent 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, including verifying with adjacent builders if development activity and/or sales have taken place on properties adjacent to your site. A public hearing sign detailing the project must be posted on site at least 10 calendar days before the hearing date. One sign should be posted on Lewiston Way, the street frontage visible from the right of way. This sign will be ready for pick-up outside the Aurora Municipal Center by May 27, 2020. Please coordinate with me as to how and when this sign can be picked up.

As always, if you have any comments or concerns, please email me at cdalby@auroragov.org. Due to COVID-19, I am primarily working from home and have limited access to my work phone.

Sincerely,

Claire Dalby, Planner II
City of Aurora Planning Department

cc: Tim Schott, Krieger Klatt
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1024-24.rev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Five registered neighborhood organizations and fifteen adjacent property owners were notified of this application.

1B. During the first review period, no public comments were received.

2. Architectural Site Plan

2A. Please indicate on the Site Plan which building is being remodeled for the swim school.

3. Operations Plan

3A. Please confirm that existing parking will be able to accommodate the parking requirement for Indoor Recreation and Entertainment of 2.5 spaces per 1,000 sf. gfa.

3B. Please provide the shared parking agreement for the shopping center.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4A. Curb ramps at any access point utilized by this redevelopment shall be updated to meet current standards. Please contact Kristin in Civil Engineering for more details on this requirement.

5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

5A. On Site Plan, provide a note to include:

- Construction type of building.
- Occupancy type of building.
- Total square footage of building.
- Building height.
- Is the building fire sprinklered or not.

5B. Add this note to the Site Plan:

THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.



5C. Advisory note:

New additions or changes in occupancy to existing structures will require a full radio frequency survey of both the addition and the existing structure. (See Chapter 11 of the 2015 IFC)

6. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in yellow)

6A. Within Operations Plan document, please add the following: “Traffic Plan: All access points within this development are connected via Public Access Easements which provide multiple access points to the surrounding roadway network. After discussion with City’s Traffic Engineering, a Traffic Letter or Traffic Impact Study is not required based on anticipated trips falling within the expected use of the site”.