



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

AuroraGov.org

September 30, 2024

Victoria Dalton
Ryman Hospitality Partners
1 Gaylord Drive
Nashville, TN 37214

Re: Second Submission Review: Gaylord Rockies Guest Room and Indoor Water Park – Site Plan Amendment
Application Number: DA-1895-09
Case Number: 2015-6011-12

Dear Ms. Dalton:

Thank you for your second submission, which we received on September 9, 2024. We have reviewed your plans and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

The administrative decision date is tentatively scheduled for October 16, 2024. An email outlining the public notice requirements will be sent tomorrow and must be completed by October 4, 2024 in order to remain on schedule. A technical corrections submittal will be required following the administrative decision to address all outstanding comments outlined in this review letter.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: James Chamblin II, Ryman Hospitality Partners
Sue Sibel, Dewberry
Cesarina Dancy, ODA
Filed: K:\\$DA\1895-09rev2.rtf



Second Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. It appears that numerous sheets are missing from the Site Plan submittal from the previous review, including some of the Landscape Plan sheets. Staff can proceed with the administrative decision on October 16th, but this must be resolved as part of the technical review. Please clarify this when you resubmit.
- 1B. An email outlining the public notice requirements will be sent tomorrow that includes information on sign postings and mailings. Please ensure these are completed by Friday, October 4th to ensure that notice requirements are met.

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

- 2A. Please clarify why the Landscape Plan sheets with the second submittal changed so much from the first submittal. There are missing sheets now and it is unclear what happened to the landscaping shown on those sheets. Please coordinate with Kelly Bish to ensure that all sheets and landscaping are included with the next submittal.
- 2B. All of the Landscape Plan sheets need titles. There is nothing to identify what is being shown.
- 2C. Match line text should be added to all sheets.
- 2D. There appears to be multiple sheets that are duplicates now in the plan set. Please revise.

3. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

- 3A. No additional comments at this time.

4. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in orange)

- 4A. Add the requested signage where the fire lane intersects Himalaya Road.
- 4B. The tree should be moved so it is 50' from the pedestrian crossing sign.
- 4C. Address all comments on the Traffic Impact Study and resubmit with the next submittal.

5. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 5A. Replace the 90-degree bend with two 45-degree bends Sheet 129.
- 5B. Label the sanitary sewer as private.

6. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

- 6A. No additional comments at this time.

7. Land Development Review (Su Wever / swever@auroragov.org / Comments in magenta)

- 7A. Address all comments from Land Development Review in the Site Plan.
- 7B. Begin easement release and dedication processes.