

Planning Division
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April 28, 2023

Matthew Crawford
Ryman Hospitality Partners, Inc.
One Gaylord Drive
Nashville, TN 37214

Re: Second Submission Review: Gaylord Rockies Pavilion Addition – Site Plan Amendment
Application Number: DA-1895-08
Case Number: 2015-6011-07

Dear Mr. Crawford:

Thank you for your second submission, which we received on April 7, 2023. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments.

The administrative decision is tentatively scheduled for May 17, 2023. Details regarding public notice requirements will be sent next week. A technical corrections submittal will be required following the administrative decision to address all remaining comments on the Site Plan.

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, City of Aurora
Planning & Development Services Department

cc: Jason Margraf, Dewberry
Cesarina Dancy, ODA
Filed: K:\\$DA\1895-08rev2.rtf



Second Submission Review

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

1A. Please note that all missing parking lot island trees must be installed on the site. This will not hold up approval of the subject Site Plan Amendment, but the trees must be reinstalled prior to obtaining a certificate of occupancy on the pavilion addition. A Site Plan Amendment and a subsequent adjustment request would be required if you wish to not replace the trees that were removed. This would require a Planning and Zoning Commission public hearing and would not be supported by staff. See additional comments in Item 2A.

1B. Please do not bubble the exterior of sheets unless the entire sheet is new. For example, Sheets 22, 27, and 29 should not have bubbling around the exterior as those are existing Site Plan sheets and only a small portion of the sheets are being amended.

1C. Fix the bubbling and amendment numbers on the landscape sheets per redline comments. There should be no references to Amendment #2 as all of those sheets are part of Amendment #7.

1D. Remove the requested text on Sheets 117 and 118.

1E. Address other miscellaneous redline comments.

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

2A. Staff does not support the applicant's request to not comply with the Unified Development Ordinance or the approved landscape plans for the installation of the missing parking lot island trees. The trees should be installed to meet the previously approved landscape plan and must be installed prior to the issuance of a certificate of occupancy for the new building addition. The existing trees in the parking lot to the south do not appear to be impacted by the winds, the soils, the heat island effects, or the size of the islands.

3. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

3A. Check the labels on Sheets 98 and 99.

3B. A civil plan revision is required if these improvements have not been covered under a previous revision. The revision shall be submitted and accepted for review prior to approval of the Site Plan Amendment. If there is a civil plan revision under review for these improvements, please provide the RSN in the comment response.

3C. As previously requested, provide additional slope labels around the site where there aren't buildings. There should be a minimum 2% in unpaved areas and a minimum of 0.5% for concrete.

3D. As previously requested, provide the maximum height or height range for the wall and indicate the material. Provide railing for walls over 30".

4. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

4A. Identify which ICC code year you will be using for the project.

4B. Provide data specific to the pavilion in a separate data table.