



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

AuroraGov.org

August 2, 2024

David Berton
Springhill QOZ Property, LLC
2899 N Speer Boulevard, Suite 102
Denver, CO 80211

Re: Second Submission Review: Springhill Suites at Painted Prairie – Site Plan
Application Number: DA-1556-38
Case Number: 2024-6008-00

Dear Mr. Berton:

Thank you for your second submission, which we received on July 11, 2024. We have reviewed your plans and attached our comments along with this cover letter. The review letter includes comments from all city departments.

The administrative decision date is tentatively scheduled for August 28, 2024. An email outlining the public notice requirements will be sent late next week and must be completed by August 16, 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: Rachel Fox, RealArchitecture
Jazmine Marte, ODA
Filed: K:\\$DA\1556-38rev2.rtf



Second Submission Review

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

- 1A. Update the Vicinity Map to show the streets within the Painted Prairie Town Center for context and label the streets directly adjacent to the site at minimum (Jericho Street, Kirk Street, and 63rd Drive).
- 1B. Coordination with the master developer is required to amend the 64th Avenue ISP to add the sidewalk connection up to 64th Avenue. The master developer recently submitted an amendment that is nearing approval that removed that sidewalk connection, so it needs to be re-added in the correct location. Staff is fully supportive of this and would like to see it remain.
- 1C. Please verify that the building entrance at the southwest corner of the building is a usable entrance to the hotel. Per MU-R standards, an entry is required adjacent to the Walkable Main Street (Jericho Street), so this needs to be functional to comply with the UDO and activate the street frontage.
- 1D. The proposed sign attached to the parking lot screen wall on Kirk Street is tricky from a code perspective as it doesn't comply with the definition of a monument sign (which is freestanding), or a wall sign. Please note that this may cause confusion when sign permits are submitted in the future.

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

- 2A. The sidewalk connection to 64th Avenue is not built per the call-out on Sheet 3 and a change will need to occur to the approved ISP for 64th Avenue to reflect this sidewalk connection. The landscaping in this area will need adjusted to reflect the sidewalk.
- 2B. The shrub called out on Sheet 2 should be a taller species for screening purposes as previously requested. The Mugo Pines are only 2' tall.

3. Civil Engineering (Sergio Um / 303-739-7563 / sum@auroragov.org / Comments in green)

- 3A. Note the lot and block on the Cover Sheet.
- 3B. Review and address comments on Sheet 2 regarding comments that were previously made on easements.
- 3C. Verify the easement linework on Sheet 2 as it does not match other sheets or the Plat.
- 3D. Remove Note #1 on Sheet 3 if no roadwork is proposed.
- 3E. Any work that is proposed by the master developer should be grayed out.
- 3F. See advisory comments on Sheet 3 regarding minimum grading away from a building.
- 3G. Show all street lights that are meant to be installed with EDN #221088.
- 3H. Ensure that all easements are labeled on all sheets.
- 3I. Review the potential conflict between the inlet and lightpole.

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

- 4A. Address all comments on the Traffic Study and resubmit with the next submittal.

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

- 5A. Label the 4" Fire Line DIP and the Fire Sprinkler Rise Room where requested on Sheet 4.
- 5B. Include the additional detail for handicap parking on Sheet 13.

6. Aurora Water (Jenny Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)

- 6A. The Site Plan cannot be approved until the Preliminary Drainage Report is approved.
- 6B. Make minor revisions to the Utility Letter.