



Planning Division  
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September 13, 2022

Bryan Armstrong  
Eastridge Plaza Development, LLC  
4643 S Ulster St Ste 240  
Denver CO, 80237

**Re: Second Submission Review – Eastridge Plaza - Site Plan Amendment**  
Application Number: **DA-2319-00**  
Case Numbers: **1979-6008-05**

Dear Mr. Armstrong:

Thank you for your second submission, which we started to review on August 25, 2022. 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 05, 2022.

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 let me know. I may be reached at 303.739.7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner I  
City of Aurora Planning Department

cc: Scott Brown - Galloway And Company Inc 6162 S Willow Dr Ste 320 Greenwood Village CO 80111  
Rachid Rabbaa, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\SDA\2319-00rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see comments from Planning (Item from 1-7).
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved (Item 8).
- Please contact the Traffic Engineering reviewer directly for comments (Item 9)
- Please see the various comments from Life Safety (Item 10)
- See site plan for comments. If easements are required contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) (Item 12).

### PLANNING DEPARTMENT COMMENTS

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

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- 1B. No comments were received from outside referral agencies.

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

##### *Cover Sheet*

- 2A. No additional comments.
- 2B. Do not resubmit until you have contacted Traffic Engineering for comments/redlines.

#### **3.Zoning Comments**

##### *Site Plan*

- 3A. Please add abutting zone districts to the Site Plan.

#### **4. Streets and Pedestrian Comments**

#### **5.Urban Design Comments**

- 5A. No additional comments.

#### **6. Signage & Lighting Comments**

- 6A. No additional comments.

#### **7. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

##### **Sheet5**

- 7A. Update the General Plan notes where indicated.
- 7B. Provide a detail within this plan set of the proposed trash enclosures. Material, height. Color etc.
- 7C. Update the Hydrozone Table to include the actual percentages of high and low water use areas.
- 7D. Update the shrub count to reflect 12 and not 10 shrubs.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **8. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 8A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 8B. Streetlights are required along Peoria and Dartmouth. Please show the location of the required streetlights.
- 8C. It would be beneficial to provide a streetlight here.
- 8D. Can this be a public streetlight moved into the ROW?
- 8E. This path through this curb cut is not ADA accessible. Please provide detectable warnings and an ADA-accessible path.



**9. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 9A. Please contact the reviewer directly for comments. No comments/redlines were provided to date. **Do NOT resubmit until you have received comments/redlines from Traffic Engineering. If resubmitted without contacting Traffic for redlines then the resubmittal will not be accepted.**

**10. Fire / Life Safety** (William Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

Sheet 1

- 10A. Please include the IBC construction type within the data block.  
10B. Please indicate within the data block if this structure is sprinklered or non-sprinklered.

Sheet 2

- 10C. Please provide a curb stop on all stalls that have signage/posts directly adjacent to the vertical curb.  
10D. Where Fire Lanes are Required. All buildings or structures shall be constructed in such a way that all ground level, exterior sides of the building are within one hundred fifty feet (150') of the dedicated street or fire lane, measured by the route necessary to extend firefighting hose lines around the building. If the one hundred fifty feet (150') cannot be reached from a public street, a fire lane will be required on-site.  
10E. Provide a dedicated fire lane easement as shown.  
10F. Provide fire lane no parking signs along the fire lane easement.

**11. Real Property** (Kalan Falbo / 720-338-7419/ [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Comments in magenta)

- 11A. See site plan for comments.  
11B. For easements that are going to be dedicated contact Andy Niquette at [dedicationrproperty@auroragov.org](mailto:dedicationrproperty@auroragov.org).