



May 22, 2025

Deborah Bickmire
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Initial Submission Review: High Point- Hyde Industrial Phase 1 Site Plan – Minor Amendment

Case Numbers: 2020-6059-04

Ms. Bickmire:

Thank you for your review of the first submittal of High Point – Hyde Industrial Phase 1 Site Plan – Minor Amendment. We have addressed the comments that were received on May 1, 2025 in the following pages, according to the letter and redlines.

Please feel free to contact me directly at 303-892-1166 or spollmiller@norris-design.com should you have any comments, questions and/or requests for additional information. We look forward to continuing to work with the city to make this project a success.

Sincerely,
Norris Design

Samantha Pollmiller
Principal



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Approval of this amendment is subject to the approval and completion of the High Point-Catawba and 63rd Parking Lot Site Plan.

Response: Noted. The Applicant is working with the City on the revision and approval of the High Point – Catawba and 63rd Parking Lot Site Plan concurrently with this application.

1B. Refer to the High Point-Catawba and 63rd Parking Lot Site Plan in the amendment description.

Response: The amendment description has been revised to include a reference to the High Point-Catawba and 63rd Site Plan and case number.

1C. The details on Sheet 60 include fencing and gates located around Building 1. Retain all details for fence and gates that will remain.

Response: The detail sheets have been adjusted to remain in the plan set.

1D. Clarify the purpose of the clouds on Sheets 3 and 7. They don't indicate any changes.

Response: The clouds indicate the removal of the parking lot east of Catawba Street and an "X" has been placed on those areas.

1E. There are existing conditions in the proposed High Point-Catawba and 63rd Parking Lot Site Plan that were approved and constructed per this site plan. Please work with the case manager to include the details of the initial approval in the proposed site plan.

Response: Noted. The applicant is working with Debbie Bickmire to confirm how the City would like to see both this amendment and the Catawba St Parking Lot site plan. It was confirmed that improvements tied to the parking lot will be shown solely in the new Site Plan application for High Point- Catawba St and 63rd Parking Lot Site Plan. Some utilities and easements will remain as shown as "existing" per staff's direction.

1F. Please revise Coolidge Street to Catawba Street. The plat was amendment after the site plan was approved and this will help minimize future confusion.

Response: Street name has been revised for the public section of the roadway.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

2. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

2A. Show the previously approved improvements on the in-process High Point-Catawba and 63rd Parking Lot Site Plan (DA-2233-09).

Response: Noted. The applicant is working with Debbie Bickmire to confirm how the City would like to see both this amendment and the Catawba St Parking Lot site plan. It was confirmed that improvements tied to the parking lot will be shown solely in the new Site Plan application for High Point- Catawba St and 63rd Parking Lot Site Plan. Some utilities and easements will remain as shown as "existing" per staff's direction.

2B. A civil plan revision needs to be in process prior to the site plan amendment being approved.

Response: Noted. The applicant will coordinate with the public works department regarding necessary civil plan revisions.