



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

AuroraGov.org

March 11, 2024

Joshua Lester
Penske
17200 SE Mill Plain Blvd, Ste 160
Vancouver, WA 98662

Re: Third Submission Review – Penske Center Expansion – Site Plan Amendment
Application Number: **DA-1461-04**
Case Numbers: **2000-6030-05**

Dear Mr. Lester:

Thank you for your third submission, which we started to process on February 21, 2024. 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.

Please revise your previous work and resubmit your technical corrections *after* the Planning Commission hearing. 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.

Your Planning Commission hearing has been *tentatively* scheduled for Wednesday, April 10, 2024. Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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.

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Brad Cooney, Kimley-Horn Associates
Justin Andrews, ODA
Filed: K:\\$DA\1461-04rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please add the adjustment requests to the cover sheet. (Item 3)
- Repeat request: Please identify van accessible space and show fire riser room door and knox box on elevation sheets. Use signs and notes provided. (Item 10)
- There are many fences/gates crossing or encroaching into some of the easements. These objects need to be covered by a License Agreement (Item 12).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups.

2. Completeness and Clarity of the Application

- 2A. No further comments.

3. Zoning and Subdivision Use Comments

- 3A. Please add the adjustment requests to the cover sheet. (Adjustment to the requirement for a patio space, and adjustment to the building elevation)

4. Streets and Pedestrian Comments

- 4A. No further comments.

5. Parking Comments

- 5A. No further comments.

6. Architectural and Urban Design Comments

- 6A. No further comments.

7. Signage & Lighting Comments

- 7A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 8A. No further comments.

9. Traffic Engineering (Dean Kaiser / 303-739-7584/ djkaiser@auroragov.org / Comments in amber)

- 9A. No further comments.

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

Site Plan

Sheet 1

- 10A. It is very difficult to determine what changes are part of this amendment. Some changes are clouded in red and some black. If a sheet does not have any changes related to delta 2, please remove it from the submittal. For any other delta 2 changes, please specify by clouding in red.
- 10B. Repeat request to identify van accessible space.
- 10C. Repeat request to show fire riser room door and Knox box on elevation sheets. Use signs and notes provided.



11. Aurora Water (Steve Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

11A. No further comments.

12. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 12A. *Advisory Comment:* Start or continue the easement release and the easement dedication processes – contact releaseeasements@auroragov.org and the dedicationproperty@auroragov.org and submit the needed documents for the processes.
- 12B. There are many fences/gates crossing or encroaching into some of the easements. These objects need to be covered by a License Agreement. Contact licenseagreement@auroragov.org to submit the items needed for this process.