



Planning Division
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Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

July 12, 2024

Keyur Naik
Baywood Hotels
6000 Greenwood Plaza Boulevard, Suite 130
Greenwood Village, CO 80111

Re: Third Submission Review: Moxy Hotel at Painted Prairie Town Center – Site Plan and Replat
Application Number: DA-1556-34
Case Numbers: 2023-6034-00; 2023-3034-00

Dear Mr. Naik:

Thank you for your third submission, which we received on June 20, 2024. We have reviewed your plans and attached our comments along with this cover letter. The review letter contains comments from all city departments.

The administrative decision date is tentatively scheduled for August 7, 2024. An email outlining the public notice requirements will be sent next week and must be completed by July 26, 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,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: Monique Reyes, Lique Engineers
Cesarina Dancy, ODA
Filed: K:\\$DA\1556-34rev3.rtf



Third Submission Review

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

- 1A. Make minor revisions to the information in the Data Block per redline comments.
- 1B. Add a note to the Data Block where requested to note that there is a shared parking agreement with Lot 1. The shared parking agreement should be recorded immediately after the Plat and Site Plan are recorded and should then be sent to staff for our records.
- 1C. Please note that the sidewalk connection to 64th Avenue that is identified on multiple sheets is potentially being removed from the 64th Avenue ISP as part of an ongoing amendment (CN 2020-6035-03) by the master developer. Please coordinate with the master developer to encourage them to retain this connection in the ISP so that another amendment is not needed to re-add this to the ISP in the future. The city is supportive of maintaining this connection as it improves overall connectivity within the Town Center.
- 1D. Based on Aurora Water's comments regarding no trees or shrubs being permitted in the water easement (see Item 8I), the trees and shrubs currently shown within this area may need to be relocated to the buffer area in order to comply with landscape requirements. Please coordinate with Planning, Landscape, and Aurora Water prior to resubmitting to resolve this conflict.

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

Sheet 5

- 2A. Provide a graphic scale.

Sheet 6

- 2B. Show the previously-approved landscaping, but gray it back so that it doesn't appear as if it is being proposed by the developer of the hotel.
- 2C. The building perimeter landscape table and requirements are incorrect. Refer to Section 146-4.7.5.J.2. Landscaping will be required along all sides of the building. Break the landscape requirements down by building side (i.e. A, B, C, D).

Sheet 7

- 2D. According to the UDO, trees shall be included in the screening of the parking lot perimeter.
- 2E. Include references to the adjacent ISPs as previously requested and gray them back.
- 2F. The city does not permit trees / landscaping to be planted in granite. Provide edger and perhaps either a rock mulch or wood mulch.
- 2G. Provide plant labels for the shrubs / grasses / perennials. They were included with the previous submittal but were removed.
- 2H. Ensure that the tree symbols used on the landscape plan and in the plant schedule match.
- 2I. Show adjacent streets, street names, and landscaping grayed back.
- 2J. Include a legend with the hatches called out.

Sheet 8

- 2K. Revise the scale of the drawing so that the north and south streets are included with the rest of the landscape plan. Add references to the ISP case numbers.
- 2L. Darken and thicken the property line as previously requested.

3. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 3A. Please provide a digital .SHP or .DWG file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area.

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

- 4A. Add the requested note to Sheet 2 regarding infrastructure.
- 4B. Remove all copyrights from the document.



5. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

- 5A. Updates are required to the Traffic Letter. Please submit with the next submittal.
- 5B. Add “Do Not Enter” signs where requested.
- 5C. Does the curb line need to angle? See redline comments on Sheet 4.
- 5D. Expand the view to show 64th Avenue, 63rd Drive, Ireland Street, and Jericho Street, as well as any opposing accesses on these streets.
- 5E. Label all site accesses as full movement, right-in / right-out, etc.
- 5F. Sight triangles need to be shown and adjusted per COA TE-13. This is required for all site accesses and immediately adjacent intersections.
- 5G. Verify that the fire lane does not encroach into parking stalls.
- 5H. All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.
- 5I. 50’ minimum separation is required between stop signs and trees.

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

Sheet 1

- 6A. Remove VA from the occupancy type.
- 6B. The context map shows two van spaces.

Sheet 3

- 6C. The accessible route is different from the one on the photometric sheet. Please reconcile the two.
- 6D. Accessible parking spaces are different from the photometric plan.
- 6E. The accessible route must go to the farthest end of each access aisle. See the hatched blue line.

Sheet 4

- 6F. Angle the fire lane signs.
- 6G. Use the correct symbol for fire hydrants as previously requested.
- 6H. Remove all labels and lines related to hose lay.
- 6I. The drawing is not to the scale provided.

Sheet 5

- 6J. Show the existing and proposed hydrants as previously requested.
- 6K. Show the total degrees of bend in the fire service line.

Sheet 8

- 6L. Will there be a porte-cochere in the highlighted location?

Sheets 11

- 6M. Identify the riser room with the sign provided.
- 6N. Identify the FDC with symbol and sign provided.
- 6O. Show the Knox Box location for the fire riser room.
- 6P. Show the Knox Box location for the main entrance.

Sheet 14

- 6Q. The accessible route cannot traverse a staircase.
- 6R. Accessible parking spaces are different than on other sheets.
- 6S. Show and label the path of exit discharge.

7. Land Development (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

- 7A. Address all redline comments on the Site Plan and Plat.
- 7B. Advisory Comment: Send in the updated Title Commitment to be dated within 30 calendar days of the Plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.
- 7C. Advisory Comment: Sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the Plat to be sent back and corrected and thus adding time to your submittal. Please check these items before sending the Plat in for recording.



8. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 8A. The fire hydrant lateral should be public.
- 8B. The fire hydrant and hydrant lateral should be covered by a water easement. The easement should be 10' wide. See Section 5.04 for easement requirements.
- 8C. Water service lines up to 3" should be Type K Copper. Water services 3" and larger should be Ductile Iron Pipe. See Section 17.03.
- 8D. The detail does not match the section view. Based on the provided fixture unit table, a 3" meter is required.
- 8E. For a 3" meter, a 4" tap and service line should be used. See additional comments on Sheet 5.
- 8F. Show the bypass line on the Site Plan.
- 8G. Advisory: A backflow preventer, when outside the building, needs to be in a hot box.
- 8H. A 3" meter requires a larger easement. The easement should be 18' for the highlighted meter vault.
- 8I. No trees or large shrubs are allowed within easements. See redline comments on Sheet 7.