



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

AuroraGov.org

May 20, 2025

Clinton Weisz
City of Aurora Water
15151 E Alameda Parkway, Suite 4400
Aurora, CO 80012

Re: Initial Submission Review: First Creek Detention Facility Upstream of I-70 - Zoning Map Amendment
Application Number: DA-2406-00
Case Numbers: 2025-2001-00

Dear Clinton Weisz:

Thank you for your initial submission, which we started to process on May 1, 2025. 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 to adequately address Land Development Services' comments prior to the City Council hearing. Please revise your previous work and send us a new submission after the Planning Commission Meeting.

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.

The Planning & Zoning Commission hearing date is set for Wednesday, May 28, 2025.

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 III
City of Aurora Planning Department

cc: Katherine Knight, Merrick & Company, - PCS Group 200 Kalamath St 2480 W 26th Ave B-225, Denver, CO 80211
Rachid Rabbaa Case Manager
Justin Andrews, ODA
Filed: K:\\$DA\DA-2406-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add the “L” values (Bearings and Distances) to the Exhibit illustration. (Item 3)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No comments have been received from external agencies.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Utilities (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 2A. No comments.

3. Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

- 3A. The description seems to match the exhibit, but I could not confirm the “L” lengths on the Exhibit. The contiguity ratio and Perimeter Length were good.
- 3B. Send the Closure sheet for the Description.
- 3C. Add the “L” values (Bearings and Distances) to the Exhibit illustration.