



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

AuroraGov.org

October 2, 2024

Hope Lee
New Gate Church
3350 S Winston Street
Aurora, CO 80013

Re: Second Submission Review: New Gate Church – Redevelopment
Application Number: - DA-2004-01
Case Number(s): 2016-6039-01; 2024-3027-00

Dear Ms. Lee:

Thank you for your second submission, which we started to process on Monday September 9, 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.

Since several important issues remain, you will need to make a technical submission following the administrative decision. Please revise your previous work and send us a new submission once the decision is complete.

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 estimated Administrative Decisions date is set for October 23. 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 decision 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)739-7220 or bbravene@auroragov.org.

Sincerely,

Ben Bravenec

cc: Jack Quandt - Mishler Construction
Benjamin Bravenec, Case Manager
Jacob Cox, ODA
Filed: K:\\$DA\DA-2004-01rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Per the Pre-Application notes, additional public street lights are required. Please show proposed conceptual public street light locations and include public street light type (ex. SL-1) and pole height.
- Illustrate centerline with curvature similar to Greenwood Dr access.
- All the proposed easements shown hereon need to be completed prior to any building permits. For the timing please start these easements soon.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Twenty-one (21) Neighborhood organization and nineteen (19) adjacent property owners were notified of this application. As of this date there have been no comments.

2. Completeness and Clarity of the Application

- 2A. At the time of this letter, the fees have been paid.
- 2B. Include all site plan materials in one document.

3. Streets and Pedestrian Comments

- 3A. (Repeat Comment) Please include site furniture such as benches or tables with seats at the main entrance of the building, and include detail of the furniture.

4. Architectural and Urban Design Comments

- 4A. Approved

5. Signage & Lighting Comments

- 5A. Approved.

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

Sheet 08

- 8A. Label the relocated trash enclosure.
- 8B. provide a proposed mulch treatment for the trees outside of designated shrub beds as well as for the larger planting area along the southern and eastern property boundary lines. This could be handled by a note.
- 8C. Update the Penstemon to one gallon per ordinance requirements.
- 8D. Update the reference notes as there is language regarding pea gravel which does not appear to be used on this landscape plan.
- 8E. Turn on and gray back the existing and proposed grading.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 7A. Approved



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravaell@auroragov.org / Comments in green)

Sheet 01

- 8A. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce select-ability of the items.

Sheet 03

- 8B. Existing streetlight is in the proposed sidewalk callout to be relocated and show new location or to add sidewalk around the existing streetlight.
- 8C. Per the Pre-Application notes, additional public street lights are required. Please show proposed conceptual public street light locations and include public street light type (ex. SL-1) and pole height.
- 8D. Please see sections 2.12.0.1 and 4.10.4.07 of the COA Roadway Design & Construction Specifications for public street lighting requirements.

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

Sheet 04

- 9A. Illustrate centerline with curvature similar to Greenwood Dr access.

10. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

- 10A. Approved

11. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

- 11A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

12. Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in mauve)

- 12A. All new easements to be dedicated by plat, easement releases to submitted to releaseeasements@auroragov.org

13. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 15A. (Advisory) All the proposed easements shown hereon need to be completed prior to any building permits. For the timing please start these easements soon.

14. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 16A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk advises that the property owner/developer/contractor continues working with Russ McClung, Right of Way Agent at Russell.W.McClung@xcelenergy.com regarding all PSCo easement issues.