

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



July 14, 2023

Dan Kmiecik
Ambrose Property Group
8888 Keystone Crossing Ste 1150
Indianapolis, IN 46240

Re: Third Submission Review – Fine Parking – Master Plan Amendment
Application Number: **DA-1964-03**
Case Number: **2014-7003-01**

Dear Mr. Kmiecik:

Thank you for your third submission, which we started to process on June 26, 2023. 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.

The Administrative Decision has been tentatively scheduled for August 02, 2023. Please remember that all abutter notices must be sent, and the site notification 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.

A technical correction submittal will be required following the decision to address all outstanding redline comments. 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 let me know. I may be reached at 303.739.7541 or rabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa
Planner II
City of Aurora Planning Department

cc: Brad Cooney, Kimley Horn
Lorianne Thennes, ODA
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\1900-1999\1964-03rev3.docx



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Name: Organization: DENVER INTERNATIONAL AIRPORT-PLANNING

Address: 8500 PENA BLVD DENVER, CO 80249

Phone: 3033424105

Email: DENPLANNINGREFERRALS@FLYDENVER.COM

Comment: Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is within the “10,000’ Critical Area for Wildlife-Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assists in implementing DEN's Wildlife Hazard Management Plan and has requested coordination as this project progresses. USDA and DEN will aid with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33
- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file a notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Thank you for the continued opportunity to provide comments.

2. Completeness and Clarity of the Application

2A. No comments.

3. Tab 3: Context Map

3A. No comments.

4. Tab 4: Site Analysis Narrative

4A. No comments.

5. Tab 8: Land Use Map

5A. No comments.

6. Tab 9: Open Space, Circulation, and Neighborhood Map

6A. No comments.



7. Tab 10: Urban Design Standards

7A. Please include sheet 10.4.

8. Tab 11: Landscape Standards

8A. No comments.

9. Tab 12: Architectural Design Standards

9A. No comments.

10. Tab 14: Existing Slope Map

10A. Please flatten your pdf.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Tab-13 PIP

- 11A. Revise the limits to the northern overall property line.
- 11B. This limit does not match the exhibit. The limit appears to be between 58th and 56th.
- 11C. 58th is a requirement for PA-2.
- 11D. Revise this limit to the eastern boundary of PA-5.
- 11E. Repeat: Powhaton should be built up to the northern property line of the overall development with this planning area.

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

12A. Comments noted in uploaded reviewed TIS, minor comments in PIP.

TIS:

- 12B. Fig 4, Fig 6, and page 28 need to be addressed.
- 12C. Need geometry figure or at least text indicating the changes anticipated to be complete by 2025 independent of the project.
- 12D. Distribution totals for buildings 5-8 are not adding up - verify and update accordingly.
- 12E. This is the PA-5 being referenced in the 2nd referral comments, not the Porteos PA-5 to the north - this is shown as mixed commercial in the land use and open space maps but is not being addressed in this report (volumes or access).
- 12F. If background volumes are not being applied to existing geometry, there needs to be a figure illustrating what background geometry looks like and why it is different from existing.

PIP

- 12G. From 2nd referral comments: define intersection controls.
- 12H. Label access point.

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

Tab-14 Master Utility Study

- 13A. Applicant has requested a meeting on July 12th. Please incorporate any comments from that meeting on this master study
- 13B. This is referencing the master drainage plan. The approved utility study for Porteos is 217130.
- 13C. Update this section with correct Max Day + Fire Flow information.
- 13D. Fine Parking Project Site