



Planning Division  
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September 29, 2023

Matt Jenkins  
Buckley Yard Ref Acquisition LLC  
7220 S Alton Way, Suite C400  
Centennial, CO 80112

**Re: Second Submission Review – Buckley Yard Residential - Site Plan and Plat**  
Application Number: **DA-2252-06**  
Case Numbers: **2023 4012 00; 2023 3029 00**

Dear Mr. Jenkins:

Thank you for your second submission, which we started to process on Tuesday, September 12, 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.

Since important issues remain, you will need to make a technical submission following the Administrative Decision. Please email your case manager following the upload. 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 estimated Administrative Decision date is tentatively set for Wednesday, October 11, 2023. Staff is waiting for confirmation with Aurora Water regarding the lack of drainage review. Please remember that all abutter notices for administrative decisions 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) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner II

cc: Elyse Applegate Norris Design 1101 Bannock Street Denver, CO 80204  
Ariana Muca, Case Manager  
Jacob Cox, ODA  
Filed: K:\\$DA\2252-06rev2.rtf



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Real Property comments will be forwarded directly.
- A drainage letter will need to be submitted and reviewed for these changes. The letter must show that these changes are in conformance with the master plan and PDR. This has potential to impact the Administrative Hearing date.
- Minor update to the lighting plan rev cloud amendment location (Public Works).
- Site distance easement is required (Traffic).

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

1A. No community comments were received.

#### **2. Completeness and Clarity of the Application**

2A. No further comments.

#### **3. Architectural and Urban Design Issues**

3A. No further comments.

#### **4. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright red)

4A. No further comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **5. Addressing** (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

5A. No further comments.

#### **6. Civil Engineering** (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

*Site Lighting*

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6A. Need to cloud items that are being amended compared to originally approved set.(TYP)

#### **7. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

7A. Sight distance easement is required. Please work with real property to begin the process.

#### **8. Utilities** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

8A. A drainage letter will need to be submitted and reviewed for these changes. The letter must show that these changes are in conformance with the master and PDR. This PDR has not been submitted as of 9/25/2023.

8B. The site plan will not be approved by Aurora Water until the preliminary drainage letter is approved.

#### **9. Fire / Life Safety** (Stephen Kirchner / (303) 739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

9A. No further comments.

#### **10. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

10A. Real Property review to be sent directly to the applicant's agent.

#### **11. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

11A. No further comments.