



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

AuroraGov.org

March 25, 2025

Amy Nostrom
 Asbury Automotive
 2905 Premiere Parkway, Ste 300
 Duluth, GA 30097

Re: (Third) Submission Review: Centretech Inventory Parking Lot - Site Plan
Application Number: DA-1005-33
Case Number: 2024-6055-00

Dear Amy Nostrom:

Thank you for your **Third** submission, which we started to process on March 10, 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.

Based on comments from several departments there are revisions that need to be addressed on your plan. However, since these are considered minor revisions, these revisions can be made after the Planning Commission hearing in the review phase called technical review. Please address all the requested revisions at that time.

The Planning & Zoning Commission hearing date is set for April 23, 2025. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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. Your case manager will reach out regarding next steps for public notices.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7133 or akarabas@auroragov.org.

Sincerely,

Ani Karabashian
 Planner 1
 City of Aurora Planning Department

cc: Shelby Madrid | Kimley Horn and Associates, 6200 S Syracuse Way Greenwood Village, Colorado, 80111
 Justin Andrews, ODA
 Filed: K:\SDA\1000-1099



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Property Line Designation (see Item 2A)
- Reduce Emergency Access (see Item 5A)
- More Information on Gating System (see Items 6A & 6B)
- Pork Chop encroaching into Fire Lane Easement (see Item 6C)
- Drainage easement not required for private storm line (see Item 7A)
- Repeat Comment – Tree Mitigation Fee Remaining (see Item 8A)
- Sidewalk Easement (see Item 9E)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. There are no community comments at this time.

Understood, thank you for the review.

2. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@Auroragov.org / Comments in bright teal)

Sheet 8:

2A. Show the property line with two short dashes and one long dash and show the line darker. The line type is not reading as two dashes and one long dash line, please revise.

Property line on landscaping sheets has been updated.

3. Addressing (Phil Turner / 303-739-7357 / pcturner@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. Please contact me if you need additional information about this digital file.

Addressing file for this site has been included in this submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Moustapha Agrignan / 303-739-7455 / magrigna@auroragov.org / Comments in green)

4A. Comments Addressed

Understood, thank you for your review.

5. Traffic Engineering (Jason Igo / (303) 739-1792 / jigo@auroragov.org / Comments in orange)

Site Plan

Sheet 3

5A. Reduce the width emergency access. For truck turning template can use partial of the adjacent lane. Prefer the width to be less than 30'.

Emergency access width has been updated to 30' with the use of adjacent lane.

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

Sheet 2

6A. Please provide information and hardware details for the Man Gate at the main/south entrance. The response was acknowledged. However, the additional information will be necessary to complete the review.

6B. Please provide more information on the gating system. Manual or powered? Provide cut sheets for any gate controllers, etc. The response was acknowledged. However, the additional information will be necessary to complete the review.

Understood, additional information has been provided on the detail sheets for the gate at the south entrance.

Additional cut sheets for the powered gate at the south entrance have been included on the detail sheets within the plans.



Per email correspondence with Erick Bumpass (see attached email correspondence titled, "Centretch Porkchop Correspondence"), the easement surrounding the porkchop has been trimmed and therefore a license agreement will not longer be necessary.

AuroraGov.org

6C. The pork chop is not permitted to encroach into the Fire Lane Easement as shown. Please remove or work with Real Property and Engineering on a License Agreement. The license agreement will need to be complete before this can be approved and the review completed.

6D. Please show the Pork Chop details. Mountable? vertical? Designed for minimum imposed weight of 85,000 lbs.

Porkchop will be mountable and designed for the appropriate load. Site plan is intended to be more high level and not focused on the construction level detail. The details for the porkchop will be included with the forthcoming submission of the civil plans.

7. Aurora Water (Travis Haugen / 303-739-7490 / thaugen@auroragov.org /

Sheet 6

Understood, easement boundaries have been updated.

7A. Correction: Drainage easement not required for private storm line on private property. Drainage easement is still required for the detention pond.

7B. Correction: Drainage easement not required for private storm line on private property

Understood, easement boundaries have been updated.

7C. See redline – revise misspelling of easement

Understood, spelling has been revised.

8. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

8A. **Repeat Comment** - Tree Mitigation Fee Remaining: Aurora Forestry cannot approve plan until tree mitigation has been paid.

Tree mitigation fee has been paid.

This bearing was taken directly from the legal description of the "Kaiser Aurora Centretch Park Subdivision Filing No. 2" plat. Plat shows incorrect bearing and this value has been corrected on our plans.

9. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Basis of bearing line has been added.

Sheet 1

9A. In the description: Please illustrate and label this Basis of Bearing line on the drawing pages.

9B. The Basis of Bearing Line bearing seems to be an error. Please explain the bearing direction and numbers.

9C. **Repeat Comment:** Please add the fully described monuments found at the aliquot corners in the Basis of Bearing, as indicated.

Comment ignored per attached email correspondence from Maurice Brooks titled, "Centretch Comment 9c Correspondence".

Sheet 2

9D. Add the Bearing, Distances and curve data for the R.O.W. and boundary of the site. (Per Site Plan Checklist) (Typ.)

9E. Sidewalk easement: Add: "to be dedicated by separate document." And start the process by sending documents to: dedicationproperty@auroragov.org.

Basis of bearing line has been added within the site plans per the Site Plan Checklist.

Understood, sidewalk easement process has been started and documents are being compiled for submittal.