



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:\\$DA\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.

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.

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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

4A. Comments Addressed

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'.

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.



- 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.

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

Sheet 6

- 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.
- 7C. See redline – revise misspelling of easement.

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.

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

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.

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.