

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



RESPONSES TO COMMENTS IN BLUE

December 21, 2021

Chris Phipps
MCRE
461 E 200 S Suite 102
Salt Lake, UT 84111

Re: Third Submission Review: MCRE Apartments - Site Plan Amendment
Application: DA-2270-00
Case Number: 1982-6017-06

Dear Mr. Phipps:

Thank you for your third submission, which we started to process on Friday, November 5, 2021. We reviewed it 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 still remain, you will need to make another submission in the form of a Technical. Please revise your previous work and send us a new submission after your Planning and Zoning Commission hearing. Your Planning Commission hearing date is set for Wednesday, December 8, 2021 at 6:00pm Mountain Time.

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 give me a call. I may be reached at 303-739-7259.
Sincerely,

Ariana Muca, PLA
Planner I
City of Aurora, Planning Department

cc: Brandon Smith - Mountain Classic Real Estate 461 E 200 S Ste 102 Salt Lake City UT 84111
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\2270-00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please include more signage detail (see Planning)
- Submit drainage to civil DR to obtain approval (see Public Works)
- Easement issues and license agreements need to be started (see Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. The required referrals were made to registered HOA's and abutting property owners. One neighborhood referral comment was received during the first review. No further comments have been received.

ACKNOWLEDGED

2. Completeness and Clarity of the Application

2A. Please add monument signage to the site plan and provide a detail with your next submittal. Both Traffic and Planning will need to review the signage placement. **ADDED TO ARCHITECTURAL DETAILS, SHEET AS500**

2B. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items. It will also need to be completely flattened to move to mylars. **ACKNOWLEDGED AND REMOVED**

2C. As you prepare for the December 8th hearing date please be ready to answer questions on the application. You may also provide an applicant presentation. The presentation will need to be provided to the case manager no later than 12:00pm on December 8th, 2021. **ACKNOWLEDGED**

3. Architectural and Urban Design Issues

3A. No further comments. Please be prepared with a material board prior to the Planning and Zoning Commission **ACKNOWLEDGED**

4. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright teal)

8A. No further comments. **ACKNOWLEDGED**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

9A. Approved, no further comments. **ACKNOWLEDGED**

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Cover Page

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6B. Remove duplicate note.

Site Plan

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6C. Add street name and ROW width, typical all sheets.

6D. Label curb return radii, typical.

6E. Add street name and ROW width, typical all sheets.

6F. *Repeated comment:* The drainage easement is for the pond limits. The access easement is dedicated from the drainage easement to a public way.

6E. Remove the word "drainage" from the description of item I.

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6G. Show/label the 100-year WSEL of the parking lot detention.

**SEE RESPONSES ON
PLAN MARKUPS**



- 6H. Label the maintenance access.
6I. Add a note indicating who will maintain private storm sewer.
6J. Label/show the 100-year WSEL in the rain garden.

SEE RESPONSES ON
PLAN MARKUPS

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- 6K. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

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- 6L. Railing required on all walls greater than 30". Please show railing on the section detail.

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- 6M. *Repeat Comment:* This will be a public document and must be able to be reproduced. Revise this statement accordingly. Typical all sheets.

7. Fire / Life Safety (Mark Apodaca / [303-739-7371](tel:303-739-7371) / mapodaca@auroragov.org / Comments in blue)

Grading Plan

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- 7A. See comment for looped water line.

SEE RESPONSES ON
PLAN MARKUPS

8. Traffic Engineering (Steven Gomez / sgomez@auroragov.org / Comments in orange)

- 8A. No further comments.

ACKNOWLEDGED

9. Forestry (Rebecca Lamphear / rlamphea@auroragov.org / [303-739-7139](tel:303-739-7139) / Comments in purple)

- 9A. No further comments.

ACKNOWLEDGED

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

- 10A. There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette dedicationproperty@auroragov.org and releaseeasements@auroragov.org for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

Site Plan – see notes

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- 10B. *Repeat Comment:* License for the concrete island in the R.O.W.

- 10C. Dedicate and release these easements as shown.

- 10D. These info items in the easement schedule will need to be filled in prior to the acceptance of this Site Plan10E.

Dedicate and release these easements as shown.

- 10E. *Repeat Comment:* License for landscape wall encroachment

- 10F. *Repeat Comment:* License for landscape wall and handrail encroachment.

- 10G. *Repeat Comment:* License for the portion in R.O.W.

SEE RESPONSES ON
PLAN MARKUPS

11. Aurora Utilities (Ryan Tigera / rtigera@auroragov.org / Comments in red)

- 11A. No further comments.

ACKNOWLEDGED

12. Aurora Public Schools (Josh Hensley / [303-365-7812](tel:303-365-7812) / jdhensley@aurorak12.org)

- 12A. The school land dedication requirement for the project at 2201 Clinton Street is 1.1061 acres in accordance with Section 4.3.18 of the Unified Development Ordinance. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of recording of the Plat. Please let me know if you have any questions.

NO PLAT IS PROPOSED WITH THIS PROJECT