

Planning Division
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September 22, 2023

Donald Rosier
Sherman Associates
5850 Central Ave
Westminster, CO 80031

Re: Technical Corrections Review: Everlea – Master Plan with Adjustments
Application Number: DA-2337-00
Case Number: 2022-7005-00

Dear Mr. Rosier:

Thank you for your technical corrections submission, which we received on September 6, 2023. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Because there are outstanding comments, another technical corrections review will be required. Please resubmit the requested documents at your convenience.

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 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner II, City of Aurora
Planning & Development Services Department

cc: Al Cunningham, PCS Group
Cesarina Dancy, ODA
Filed: K:\\$DA\2337-00tech1.rtf



Technical Corrections Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. No additional comments at this time.

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

2A. While the adjustments to the PRV appear to have resolved the fire flow velocity issue, it now looks like Zone 3 is flooding into Zone 3C.

3. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

3A. The park land dedication table is not accurate based on the updated unit counts. For 1,064 units and a total population of 2,729, the following is required: 8.19 acres of neighborhood park, 3.0 acres of community park, and 21.28 acres of open space. This should be updated in both Tabs 8 and 9.

3B. Note that the undeveloped neighborhood park acreage required will need to be paid via a park development fee. This will equate to 3.46 paid at building permit. Please include this note in Tab 9.

3C. Prior to final mylars, please discuss with PROS the timing for the land dedication to the city. Note: No trigger for completion of the park should be included as that will be per city approval.