



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

AuroraGov.org

February 13, 2025

Dan Kmiecik
Ambrose Property Group
8888 Keystone Crossing Ste 1150
Indianapolis, IN 46240

Re: Second Submission Review – Fine Parking Building 6 - Site Plan and Plat
Application Number: **DA-1964-05**
Case Numbers: **2024-6043-00; 2024-3054-00**

Dear Dan Kmiecik:

Thank you for your second submission, which we started to review on January 27, 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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.

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 303.739.7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner III
City of Aurora Planning Department

cc: Brad Cooney - Kimley-Horn Associates 4582 S Ulster Street Denver, CO 80237
Joe Detmer - Kimley-Horn 6200 S Syracuse Way, Ste 300 Greenwood Village, Co 80111
Rachid Rabbaa, Case Manager
Lorianne Thennes, ODA
Filed: K:\SDA\1964-05rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- In the Letter of Introduction please specify the warehouse distribution instead of industrial uses since that is what you based your parking calculations on (Item 2)
- Please show the CN number not the DA number. (Item 8)
- Please provide an ADA Ramp on the north side of the inlet (Item 9)
- Please include updated Truck circulation exhibit with the truck avoiding the ADA curb ramp (Item 10)
- The Accessible Route must also be shown to terminate into the ADA loading areas of all ADA parking spaces, Also show all crosswalk(s) on Photometric Sheets (Item 11)
- If the stub is going to remain then rename it to a sewer service stub or provide easement for the public main extension (Item 12)
- Please see all the comments from Land Development Services (Item 13-14)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.

2. Completeness and Clarity of the Application

- 2A. In the Letter of Introduction please specify the warehouse distribution use instead of industrial uses since that is what you base your parking calculations on.
- 2B. Please provide an amenity area. Please section 146.4.8.4.B.1. and especially since your main pedestrian entry is on the south elevation.

3. Zoning and Land Use Comments

- 3A. No comments

4. Streets and Pedestrian Comments

- 4A. No comments

5. Urban Design Comments

- 5A. No comments

6. Signage & Lighting Comments

- 6A. No comments

7. Addressing (Philip Turner/ 303-739-7271 / pcturner@auroragov.org / Comments in purple)

- 7A. No comments

8. Landscaping Issues (Tammy Cook / 954-684-0532 / TammyC@cgasolutions.com / Comments in bright teal)

Sheet 16:

- 8A. Please show the CN# not the DA#.

Sheet 18

- 8B. What happened to the outdoor amenity area? Please show the benches, tables, and shade structures or show an enlargement?



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Farhad Sarwari / 303-739-7306 / fsarwari@auroragov.org / Comments in green)

- 9A. Please provide an ADA Ramp on north side of the inlet. We normally require the ramp to have at least a 5' offset from an inlet, but in this case this offset could be less than 5'. Please evaluate the area, the ramp shown in blue is still considered directional (since it is facing the opposite edge of receiving ramp). Please shift the proposed sidewalk and connect it to this ramp.
- 9B. Please label as (with a callout if there is not enough space): N JACKSON GAP WAYLOCAL - PUBLIC
- 9C. Please only include the ramp for crossing Powhaton Rd and remove the ramp for crossing 56th Ave.
- 9D. Please label as sidewalk easement.
- 9E. Please refer to the Plat and revise this radii. It is currently shown as 15' radii. It should match with this site plan (25').
- 9F. Accessible route line color is red on the plans, please revise on all sheets.
- 9G. Typo. Please remove 1Check all grading sheets.

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

- 10A. Need to include updated Truck circulation exhibit with the truck avoiding the ADA curb ramp

11. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Sheet 24 of 29 / Overall Photometric Plan

- 11A. The Accessible Route must also be shown to terminate into the ADA loading areas of all ADA parking spaces. (TYP)

Sheet 26 of 29 / Photometric Plan

- 11B. Show all crosswalk(s) on Photometric Sheets.

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

- 12A. If the stub is going to remain then rename it to a sewer service stub or provide easement for the public main extension.

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

- 13A. See the Advisory Comments on the first page of the plat.
- 13B. Change the margins to meet the City of Aurora standards for subdivision plats.
- 13C. Delete the company logo in the North Arrow (Vicinity Map)
- 13D. Add the email address for the surveyor

Page 2:

- 13E. Note #4: update the Title date to be within 30 days of the plat approval/recording date.
- 13F. In the Fire Lane Covenant change "Land" to "Lane", as indicated.
- 13G. Add the Drainage Covenant language for the Drainage easement used hereon.

Page 3:

- 13H. Send in the Monument Records for all these aliquot corners used on the plat.

Page 4:

- 13I. Add and label the Section Corner at this end of the Basis of Bearing line - match the Monument Records.
- 13J. Fill in the blanks, as indicated. (Plat name to the North & the Sidewalk easement). If this easement does not exist now, then dedicate it on this plat. Show line work bearings, distances and curve data that will encompass the sidewalk.
- 13K. Add "to be dedicated" to the off-site Drainage easement (Show the line work of the easement).
- 13L. Change to "Signalization" (Typ.)
- 13M. Tie out the Subdivision to an independent Aliquot Section Corner - add tie out Bearing and Distance.



Pages 5 & 7:

13N. Fill in the blanks, as indicated. (the Sidewalk easement). If this easement does not exist now, then dedicate it on this plat. Show line work bearings, distances and curve data that will encompass the sidewalk.

Site Plan:

Page 3:

13O. Add "to be dedicated by separate document" to the off-site Drainage easement.

13P. (Typ.) Make all the Lot and R.O.W. line solid/continuous lines. (all pages)

Page 4:

13Q. Label the Sidewalk easement

Page 6:

13R. Change to "Signalization" (Typ.)

14. Easements (Gray Grace / 303-739-7277 / ggray@auroragov.org /Comments in magenta)

14A. ADVISORY COMMENTS: ALL DEPARTMENTS REQUIRING A LICENSE, EASEMENT DEDICATIONS OR RELEASES NEED TO BE STARTED. EASEMENT DEDICATIONS TO BE SUBMITTED TO DEDICATIONPROPERTY@AURORAGOV.ORG, RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG