



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

[AuroraGov.org](http://AuroraGov.org)

December 10, 2024

Jeff Martinez  
Brothers Redevelopment  
2250 Eaton Street  
Denver, CO 80214

**Re: Third Submission Review:** 1900 S Chambers Community – Site Plan Amendment w/ Adjustment and Replat  
**Application Number:** DA-2105-02  
**Case Numbers:** 2018-6020-04; 2024-3026-00

Dear Jeff Martinez:

Thank you for your third submission, which we started to process on November 21, 2024. 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.

Please email your case manager an updated Site Plan and updated Letter of Introduction, We need them before the planning commission meeting.

Several important issues remain that must be addressed *after* the Planning and Zoning Commission public hearing.

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.

The estimated Planning & Zoning Commission hearing date is still set for January 8, 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.

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](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner III  
City of Aurora Planning Department

cc: Alisha Hammett-Shopworks Architecture 301 W 45<sup>th</sup> Ave Denver CO 80216  
Jacob Cox, ODA  
Filed: K:\SDA\DA-2105-02rev3



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Planning would like the signs and Site Plan Notes to be located on a different sheet to allow the Site Plan to be expanded for a better view. (Items 1-2 Planning)
- Repeat comment: Label and dimension the non-street and street frontage buffer. (Item 4 Landscaping)
- Sheet 9 - Show the sight triangle on the sheet. (Item 7 Traffic Engineering)
- See the comment from Aurora Water regarding the naming of the Site Plan (Item 9 Aurora Water)
- Repeat comment: In order to be exempt from land dedication requirements we will need documentation from the housing authority showing that this is an affordable housing project. (Item 10 PROS)
- See the comments from Land Development Services and Easements regarding title work, access, and easements (Items 11-12)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

- 1A. In the Site Plan Page 03 - Planning requests that the signs and Site Plan Notes be located on a different sheet to allow the Site Plan to be expanded for a better view.
- 1B. Cobble swale can not be counted toward open space (Landscape buffers and other required landscape features do not count toward the outdoor space requirements) – instead, Please use the balconies toward the 20% on-site open space.
- 1C. Please adjust your open space calculation table
- 1D. Please update your Letter of Introduction – Take out the adjustment – Not needed.

#### **2. Architectural and Urban Design Comments**

- 2A. No comments.

#### **3. Signage & Lighting Comment**

- 3A. Remove lettering and add a blank placeholder for the proposed signage.

#### **4. Landscaping Issues** (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

- 4A. Sheet 9: **Repeat comment:** Dimension the non-street and street frontage buffer on the north property line as 15'.

#### **5. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 5A. No comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **6. Civil Engineering** (Farhad Sarwari / 303-739-7306 / [FSarwari@auroragov.org](mailto:FSarwari@auroragov.org) / Comments in green)

- 6A. No comments.

#### **7. Traffic Engineering** (Jason Igo / 303-739-1792 / [JIgo@auroragov.org](mailto:JIgo@auroragov.org) / Comments in orange)

##### **Site Plan**

- 8D. Sheet 9 - Show the sight triangle on the sheet.

#### **8. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

- 8A. No comments.

#### **9. Aurora Water** (Jenny Wynn / 303-739-7490 / [JWynn@auroragov.org](mailto:JWynn@auroragov.org) / Comments in red)

- 9A. Naming is not consistent with the plat.



**10. PROS (Scott Hammons / 303-739-7131 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in mauve)**

- 10A. In order to be exempt from land dedication requirements we will need documentation from the housing authority showing that this is an affordable housing project. (Repeat Comment)

**11. Land Development Services (Maurice Brooks/ 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

- 11A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 11B. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 11C. Send in the State Monument Records for the aliquot corners used in the plat.
- 11D. Send in a Statement of Authority to confirm the ownership signature
- 11E. Page 2: The Title work will show the released easements to compare with the easements shown here. We will review again when the Title is sent in for review. (the easements dedicated by Reception Nos. D9095756 & E2094438 documents) Title will also show the old 26' Fire Lane, Public Access and Water easement released.
- 11F. Site Plan: Page 3: add "and Access" to the Fire Lane

**12. Easements (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta)**

- 12A. ADVISORY: EASEMENT PROCESSES HAVE NOT BEEN STARTED
- 12B. The existing easements will need to be released by separate documents. Submit the easement documents to [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org).
- 12C. Dedicate a Water Easement to cover the Water line on the Plat- confirm with Aurora Water