



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

August 13, 2024

Megan Waldschmidt
Westside Investment Partners
4100 E Mississippi Ave Ste 500
Denver, CO 80246

Re: Fourth Submission Review – Crippen Property – Zoning Map Amendments and Master Plan
Application Number: **DA-1435-02**
Case Numbers: **2000-2027-02; 2023-7007-00**

Dear Ms. Waldschmidt:

Thank you for your recent submission, which we started to process on. 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 some important issues remain with the master plan, you will need to make another submission *after* the administrative decision date. 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 list them specifically in your letter.

The **Administrative Decision date for the Master Plan is tentatively scheduled for September 4, 2024**. Please remember that all abutter notices must be sent and the site notices must be posted **at least 10 days prior to the decision date**. These notifications are your responsibility and the lack of proper notification will cause the decision 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 303-739-7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez – Planning Supervisor
City of Aurora Planning and Business Development

cc: Grant Rotman-Westside Investment Partners
Jazmine Marte, ODA
Filed: K:\SDA\DA-1435-02rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Tab 8 – Land Use Map and Matrix
- Tab 13-Public Improvements Plan (Public Works)
- MUS – See minor comments.

PLANNING DEPARTMENT COMMENT

1. Completeness and Clarity of the Application

1A. No further comments.

2. Zoning Comments

Tab 8

2A. On page 2, modify the PA-2 land use to Industrial or similar and delete the Airport District zoning designation.

2B. On page 3 in column C, modify the Airport Distribution row to read Industrial or similar.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7403 / JBingham@auroragov.org / Comments in green)

Tab 13 Public Improvement Plan

3A. **Sheet 2/3 & 3/3:** Local Street Type 1 (Public) cross-section – Remove from the PIP. Local streets are not defined in the PIP and will be reviewed/approved on subsequent site plans. Advisory – Public streets shall meet COA public street sections. Half of a 24' wide street does not meet FLS standards and would not be acceptable, even for a private street. Apologies for not catching this proposal with the last resubmittal.

4. Aurora Water (Iman Ghazali / 303-807-8869 / IGhazali@auroragov.org / Comments in red)

4A. Approved. The applicant will be notified of the next steps regarding MUS approval. See minor comments in the MUS.