

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



January 9, 2024

Geoffrey Babbitt
Torero Land Investments, LLC
2953 S Peoria Street, Suite 200
Aurora, CO 80014

Re: Third Submission Review: Aurora One – Master Plan Amendment
Application Number: DA-2241-08
Case Number: 2020-7004-01

Dear Mr. Babbitt:

Thank you for your third submission, which we received on December 15, 2023. The letter contains comments from all city departments. Staff would be happy to meet with you and your design team in the next couple weeks to discuss these comments and address any questions you may have.

The administrative decision date for the Master Plan Amendment is tentatively scheduled for January 31, 2024. An email outlining the public notice requirements will be sent next week. A technical corrections submittal to address the remaining issues will be required following the administrative decision.

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,

A handwritten signature in blue ink that reads "Sarah Wile".

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

cc: Julie Gamec, THK Associates
Brit Vigil, ODA
Filed: K:\\$DA\2241-08rev3.rtf



Third Submission Review

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

1A. There are no additional Planning comments at this time.

2. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in orange)

2A. Comments were not provided by the required deadline. They will be sent directly to the applicant by the end of this week.

3. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

3A. Ensure that the sections in Tab 11 match the PIP.

3B. Please omit the highlighted text on Page 3 of the PIP. The PIP should definitively define the sections of major arterials and collectors rather than pushing the determination until after approval.

4. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)

4A. Add a note to Tab 9 that PA-7 will be constructed by the developer.

4B. In the Open Space and Circulation Map on Tab 9, revise the acreage of PA-15 to be 2.99 acres to match Forms D and J.

4C. In Tab 8, the acreages don't match what is in Form J and on the Open Space and Circulation Map. Change PA-4 to 1.70 acres and PA-13 to 2.41 acres.

4D. For clarity, add the following note to Tab 8: "Required on-site land dedication of 25.68 acres will be met with a total of 25.70 acres on site."