

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



April 14, 2020

Alan Herron  
Achieve Gymnastics  
3460 S Fairplay Way  
Aurora, CO 80014

**Re: Second Submission Review** – Achieve Sports Center at Saddle Rock East  
GDP Amendment and Major Site Plan  
Application Number: **DA-1216-24**  
Case Numbers: **1998-2007-06; 2020-6003-00**

Dear Mr. Herron:

Thank you for your second submission, which we started to process on March 26, 2020. We reviewed it 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.

Important issues remain and you will need to make another submission. Please revise your previous work and send us a new submission on or before May 8, 2020.

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.

Your estimated Planning Commission hearing date is still set for May 27, 2020. 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 [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Brett Linscott – Architectural Workshop 2 Kalamath Street Denver CO 80223  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1216-24rev2



## *Second Submission Review*

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

- Neighborhood comment (Planning)
- Accessible Route (Planning)
- Accessible Front Door Entrance (Planning)
- Building Perimeter Landscaping (Landscape)
- Slope and Plant Choice (Landscape)
- Address (Planning)
- Preliminary Drainage (Public Works)
- Minimum Slope (Public Works)
- Traffic Impact Study (Traffic)
- Sight Triangles (Traffic)
- Knox Box Locations (Fire and Life Safety)
- Latch Detail (Fire and Life Safety)
- Exterior Accessible Route (Fire and Life Safety)
- Domestic Service Allocation Agreement (Water)
- Water Quality and Detention (Water)
- Easement Releases and Dedications (Real Property)
- GDP Amendment Use Language (Planning)
- Amendment Block (Planning)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Please provide how neighborhood comment was addressed. Was neighbor contacted? If so, how and what was discussed. If not, please contact neighbor directly and provide information on discussion with next submission.

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

- 2A. Sheet 2: This is labeled as a "stair"; How will this affect the accessible route?
- 2B. Add building height to the Data Block Table.
- 2C. Please provide handicapped accessibility through the front entrance, not only through a side access door.
- 2D. Please provide adjacent zoning districts on all sheets.
- 2E. See redlines on GDP Amendment document regarding adding "Use" to GDP Amendment.

#### **3. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

- 3A. Sheet L-7 Landscape Calculations & Plant List: After reviewing the elevations more carefully, the northwest side of the building is occupied by garage and building entrances and is not really conducive to true building perimeter landscaping. The southwest side of the building is not being met. Landscaping is to occur within 20' of the building face. An adjustment may be necessary or provide landscaping in landscaped parking lot islands that are within 20' of the building face.
- 3B. Sheet L-8 Landscape Plan: So there is a slope along the parking lot perimeter dropping down towards E. Hinsdale. This will limit the actual screening provided esp. given the evergreens will take many years to grow and provide any screening. Consider providing some burning bush which grow taller and have structure during the winter months, are dense and are faster growing. Darken the plant material symbology along the retaining wall. See landscape plan for location.

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

- 4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****5. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 5A. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.  
5B. Sheet 3: Please refer to the detail with this call out.  
5C. Minimum pavement slopes is 1% for asphalt and 0.5% for concrete.  
5D. Minimum slope away from the building is 5% for 10' landscape areas and a minimum of 2% for impervious areas.

**6. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- 6A. The comment response identified that a Traffic Impact Study will be submitted. It was not included in the documents for review.  
6B. Sheet 2: Sight Distance Triangles are based on Design Speed of roadway. Gartrell Rd design speed is 50mph, so this needs to be updated to 515ft.  
6C. Sheet 2: Sight Distance Triangles are based on Design Speed of roadway. Gartrell Rd design speed is 50mph, so this needs to be updated to 625ft  
6D. Site Plan will not be approved until the Traffic Impact Study is approved.

**7. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 7A. Sheet 5: Show and identify the knock box location.  
7B. Sheet 6: Provide a latch mechanism illustration for trash enclosure gate. The latch must be no higher than 44".  
7C. Sheet 9: Show this portion of the exterior accessible route.

**8. Aurora Water** (Steve Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 8A. A domestic service allocation agreement will be required for water meters 2" and larger. This agreement is required to determine the tap connection fees.  
8B. Sheet 4: How is water quality and detention for this site addressed?

**9. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 9A. Please begin the easement dedication process with Andy Niquette and supply all the additional documents needed for the completion for the easement releases.  
9B. See redline comments through the site plan set.