

November 20, 2024

Rachid Rabba  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE:     *Third Technical Submission Review – Fine Parking - Master Plan Amendment***  
          ***Application Number: DA-1964-03***  
          ***Case Numbers: 2014-7003-01***

Dear Rachid,

Thank you for the comments on November 13, 2024, for the above-mentioned project. To address your comments concisely and simplify your review of the Master Plan, we have summarized your comments and our responses below.

## **COMMENT RESPONSE LETTER: MASTER PLAN COMMENTS**

### **PLANNING DEPARTMENT**

**Rachid Rabba / 303.739.7541 / [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org)**

Thank you for your third technical submission, which we started to process on October 30, 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.

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 comment response 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.

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

- Submit an updated Tab 10, 11, and 12 with the current zoning and current UDO, and update your Letter of Introduction. (Planning)
- Identify in the PIP language that it is the developer's responsibility to remove the pipes from the ROW. Also, identify the pipes as privately owned and maintained and will be required to have a license agreement within the ROW. (Engineering)
- Please see all the comments from Aurora Water regarding the Water exhibit and the MUS.
- On TAB 8. Please specify who will be maintaining the tract. The city will not take responsibility for this tract please revise (PROS).
  - *Response: Based on discussions with staff, no changes are required on Tab 10, 11 and 12 as the references are to FDP documents and not UDO. The letter of introduction has been updated. PIP language has been updated. Aurora Water comments have been*

*addressed. Based on previous discussion with staff, the ownership listed on Tab 8 is directly from our previous PROS reviewer. No change to Tab 8.*

## PLANNING DEPARTMENT COMMENTS

**Rachid Rabba / 303.739.7541 / rrabbaa@auroragov.org**

1. Completeness and Clarity of the Application
  - 1A. Submit an updated Tab 10 MP Urban Design Standards, listing the current zoning on Page 10.1, the land use locations on the monument location map (Page 10.4), and the map on Page 10.13.
    - *Response: Based on discussions with staff, no change is required on Tab 10.*
  - 1B. Submit an updated Tab 11 MP Landscape Standards, listing the current zoning and the correct reference to the current COA Landscape Code on Page 11.1.
    - *Response: Based on discussions with staff, no change is required on Tab 10.*
  - 1C. Submit an updated Tab 12 MP Architectural Standards, listing current zoning on Page 12.1.
    - *Response: Based on discussions with staff, no change is required on Tab 10.*
2. Tab 1: Letter of Introduction
  - 2A. Please update your letter of Introduction to reflect on the split up of the Planning Area 2 (PA-2) into PA-2A and PA-2B
    - *Response: Letter of Introduction has been updated.*
3. Tab 3: Context Map
  - 3A. No comments.
    - *Response: Acknowledged.*
4. Tab 4: Site Analysis Narrative
  - 4A. No comments.
    - *Response: Acknowledged.*
5. Tab 5: Response to Comments
  - 5A. No comments
    - *Response: Acknowledged.*
6. Tab 6: Master Plan Narrative
  - 6A. No comments
    - *Response: Acknowledged.*
7. Tab 8: Land Use Map
  - 7A. See redline comments
    - *Response: Based on previous discussion with staff, the ownership listed on Tab 8 is directly from our previous PROS reviewer. No change to Tab 8.*

**7B.** Specify who will be maintaining this tract. The city will not take responsibility for this tract please revise.

- *Response: Based on previous discussion with staff, the ownership listed on Tab 8 is directly from our previous PROS reviewer. No change to Tab 8.*

8. Tab 9: Open Space, Circulation, and Neighborhood Map

**8A.** See redline comments.

- *Response: Based on discussions with staff, no comments on Tab 9.*

9. Tab 14: Existing Slope Map

**9A.** No comments

- *Response: Acknowledged.*

## REFERRAL COMMENTS FROM OTHER AGENCIES

10. Civil Engineering

Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green

**10A.** Revise to Jackson Gap Way.

- *Response: PIP text has been updated.*

**10B.** 58th is required for 2B from Jackson Gap to Powhaton.

- *Response: PIP text has been updated.*

**10C.** Show 58th as a requirement on the exhibit for this planning area from Jackson Gap to Powhaton.

- *Response: PIP exhibit has been updated.*

**10D.** Remove splash curb.

- *Response: PIP exhibit has been updated.*

**10E.** Identify in the PIP language that it is the developer's responsibility to remove the pipes from the ROW. Also, identify the pipes as privately owned and maintained and will be required to have a license agreement within the ROW

- *Response: PIP text has been updated.*

11. Traffic Engineering

Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber

**11A.** No comments

- *Response: Acknowledged.*

12. Aurora Water

Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red

## Water Exhibit

- 12A. The water loop in PA-2 was changed and no longer has a 2nd point of connection. While the MUS exhibits are schematic in nature they still need to provide a looped supply. During site-specific layouts the 2 points of connections can be adjusted so long as they meet the intent of the MUS and all current standards

■ *Response: The water loop has been updated to reflect the 2<sup>nd</sup> point of connection.*

## Master Utility Study

- 12B. Please email a copy of the water model to cballard@auroragov.org so that it can be incorporated with the overall city model.

■ *Response: The water model has been provided.*

- 12C. This water layout has been adjusted and is no longer showing 2 points of connection. It should match the water model that is shown later in the report.

■ *Response: The water loop has been updated to reflect the 2<sup>nd</sup> point of connection and is consistent between the MUS exhibit and the model.*

## 13. PROS

Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in purple

- 13A. Specify who will be maintaining this tract. The city will not take responsibility for this tract please revise.

■ *Response: Based on previous discussion with staff, the ownership listed on Tab 8 is directly from our previous PROS reviewer. No change to Tab 8.*

We appreciate your review and approval of the site plan. Please contact me at 303-974-3625 or [Brad.Cooney@Kimley-Horn.com](mailto:Brad.Cooney@Kimley-Horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brad Cooney, PE

Project Manager