



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

AuroraGov.org

8/7/2024

Luke Taylor
KT Development
7951 E Maplewood Ave. Ste. 122
Greenwood Village, CO 80111

Re: Second Submission Review: Woodspring Suites at Station 60 – Site Plan
Application Number: DA-2274-05
Case Numbers: 2024-6022-00

Dear Mr. Taylor:

Thank you for your second submission, which we started to process on July 22nd, 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 on or before August 25th, 2024.

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 this application will require another formal review, the Planning & Zoning Commission hearing date has not yet been set. 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 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner I
City of Aurora Planning Department

cc: Michael Drago, Entitlement and Engineering Solutions
Brit Vigil, ODA
Filed: K:\\$DA\2200-2299\2274-05rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Inclusion of Comment Responses with Subsequent Submittal(s).
- Site Details Needed for Signage
- Resolution of Outstanding Technical Items from Traffic and Civil Engineering.
- Address the Remaining Minor Landscaping Comments.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no public comments received during the second review period therefore no neighborhood meeting is required at this juncture.
- 1B. No new comments were received from outside referral agencies. Please refer to previous comments and address them as needed.

2. Completeness and Clarity of the Application

General

- 2A. As mentioned in the cover letter page before this, for all subsequent submittals please include a cover letter specifically responding to each numbered comment 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.

3. Zoning and Subdivision Use Comments

Site Plan

Sheet 2

- 3A. **Repeat Comment:** Is there a reason for the property line to jog like this along the south edge? As mentioned in the plat review, ideally this edge would be a straight line to allow for efficient internal circulation routes. If such an alignment is still requested, please provide a rationale in the subsequent project narrative. Also, be aware that a shared access agreement may be necessary for the future development of lot 2.

4. Signage & Lighting Comments

Site Plan

Sheet 2

- 4A. **Repeat Comment:** please provide a placeholder detail for the monument sign. This should include site placement, dimensions, materials, and color but does not need advertisement-specific details.

Sheets 7 & 8

- 4B. **Repeat Comment:** For the hotel wall signage, include dashed areas and proposed sizes that meet the city code. Please provide approximate wall sign dimensions on elevations and include corresponding area measurements in the cover sheet data block.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan

Sheet 5

- 5A. Adjust tree and rock mulch as there is a bike rack here.
- 5B. Buffers in general should always be measured in their narrowest spot.
- 5C. Landscaping needs adjusted. Parking was added from the previous submission.
- 5D. See items labeled as "Not required."
- 5E. Shrubs within 20' of the building face should be counted.
- 5F. There has been a change in the sidewalk condition in this location and the landscaping should be adjusted to reflect that.



- 5G. Two trees are required.
- 5H. What is this dashed line? Please turn it off. Setbacks follow the curvature of the sidewalk.

Sheet 6

- 5I. Please remove note 4 under the standard notes.

6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 6A. 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 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

7. Civil Engineering (Moustapha Agrignan / 303-739-7420 / magrigna@auroragov.org / Comments in green)

Site Plan

Cover Sheet

- 7A. Advisory Note: Norfolk St needs to be constructed and accepted before the issuance of the TCO.
- 7B. Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved before the issuance of building permits. The construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the city before the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."
- 7C. Remove benchmark.

Sheet 2

- 7D. A license agreement is required for the porkchop in the ROW.
- 7E. Add a case number for the ISP of the Norfolk St.
- 7F. Label adjacent parcel: Bubble Bath Car Wash
- 7G. Provide a 15-foot radius.
- 7H. Provide a receiving ramp for this ADA ramp or do not identify it as an ADA ramp.
- 7I. Provide inside fire lane easement, TYP.
- 7J. Verify with fire, life, and safety to see if the fire lane easement is required.
- 7K. Where the fire lane width is 26 feet wide the inside radius shall be 26 feet, an outside radius of 52 feet, TYP. (2023 COA Roadway Design Manual)

8. Traffic Engineering (Jason Igo / 303-739-7420 / jigo@auroragov.org / Comments in orange)

Traffic Impact Study

Sheet 6

- 8A. There should be a sentence explaining that counts were taken during construction within the development. The counts will likely be higher once those developments are operational.

Sheet 19

- 8B. Cannot use NB because it is north of the site. These have taken either an EBL or a WBR to get counted. This is not the same as getting NB counts on the south side of an intersection.
- 8C. These volumes should be reduced a bit because the city only counts right turns and not all traffic approaching the intersection.

Sheet 20

- 8D. These volumes should be reduced a bit because the city only counts right turns and not all traffic approaching the intersection.

9. Fire / Life Safety (Rich Tenorio / 303-739-7628 / rtensorio@auroragov.org / Comments in blue)

Site Plan

Sheet 2



- 9A. The photometric plan must show and label the location of the route to the internal site that is accessible. Provide a minimum of 1 foot-candle of lighting within the accessible route. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the Site Plan to: (make the dashed line consistent and label the line "AR")- Public transportation stops. - Accessible parking and all accessible passenger loading zones.

Sheet 4

- 9B. Add "DIP" to the Fire Line (Ductile Iron Pipe).

10. Aurora Water (Jennifer Wynn/ 303-258-6523 / jwynn@auroragov.org / Comments in red)

Site Plan

Sheet 4

- 10A. If this stub is not going to be used, it must be removed and capped at the main.
10B. Please remove this hydrant from the drawing if it is no longer proposed.

11. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan

Cover Sheet

- 11A. Under legal description please confirm: A portion of?

Sheet 2

- 11B. Dimension portion impacting the developed parcel -19.00"?
11C. Please confirm the referenced redline measurements.

Generally

- 11D. EASEMENT DEDICATIONS TO BE SUBMITTED TO:

DEDICATIONPROPERTY@AURORAGOV.ORG

- 11E. RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG

12. RTD (C. Scott Woodruff/ 303-299-2943 / clayton.woodruff@rtd-denver.com)

- 12A. No further comments at this time.

13.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 13A. Please refer to 1st review comments. PSCo/Xcel Energy has no additional comments for this 2nd review.