



Planning
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

January 2, 2025

Patrick Chelin
Aerotropolis Area Coordinating Metro District
15226 Cole Blvd Ste 100
Lakewood, CO 80401

Re: Second Submission Review: The Aurora Highlands Master Plan Amdt No 4 – Master Plan Amendment
Application Number: DA-2062-67
Case Numbers: 2017-7002-05

Dear Patrick:

Thank you for your submission, which we started to process on December 12, 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.

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 January 23, 2025. 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 let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-67rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Add an amendment block on the cover sheet. Include a brief description of Amendment 4 and the date.
- 1B. Update land uses and revised planning area numbers that have changed with Amendment 3. Ensure the reference maps are consistent with the Land Use Map in Tab 8.
- 1C. Address comments regarding updated street names and references to provide better context.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 2A. Table 6: Reserve Blvd does not make sense for the school in PA-36. Please revise the 38th Parkway to Little River for the school.
- 2B. Table 7: Move the “X” to PA-64.4.
- 2C. Table 8 & Page 23: Insert “interchange” to Aerotropolis.
- 2D. Page 26: ARTA has the ability, but not the *responsibility*, to provide infrastructure. Add the responsibilities of the interchanges in the Roadway Improvements section. The responsibility falls upon the adjacent landowners that need the infrastructure for connectivity.
- 2E. Table 10: The DDI interchange is required for Planning Area 48. The I-70 interchange is not required. Please clarify.
- 2F. Change “TO” to “CO” throughout the report.
- 2G. Sheet 6: Where did the River Front Drive street sections come from? Are they part of an approved site plan? They do not meet any standard sections.

3. Traffic (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in amber)

- 3A. The DDI interchange is required for Planning Area 48. The I-70 interchange is not required. Please clarify on Table 10.

4. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 4A. Sheets 3-5: Verify/revise pipe size(s). A 24” water will tie into a 24” line in E. 48th Avenue. Add sheet number references.
- 4B. Change “TO” to “CO” throughout the report.

5. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 5A. No additional comments.