



Planning Division
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July 19, 2017

Amy Magee
Ware Malcomb
990 S Broadway St, Suite 230
Denver, CO 80209

Re: Initial Submission Review – Stanley Marketplace – Site Plan Amendment
Case Number: **2014-6055-04**

Thank you for your initial submission, which we started to process on June 29, 2017. 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, August 2, 2017.

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,

Sarah Wieder, Planner II
City of Aurora Planning Department

cc: Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$MA\2017 MAs\2014-6055-04 Stanley Marketplace\Rev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Change how the southern lots are labeled on all Site Plan sheets. Label as “Stanley Residential (CN 2014-6055-02)” instead of “Future Development.” This will ensure that there is a reference to the Stanley Residential Site Plan on the Stanley Marketplace Site Plan.

1B. With the next submission, please update the property line to match the proposed Plat Amendment.

2. Parking Issues

2A. The parcels labeled for “Interim Overflow Parking” need an approved temporary use permit. Please coordinate with Jacob Cox in the Office of Development Assistance on this.

2B. Staff has some concerns about overflow parking occurring in the multi-purpose event space. Although staff recognizes the parking issues that exist with the success of Stanley Marketplace, please ensure that this designated open space is used for its intended purpose and not as an additional parking area.

3. Architectural and Urban Design Issues

3A. When the previous Site Plan Amendment was completed, it was stated that the guard shack along Dallas Street would be removed. It is still out on the site and is also being shown on the Site Plan. Staff requests that this be removed as it does not seem to have a purpose and is not an attractive structure to have along Dallas Street. In addition, it appears “run down” and does not match the exterior of the building as is required for accessory structures. Please remove the guard shack from the Site Plan and the site itself.

3B. Although staff does not expect that building perimeter landscaping be provided around the converted building in the parking lot because it is already paved, staff requests that you add a planter with plantings in this area as an alternative. Please coordinate with Kelly Bish on possible options.

3C. Is it possible to add any additional architectural features to the south elevation of the building in the parking lot? This is one of the first things visitors will see when driving north on Clinton Street, so if you can incorporate additional windows, awnings, etc., it would make the building look more compatible with Stanley Marketplace.

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

4A. See Forestry comments below regarding impacts of the proposed trail realignment on existing trees.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

5A. Recycled concrete is not allowed for the trail. Please use crusher fines or recycled asphalt instead.

6. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue)

6A. On Sheet A4.1, reduce the size of enclosure to ensure a 3-foot clearance around all Fire Department Connections and/or Knox Box locations.

6B. All enclosures and guard rails require a permit from the Building Department prior to construction.

7. Aurora Water (Vern Adam / 303-859-4324 / vadam@auroragov.org / Comments in red)

7A. Show and label the parcel dedication to the city of approximately 0.73 acres.

8. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

8A. Coordinate with the Forestry Department regarding the preservation of the trees and methods of preservation. Due to the slight reconfiguration of the proposed trail, the three trees along the northern end appear to potentially have a greater impact.



9. PROS (Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org / Comments in purple)

9A. What plans are there to connect your trail to the Aurora trail system in the Westerly Creek corridor? PROS is prepared to coordinate with the applicant on this connection.