

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



October 26, 2023

Dayna Ashley-Oehm  
Aurora Housing Authority  
2280 S Xanadu Way  
Aurora, CO 80014

**Re: Third Submission Review – Potomac Campus Housing - Aurora Housing Authority – Site Plan**  
Application Number: **DA-2322-02**  
Case Numbers: **2023-4013-00**

Dear Ms. Ashley-Oehm:

Thank you for your third submission, which we started to process on October 13, 2023. 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. 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 list them specifically in your letter.

A technical submission will be required after the Planning and Zoning Commission hearing. The Planning and Zoning Commission hearing is scheduled for *November 21, 2023, at 6 PM*.

Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision 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 303-739-7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner II  
City of Aurora Planning Department

cc: Julie M. Eck-Davis Partnership Architects 2901 Blake Street Ste 100 Denver CO 80205  
Jacob Cox, ODA  
Filed: K:\\$DA\2322-02rev3



## *Third Submission Review*

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

- Flatten all Sheets/Turn off Auto CAD (Planning)
- Shared Parking Agreement (Planning)
- Pavement Markings (Traffic)
- Accessible Route (Traffic)
- Turning Radii (Fire/Life Safety)
- Preliminary Drainage Report (Aurora Water)
- Water Easement (Aurora Water)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Flatten all sheets by turning off the AutoCAD. (Second Request)
- 1B. Please continue to work with adjacent development to secure and finalize the shared parking agreement. Staff continues to examine the need for this agreement pending additional information.

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

- 2A. 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. (Third Request)

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Kendra Hanagami / 303-739-7295 / [KHanagam@auroragov.org](mailto:KHanagam@auroragov.org) / Comments in green)

- 3A. **General Comment:** Please flatten this document. Turn off Auto CAD.
- 3B. If the background has been updated, please remove old backgrounds, and revise accordingly on this site plan and the ISP, and master plan, typ. ALL
- 3C. Advisory comment, curb ramps will need to comply with ADA standards.

#### **4. Traffic Engineering** (Dean Kaiser / 303-739-7584/ [DJKaiser@auroragov.org](mailto:DJKaiser@auroragov.org)/ Comments in amber)

- 4A. Sheet 3- REPEAT COMMENT, need to add pavement marking call-out, 4" White Marking (Typ.)
- 4B. Call-out required for Handicapped space parking markings.

#### **5. Fire / Life Safety** (Steve Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

- 5A. Site Plan Comments  
Sheet 3  
Show all turning radii in fire lane easements.
- 5B. Sheet 4  
Provide spot elevations along accessible route.
- 5C. Sheet 5  
Correct text issue on title block.
- 5D. Sheet 16
- 5E. Repeat comment to add details.

#### **6. Aurora Water** (Daniel Pershing / 303-739-7490 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

- 6A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.
- 6B. Sheet 5-16 ft water easement callout has been removed since the last review. Please include easement dimension and label on this site plan. Clarify if the easement is dedicated as a part of this site plan or by others.



**7. Land Development Services (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

7. Approved.