



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

AuroraGov.org

November 13, 2024

Dan Kmiecik
Ambrose Property Group
8888 Keystone Crossing Suite 1150
Indianapolis, IN 46240

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

Dear Dan. Kmiecik:

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa
Planner III
City of Aurora Planning Department

cc: Brad Cooney, Kimley Horn
Lorianne Thennes, ODA
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\1900-1999\1964-03tech3.docx



Third Technical Submission Review

- 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)

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

PLANNING DEPARTMENT COMMENTS

1. Planning (Rachid Rabbaa / 303-739-7541 / rrabbaa@auroragov.org / Comments in blue)

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.
- 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.
- 1C. Submit an updated Tab 12 MP Architectural Standards, listing current zoning on Page 12.1.

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.

3. Tab 3: Context Map

- 3A. No comments.

4. Tab 4: Site Analysis Narrative

- 4A. No comments.

5. Tab 5: Response to Comments

- 5A. No comments.

6. Tab 6: Master Plan Narrative

- 6A. No comments.

7. Tab 8: Land Use Map

- 7A. See redline comments.
- 7B. Specify who will be maintaining this tract. The city will not take responsibility for this tract please revise.

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

- 8A. See redline comments.

9. Tab 14: Existing Slope Map

- 9B. No comments.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

TAB 13 PIP

- 10A. Revise to Jackson Gap Way.
- 10B. 58th is required for 2B from Jackson Gap to Powhaton.
- 10C. Show 58th as a requirement on the exhibit for this planning area from Jackson Gap to Powhaton.
- 10D. Remove splash curb.
- 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.

11. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

- 11A. No comments.

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

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.
- 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.

13. PROS (Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in purple)

Tab 8

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