



Planning Division  
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March 28, 2018

Richard Moore  
Kestrel Design Group  
910 E 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202

**Re: Second Submission Review – Montview and Dallas – Redevelopment Plan**  
**Case Numbers: 2018-6004-00**

Dear Mr. Moore:

Thank you for your second submission, which we received on March 13, 2018. We reviewed it and attached our comments along with this cover letter.

A few issues remain with Aurora Water, Traffic Engineering and Planning that will need to be addressed prior to the Planning Director approving the Redevelopment Plan. Please address the comments outlined below and email a revised plan to your Case Manager by Friday, April 6. Staff will review the resubmittal as quickly as possible and will then approve the Redevelopment Plan.

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: 9555 Montview, LLC, 2706 Tamarac Street, Denver, CO 80238  
Jacob Cox, ODA  
Filed: K:\\$MA\2018-6004-00 Montview and Dallas\Rev2



## Second Submission Review

### PLANNING DEPARTMENT COMMENTS

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

1A. Please provide an Amendment Block on the Cover Sheet in case revisions are made to the Redevelopment Plan in the future. An example is shown in the redline comments.

1B. Rotate Sheet 2 so it is the same direction as the rest of the plan set.

#### **2. Zoning and Land Use Issues**

2A. Revise the note on Sheet 2 related to rooftop mechanical equipment. Please state that if the new rooftop equipment is visible from adjacent properties or rights-of-way, they will be screened using a freestanding screen wall per Section 146-1300. A certificate of occupancy cannot be obtained if the rooftop equipment is visible.

#### **3. Parking Issues**

3A. The Data Block states that you are providing 8 bicycle parking spaces, but you are showing 12 within the plan set because you are including 6 bicycle racks. Please update.

#### **4. Signage Issues**

4A. After discussions with the Planning Manager, please revise the signage portion of the Data Block to say that “signage will be provided per [Section 146-1613](#), Table 16.7” given the urban context of this site.

4B. Please remove the signage locations and all labels from the building elevations as there are many different options in [Section 146-1613](#), including wall signs, grand projecting signs, blade signs, etc. These will be reviewed through the sign permit process.

#### **5. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

5A. The “new landscaping” hatch in the Legend on Sheet 3 does not match the actual hatch on the Site Plan.

5B. Please ensure that the Site Plan matches the Landscape Plan in terms of what trees are proposed.

5C. Provide clarification on Sheet L1.0 per redline comments.

5D. Please note that should future utility locations impact the Landscape Plan such that plant material has to be removed and/or relocated, a mylar change will be necessary. The city’s Zoning Inspectors utilize the approved Redevelopment Plan for inspection purposes. If the Redevelopment Plan does not match what is installed on the site, it could delay getting a certificate of occupancy.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **6. Traffic Engineering** (Victor Rachael / 303-739-7309 / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / Comments in orange)

6A. Show sight triangles per COA STD TE-13.1. This applies to all driveways. Any proposed plants in the sight triangle must comply with the city’s vertical requirements. Add a note per the redline comments on Sheet L1.0.

#### **7. Fire / Life Safety** (Ted Caviness / 303-739-7628 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / Comments in blue)

7A. Update Note #4 on the Cover Sheet.

#### **8. Aurora Water** (John Villines / 303-739-7646 / [jvilline@auroragov.org](mailto:jvilline@auroragov.org) / Comments in red)

8A. The water meter and service line from the main to the meter must be in an easement (dimensioned per city specifications) or in the right-of-way. Please clarify the right-of-way limits or easement delineations.

8B. Aurora Water meters are underground. If no landscaped area can be provided, please provide a block-out in the concrete with a bond breaker in a 5-foot by 5-foot section to facilitate removal.

#### **9. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

9A. Please start the revocable license agreement process for the canopies in the right-of-way.