



Planning Division
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303.739.7217

AuroraGov.org

January 27, 2025

Jesse Carano
Ware Malcomb
900 S Broadway Suite 320,
Denver, CO 80209

Re: Initial Submission Review: Metro Center Parcel B ISP Amendment
Case Numbers: 2022-6010-01

Dear Jesse Carano:

Thank you for your initial submission, which we started to process on January 16, 2025. We have reviewed it and attached our comments along with this cover letter. As comments remain, please edit the site plan per the review comments and email directly to your case manager. Please include a response to the comment as well.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at amuca@auroragov.org or 303-739-7259. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Please note that Public Works is asking for a variance. The variance request will go through the civil process, not the planning process.

Response: Acknowledged, variance will be approved with the civil process per comment.

1B. S. Fraser Court's section is changing due to the landscaping being moved internally to the sidewalk. Please update the section cut accordingly.

Response: Section added for the northern portion of Fraser that has attached walk per comment.

2. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright teal)

2A. No further comments at this time. Approved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Sara Siggue / 303-960-1349 / ssiggue@auroragov.org)

3A. Variance identified for attached sidewalk.

Response: Acknowledged, variance will be approved with the civil process per comment

3B. Please label proposed curb returns radii, access drive slopes.

Response: Curb returns and slope of access drives has been added to the plans per comment.

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

4A. Rev 1 should be clearly identified as to what is being revised.

Response: Per conversation with city, revision description is located on the cover sheet and is not required on each sheet.

4B. First driveway on Dakota is too close to Chambers Rd flowline.

Response: Per conversation with Dean of 02/19/25 this access location is ok as it was approved with the Sprouts project.

4C. New accesses need movement identification.

Response: Full movement access labeled per comment.

4D. Dakota striping needs modification.

Response: Striping has been updated for the new access locations per comment.

4E. Dakota NO PARKING signs will be required.

Response: No parking signs will be provided at the access locations per comment.

4F. Intersection sight triangles needed at accesses for landscaping revisions

Response: Sight triangles added to site plan and landscaping sheets to check against the proposed landscaping near the added access locations.

5. Utilities (Steven Dekoskie / 303-739-7490/ sdekoski@auroragov.org / Comments in red)

5A. What is the reason for 5 water line stubs into lot 1?

Response: There are two proposed buildings on Block 6. Per conversation with city, all the stubs have been ID'd for their intended future use.

5B. Please label the water line stubs shown on each lot. 4 stubs seems like too many for this lot, when there are public water mains surrounding the lot in the ROW. All stubs not utilized must be disconnected and capped at the main.

Response: Per conversation with the city, all the stubs have been ID'd for their intended future use.

6. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

6A. No further comment.