

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



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September 19, 2023

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

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

Dear Mr. Kmiecik:

Thank you for your technical submission, which we started to process on September 7, 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.

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 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 let me know. I may be reached at 303.739.7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa
Planner II
City of Aurora Planning Department

cc: Brad Cooney, Kimley Horn
Lorianne Thennes, ODA
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\1900-1999\1964-03tech1.docx



First Technical Submission Review

- Comments noted in uploaded reviewed TIS, minor comments in PIP (Item 12)
- See comments from Aurora Water (Item 13)

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No comments.

2. Completeness and Clarity of the Application

2A. No comments.

3. Tab 3: Context Map

3A. No comments.

4. Tab 4: Site Analysis Narrative

4A. No comments.

5. Tab 8: Land Use Map

5A. No comments.

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

6A. No comments.

7. Tab 10: Urban Design Standards

7A. No comments

8. Tab 11: Landscape Standards

8A. No comments.

9. Tab 12: Architectural Design Standards

9A. No comments.

10. Tab 14: Existing Slope Map

10A. No Comments

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Tab-13 PIP

11A. No comments.

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

12A. Comments noted in uploaded reviewed TIS, minor comments in PIP.

TIS:

12B. Minor comments, figure sheet removal, intersection C movements missing (See comments in report)

PIP

12C. Note that these two intersections will need separate EB left turn lanes.



13. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Tab-14 Master Utility Study

- 13A. You should be receiving an email in the next few days to upload a signature set of this document. The signature set document is to include a locked/stamped version and a facsimile version, similar to regular civil plans. A separate set of water and sanitary exhibits is also required with the same signature block as shown on this cover page.