



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

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November 28, 2022

Bryan Armstrong
Eastridge Plaza Development, LLC
4643 S Ulster St Ste 240
Denver CO, 80237

Re: Third Submission Review – Eastridge Plaza - Site Plan Amendment
Application Number: DA-2319-00
Case Numbers: 1979-6008-05

Dear Mr. Armstrong:

Thank you for your third submission, which we started to review on November 09, 2022. 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 on or before December 25, 2022.

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 I
City of Aurora Planning Department

cc: Scott Brown - Galloway And Company Inc 6162 S Willow Dr Ste 320 Greenwood Village CO 80111
Rachid Rabbaa, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\2319-00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see comments from Planning (Items from 1-7).
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved (Item 8).
- Please contact the Traffic Engineering reviewer directly for comments (Item 9).
- Label the fire lane easement to include the width, Life Safety (Item 10).
- See the site plan for comments. If easements are required contact Andy Niquette at dedicationproperty@auroragov.org (Item 11).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- 1B. No comments were received from outside referral agencies.

2. Completeness and Clarity of the Application

Cover Sheet

- 2A. No additional comments.
- 2B. Do not resubmit until you have contacted Traffic Engineering for comments/redlines.

3. Zoning Comments

Site Plan

- 3A. No additional comments.

4. Streets and Pedestrian Comments

- 4A. No additional comments

5. Urban Design Comments

- 5A. No additional comments.

6. Signage & Lighting Comments

- 6A. No additional comments.

7. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal) **Sheet 5**

- 7A. Update the General Plan Notes to reflect the correct mulch treatment for the shrub beds.
- 7B. Update the percentage of high-water use/cool season grass percentage to correspond.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 8A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 8B. Show the revised fire lane easement.



9. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

9A. Please contact the reviewer directly for comments. No comments/redlines were provided to date.

10. Fire / Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)

10A. Label the fire lane easement to include the width. Has the plat been revised to reflect the fire lane easement?

11. Real Property (John Doose / 970-379-0008/ jdoose@auroragov.org / Comments in magenta)

11A. Change property line to solid bold line.

11B. Continue to work with Real Property at the City of Aurora for all licensing and dedications.

11C. For easements that are going to be dedicated contact Andy Niquette at dedicationrproperty@auroragov.org.