



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

AuroraGov.org

November 13, 2024

Kelsey Hall
Western Transport, LLC
1331 17th Street Suite 1000
Denver, CO 80202

Re: Second Technical Submission Review – TransPort Colorado Sub-Area No 2 ISP #2
Application Number: DA-1793-21
Case Numbers: 2023-6019-00

Dear Kelsey Hall:

Thank you for your recent technical submission, which we started to process on November 1, 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 resubmit your technical corrections.

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 III
City of Aurora Planning Department

cc: Jennifer Carpenter - LAI Design Group 88 Inverness Circle East, Building J, Ste 101 Englewood, CO 80112
Rachid Rabbaa, Case Manager
Justin Andrews, ODA
Filed: K:\SDA\1793-21tech2



Second Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Sheet numbering should be only consecutive numbers 1,2,3 etc. Planning (Item 1)
- Please update the key map to reflect how it was shown on the previous submittal. The additional streets included here should remain, but the sheets that were included should be added back (Item 3)
- See the comments and redline from Traffic Engineering regarding, stop signs and signalization (Item 5)
- See the comments and redlines from Aurora Water. Previous comment response indicated the "temporary" would be removed for all blowoff call outs (Item 6)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Please correct the sheet pagination. Do not format 1 of X only provide consecutive numbering. 1,2,3, etc.

2. Zoning and Land Use Comments

2A. No comments.

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

3A. Sheet numbering should be only consecutive numbers 1, 2, 3, etc. Please do not do C1, L1, etc.

Landscape

3B. Adjust the location of this label. It is barely visible.

3C. These call outs are too light and were more visible with the previous submittal.

3D. Please update the key map to reflect how it was shown on the previous submittal. The additional streets included here should remain, but the sheets that were included should be added back.

3E. Please be advised that the native seed being proposed can not be irrigated with rotors or sprays. A traditional irrigation system is not permitted except for the drip to the trees. Another method of irrigation would be necessary such as a watering truck for native seed establishment.

3F. In reviewing this seed mix with Aurora Water, it will not be permitted due to the fescue seed included. Please reach out to Aurora Water, Tim York (303) 326-8819 for questions on this or what seed mix would be permitted. Aurora Water passed the non-functional turf ordinance and they regulate the seed/sod varieties permitted based upon water usage.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

4A. No comments

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

5A. Confirm Clear Zone widths.

5B. What is intended Design Speed and ADT if different from what's provided to the left?

5C. Relocate to Sta 38+50.

5D. If STOP signs not being provided, remove crosswalk striping of 48th until traffic signal installed. Curb ramps for 48th crossing can not be built as well (until signalization).

5E. Will signal be installed at Ultimate condition? If not, STOP signs required all the way around.

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

Site Plan

6A. Previous comment response indicated the "temporary" would be removed for all blowoff call outs

6B. Advisory: License agreement to be into the City for final approval prior to civil plan approval.