

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



June 4, 2020

Alan Herron
Achieve Gymnastics
3460 S Fairplay Way
Aurora, CO 80014

Re: Third Submission Review – Achieve Sports Center at Saddle Rock East – GDP Amendment and Major Site Plan
Application Number: **DA-1216-24**
Case Numbers: **1998-2007-06; 2020-6003-00**

Dear Mr. Herron:

Thank you for your third submission, which we started to process on May 20, 2020. We reviewed it 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.

Your submittal addressed most of the comments. However, due to the recent adjustment request, you will need to provide a letter outlining how the site plan meets the criteria set forth in the Unified Development Ordinance. Accordingly, please provide another site plan submission that include the adjustments. **Please revise your previous work and upload the adjustment letter, updated elevations and a new submission on or before June 19, 2020.**

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.

Your estimated Planning Commission hearing date is scheduled for July 8, 2020. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Brett Linscott-Architectural Workshop, 2 Kalamath Street Denver CO 80223
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1216-24rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Major Adjustment Request (Planning)
- Addressing
- Traffic Impact Study (Traffic)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. The Site Plan title has changed. It is not consistent throughout the plan sheets. Please use: “Achieve Sports Center” on all sheets (including the side bar) going forward.
- 1B. A request for a Major Adjustment has now been made as indicated on Sheet 7. Per Section 146-5.4.4.D, please provide a letter describing the adjustment requested, what will be requested and how the request for the adjustment meets the criteria of approval found in the UDO. The City suggests additional site-wide landscaping be incorporated as well as enhanced elevation features to meet the criteria of approval requirements.

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

- 2A. Current issues have been resolved. Please see comments regarding meeting the Major Adjustment Criteria of Approval.

3. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 4A. Please either label the slopes away from the building or add a note indicating the required minimum slopes.
- 4B. Sheet 3 and 9: This does not match the detail on the landscaping details sheet.

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 5A. Site Plan will not be approved until the Traffic Impact Study is approved. No Traffic Impact Study was submitted as part of this submission. Traffic Consultant has been working with City Traffic Engineering on this item in regard to COVID-19 modification of traffic volumes.

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

- 6A. Sheet 6: Show the Knox Box at the front main entrance.

7. Aurora Water (Steve Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 7A. Approved

8. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 8A. Fire Lane easements to be dedicated by separate document. Begin this process with Andy Niquette and supply all the additional documents needed for the completion for the easement dedication.