



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

AuroraGov.org

February 24, 2025

Amy Nostrom
Asbury Automotive
2905 Premiere Parkway, Ste 300
Duluth, GA 30097

Re: (Second) Submission Review: Centretch Inventory Parking Lot - Site Plan
Application Number: DA-1005-33
Case Numbers: 2024-6055-00

Dear Amy Nostrom:

Thank you for your **Second** submission, which we started to process on February 4, 2025. 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 March 10, 2025

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.

The estimated Planning & Zoning Commission hearing date will be determined based on the resubmittal. 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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired. As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7133 or akarabas@auroragov.org.

Sincerely,

Ani Karabashian
Planner 1
City of Aurora Planning Department

cc: Shelby Madrid | Kimley Horn and Associates, 6200 S Syracuse Way Greenwood Village, Colorado, 80111
Justin Andrews, ODA
Filed: K:\\$DA\1000-1099\1005-33rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Operations Plan (see Item 2A)
- Verify Gate label (see Item 3A)
- Trip Generation (see Item 5A)
- Pork Chop is Not Permitted to Encroach Into Fire Lane Easement (see Item 6D)
- Drainage Easement for Pond (see Item 7D)
- Remaining Tree Mitigation Fee (see Item 8A)
- Start License Agreements and Easement Dedications (see Item 9A)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. There are no community comments at this time.

2. Completeness and Clarity of the Application

Letter of Intent

2A. Operations Plan: In the letter of introduction, please designate a section of the letter of intent titled 'Operations Plan.' Please include the hours of operation, number of employees, any proposed security measures, and any additional supportive functions that may occur on the site.

3. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@Auroragov.org / Comments in bright teal)

Sheet 2

3A. Confirm and label as G1-3' tall cantilever sliding open frame gate on Sheet 7 (descriptions do not match).

3B. Confirm SG-7 - 3' tall swing gate on sheet 7 (descriptions do not match).

Sheet 8:

3C. Confirm and label as G1-3' tall cantilever sliding open frame gate on Sheet 7.

3D. Include a hatch pattern for this emergency access and include it and label in the Legend.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Moustapha Agrignan / (303)739-7455 / magrigna@auroragov.org / Comments in green)

Sheet 2

4A. (See redlines) Label/callout ROW lines, TYP.

4B. Advisory note: Detail design of the ADA ramp will be review at the Civil Plan.

5. Traffic Engineering (Jason Igo / 303-739-1792/ jigo@auroragov.org / Comments in orange)

Traffic Letter

5A. The trip generation would be closer tied to people entering the dealership than exiting the dealership. For they would enter the dealership test drive the vehicle and then talk with a sales representative for the sales pitch. Please reach out to me if you have any questions.

Site Plan

Sheet 2

5B. Add authorized vehicles only sign at the emergency access.

Sheet 3

5C. Update the fire truck turning template to have the vehicle turning from the rightmost lane.



6. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Sheet 1

- 6A. Please show Accessible Parking as required per 1106.2 of the 2021 IBC. Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.2, except as required by Sections 1106.3 through 1106.5. Where more than one parking facility is provided on a site, the number of parking spaces required to be accessible shall be calculated separately for each parking facility.

Sheet 2

- 6B. Please provide information and hardware details for the Man Gate at the main/south entrance.
- 6C. Please provide more information on the gating system. Manual or powered? Provide cut sheets for any gate controllers, etc.
- 6D. The pork chop is not permitted to encroach into the Fire Lane Easement as shown. Please remove or work with Real Property and Engineering on a License Agreement.
- 6E. Please show the Pork Chop details. Mountable? vertical? Designed for minimum imposed weight of 85,000 lbs.

7. Aurora Water (Travis Haugen / 303-739-7490 / thaugen@auroragov.org / Comments in red)

Sheet 6

- 7A. Remove Notes 3 and 4.
- 7B. As shown on previous submission, private storm line is required to be enclosed to a drainage easement.
- 7C. Change to "Proposed Water Easement" instead of "Utility Easement."
- 7D. As shown on previous submission, pond and access require Drainage Easement.

8. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 8A. Remaining Tree Mitigation Fee: Aurora Forestry cannot approve plan until tree mitigation has been paid.

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

- 9A. All Departments Requiring a license, easement dedications or releases need to be started. Easement Dedications to be submitted to Dedicationproperty@Auroragov.Org, releases to be submitted To

Releaseeasements@Auroragov.Org

Sheet 1

- 9B. Delete the preamble of the description – it is only for plat descriptions.
- 9C. Change the Basis of Bearing - Bearing to match the Plat bearing and match throughout the description.
- 9D. Add the full description of the monuments found for the basis of bearing line.
- 9E. Change the bearing 89-49-30 to match the plat (89-59-30 on plat)

Sheet 2

- 9F. Change the property line to a solid/continuous line (Typ.)
- 9G. Change easement name to "Water" confirm with Aurora Water Dept. (Typ.) (pages 2, 5, & 6)
- 9H. Legend: Items 20 & 21: Cover the gates with a License Agreement (Typ.) - Confirm this with Fire/Life Safety Dept. and Aurora Water Dept.