



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

AuroraGov.org

April 30, 2024

Keyur Naik
Baywood Hotels
6000 Greenwood Plaza Boulevard, Suite 130
Greenwood Village, CO 80111

Re: Second Submission Review: Moxxy Hotel at Painted Prairie Town Center – Site Plan and Replat
Application Number: DA-1556-34
Case Number: 2023-6034-00; 2023-3034-00

Dear Mr. Naik:

Thank you for your second submission, which we received on April 10, 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.

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 May 21, 2024.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: Monique Reyes, Lique Engineers
Cesarina Dancy, ODA
Filed: K:\\$DA\1556-34rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. General Planning Comments

- 1A. Many of the first review comments from Landscaping, Civil Engineering, Aurora Water, and Fire / Life Safety were not addressed with this submittal. Please ensure that all comments are resolved prior to resubmitting to ensure approval of the Site Plan in a timely manner. If it would be helpful, staff can set up a meeting with applicable reviewers to answer any questions on how to resolve the outstanding issues.
- 1B. Fill out all information that is missing from the Data Block.
- 1C. The sheet numbering should be in numerical order (1 through 21) and should not reference L1.0, L2.0, etc. In addition, please remove “of 21” from all sheets in case additional sheets are added in the future.
- 1D. Please use a consistent title block on the right side of all sheets. Many of the sheets use a different title block, or don’t have a title block at all. This should be the same on all sheets regardless of which consultant the sheet is prepared by.
- 1E. Remove the western lot (Lot 1) from the Vicinity Map in the Site Plan since the development of that lot is not proposed as part of the subject Site Plan.
- 1F. Add a line to the bottom of the Amendment Block so it forms a box for future amendments.
- 1G. Remove the engineer stamp from all sheets as this is not applicable to Site Plans.
- 1H. Number all of the Site Plan Notes on Sheet 2.
- 1I. Please remove all floor plan and rendering sheets from the Site Plan as those are already uploaded as separate documents and don’t need to be in the recorded Site Plan.
- 1J. Provide comment responses for all staff comments with the next submittal. The responses to architectural and landscape comments were not included with this submittal.

2. Zoning and Land Use Comments

- 2A. Please clarify if the easement that runs diagonally through Lot 1 is being vacated as part of this application or if this is being done separately. This is important to ensuring that Lot 1 is a viable lot for development in the future.
- 2B. Identify Lot 1 as a “Future Phase” on all applicable sheets and add a note that states that development within this parcel will be reviewed through a separate Site Plan.
- 2C. Identify the gross floor area of the building and the correct building height on Sheet 4 where requested.
- 2D. As previously requested, please include specific details on how the outdoor plaza is being amenitized.
- 2E. Although it is understood

3. Streets and Pedestrian Comments

- 3A. Ensure that the street names are accurate on all sheets per redline comments.

4. Parking Comments

- 4A. Please provide an update on the status of the shared parking agreement between this site and Lot 1. A draft of the agreement should be uploaded with the next submittal.
- 4B. Identify the location of the proposed bicycle racks and note the number that is required / proposed in the Data Block.

5. Architecture and Urban Design Comments

- 5A. Please remove references to EIFS on Sheet 17 and verify that the stucco is the proposed material. EIFS is not permitted in the city.
- 5B. Will there be any air vents on the elevations or will they be ground mounted? If they are on the building, please show on the elevations. If they are on the ground, please show the locations on the Site Plan.
- 5C. Painted Prairie Design Review Committee approval is required before city approval of the Site Plan. Please begin working with the DRC on the building elevations as soon as possible.



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

General Comments

- 6A. Most of the previous landscape review comments were not addressed, so many of the comments noted below are repeat comments.
- 6B. Remove the revision numbers and revision clouds from the Landscape Plan sheetes. That is reserved for amendments submitted following approval of the Site Plan.

Sheet 6

- 6C. Add “Not for Construction.”
- 6D. Update the landscape notes.
- 6E. Update the plant schedule per redline comments.
- 6F. Turn the dashed line off.
- 6G. Add a reference to the 64th Avenue ISP where requested.
- 6H. A double row of shrubs is required to screen parking lots. The current layout does not comply and includes a plant with thorns that should not be used adjacent to a parking lot or pedestrian walk.
- 6I. Darken the property line.
- 6J. Sod / turf is not permitted.
- 6K. No more than 15 parking spaces are permitted in a row without a landscaped island.
- 6L. Add a legend and include the hatches.
- 6M. Draw the Landscape Plan to an engineer’s scale. An architect’s scale is not permitted.
- 6N. Add the plant symbology to the plant schedule.

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

- 7A. 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 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 8A. Some of the required Site Plan notes are missing. Please ensure all of them are provided.
- 8B. Address comments on Sheet 4 regarding where the sidewalk and detectable warnings should be located. Please revise the curb ramps and curb returns.
- 8C. Stairs are not permitted in the ROW.
- 8D. Provide a typical section for the wall indicating the maximum height and material. Handrails are required for walls over 30”.
- 8E. Add the requested notes regarding maximum slopes.
- 8F. Remove all copyrights from the document.

9. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

- 9A. No comments were received with this submittal, but please review all previous comments to ensure they were addressed before resubmitting.

10. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Sheet 1

- 10A. List the IBC occupancy type for the building.
- 10B. Provide the number of van accessible parking spaces.

Sheet 3

- 10C. Change the label to 26’ public access and fire lane easement.
- 10D. Change the label to 26’ public access easement.
- 10E. Change the label to 26’ fire lane easement.



Sheet 4

- 10F. Repeat request to remove all fire lane labels.
- 10G. Label easements per notes on Sheet 2.
- 10H. Identify the requested sign.
- 10I. Use the correct symbol for fire hydrants.
- 10J. Show the accessible route using a heavy dashed line.
- 10K. Clarify if there will be any EV parking spots on the site?
- 10L. Remove all labels and lines related to hose lay.
- 10M. Place the FDC call out at the requested location.
- 10N. Show and label the fire riser room door.
- 10O. Add additional fire lane signs.
- 10P. The drawing is not to the scale provided.
- 10Q. The accessible parking space has no access aisle. Please reconfigure for compliance.

Sheet 5

- 10R. Show and label the fire riser room.
- 10S. Show the existing and proposed hydrants.
- 10T. The scale is incorrect.
- 10U. The fire hydrant cannot be on the fire service line.
- 10V. The current configuration does not provide the required looped water system to the site.

Sheet 6

- 10W. The referenced sheet is not in this submittal.
- 10X. Sheet L1.1 is missing, which had Fire / Life Safety comments.

Sheet 7

- 10Y. The fire service line and hydrant lateral are configured differently from the Utility Plan.
- 10Z. Show the Knox Box and fire riser room on the Landscape Plan as previously requested.

Sheet 8

- 10AA. Replace sign details with the ones provided.

Sheets 9-12

- 10BB. Floor plan sheets should not be included in the Site Plan.

Sheet 19

- 10CC. The path of travel for the exit discharge shall be illuminated to not less than 1-foot candle at the walking surface.
- 10DD. Show the accessible route using a heavy dashed line.

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

- 11A. The parallel water line is not allowed.
- 11B. The water main should either be looped through the site or capped at the main.
- 11C. The fire hydrant cannot be on the fire service.
- 11D. Sewer service should not discharge directly into a manhole.
- 11E. Water service lines up to 3" should be Type K Copper. Water service lines 3" and larger should be Ductile Iron Pipe. See Section 17.03.
- 11F. A Domestic Service Allocation Agreement (DSAA) is required. Contact Casey Ballard to begin this process.
- 11G. The water service and meter should be the same size. The service should be the same from the tap to the meter to the building.
- 11H. A water easement is required around the meter. Easement requirements are called out in Section 5.04. A 3" meter requires a vault instead of a meter pit and a larger easement.
- 11I. Check the notes and ensure they reflect the City of Aurora.
- 11J. Provide a fixture unit table to verify meter size.

12. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 12A. No comments were received with this submittal.



13. Land Development (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

- 13A. Address all redline comments on the Site Plan and Plat.
- 13B. Send in a closure report for the Plat exterior boundary per COA 2023 Subdivision Plat Checklist (Item 19d).
- 13C. Send in the State Monument Records for the aliquot corners used on the Plat.
- 13D. Advisory Comment: Send in the updated Title Commitment to be dated within 30 calendar days of the Plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.
- 13E. Advisory Comment: Sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the Plat to be sent back and corrected and thus adding time to your submittal. Please check these items before sending the Plat in for recording.