

December 13, 2023

Rachid Rabbaa  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE:    *Initial Submission Review – Fine Parking – Master Plan  
Amendment Application Number: DA-1964-03  
Case Numbers: 2014-7003-01***

Dear Rachid Rabbaa,

Thank you for the comments on September 19, 2023, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Master Plan, we have summarized your comments and our responses below.

## **COMMENT RESPONSE LETTER: MASTER PLAN COMMENTS**

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

**1A.** No comments

■ *Response: Acknowledged.*

#### **2. Completeness and Clarity of the Application**

**2A.** No comments

■ *Response: Acknowledged.*

#### **3. Tab 3: Context Map**

**3A.** No comments.

■ *Response: Acknowledged.*

#### **4. Tab 4: Site Analysis Narrative**

**4A.** No comments.

■ *Response: Acknowledged.*

#### **5. Tab 8: Land Use Map**

**5A.** No comments.

■ *Response: Acknowledged.*

#### **6. Tab 9: Open Space, Circulation, and Neighborhood Map**

**6A.** No comments.

- *Response: Acknowledged.*

**7. Tab 10: Urban Design Standards**

**7A.** No comments.

- *Response: Acknowledged.*

**8. Tab 11: Landscape Standards**

**8A.** No comments.

- *Response: Acknowledged.*

**9. Tab 12: Architectural Design Standards**

**9A.** No comments.

- *Response: Acknowledged.*

**10. Tab 14: Existing Slope Map**

**10A.** See redline comment.

- *Response: Acknowledged.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

**11. Civil Engineering Tab 13 PIP**

(Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

**11A.** No comments.

- *Response: Acknowledged.*

**12. Traffic Engineering**

(Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

**12A.** Comments noted in uploaded reviewed TIS, minor comments in PIP.

- *Response: Comments have been addressed.*

**TIS:**

**12B.** Minor comments, figure sheet removal, intersection C movements missing (see comments in report).

- *Response: Comments have been addressed.*

**PIP**

**12A.** Note that these two intersections will need separate EB left turn lanes.

- *Response: Labels have been added to the PIP.*

**13. Aurora Water**

(Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

**Tab-14 Master Utility Study**

- 13A. You should be receiving an email in the next few days to upload a signature set of this document. The signature set document is to include a locked/stamped version and a facsimile version, similar to regular civil plans. A separate set of water and sanitary sewer exhibits is also required with the same signature block as shown on this cover page.
- *Response: FACS and Sealed sets have been provided.*

We appreciate your review and approval of the site plan. Please contact me at 303-974-3625 or [Brad.Cooney@Kimley-Horn.com](mailto:Brad.Cooney@Kimley-Horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brad Cooney, PE

Project Manager