

August 22, 2018

Stephen Rodriguez  
City of Aurora, Planning Department  
15151 E. Alameda Parkway, 2nd Floor  
Aurora, Colorado 80012

**Re: First resubmittal of the Minor Site Plan Amendment for the Singletree at DIA Site Plan (Parking Spot)**

Dear: Mr. Rodriguez:

Thank you for your assistance with this application for a Minor Site Plan Amendment for the Singletree at DIA Site Plan. We have addressed the initial comments from the first submittal in late April 2018. It has been a while since the first submittal of this project, so we have provided below, an additional overview of the project and have provided responses to specific comments that were provided via email on May 8, 2018.

**Project Overview (revised from initial Letter of Introduction)**

The Singletree at DIA Site Plan was approved by the City of Aurora Planning Commission in late 2016 and the Site Plan was recorded on March 12, 2018. This application is for the existing portion of the Parking Spot commercial parking lot facility and does not change or impact the proposed improvements that were part of the recently approved and recorded Site Plan.

The proposed change involves the addition of a premium parking area that will utilize a portion of the original, standard parking area on the south portion of the site as shown on the enclosed site plan exhibits. This area will be restriped to provide for minor adjustments to the parking lot. Specific parking stalls will be eliminated to enhance the drive aisles and access throughout the premium parking area.

Per the comments from the first submittal a Fire Life Safety easement that is 23' wide with the appropriate curve radii has been included in the revised plan set. A total of four points of ingress and egress have been identified on the enclosed plan as the following:

- Two of the entrances are customer entrances. They are noted on the plan set within the Keynotes as - 6 Customer Entrance/Exit.
- This site plan revision includes the relocation of one of the customer entrance locations. It has been relocated to provide access from Himalaya Road. This location is near the existing curb cut/access along Himalaya, but it is a bit further away from the intersection of East 56<sup>th</sup> Avenue and Himalaya Road.
- The remaining two entrances are exclusively bus entrances. They are noted on the plan set within the Keynotes as - 7 Bus Entrance/Exit.

The customer entrances include a Revenue Control Island. See the detail on Sheet 2. These islands include the necessary infrastructure, such as the gate, carport foundation, and the Knox box location. We have adjusted the width of the drive aisles at the gates to be 12 feet per comments.

This submittal includes a revised carport canopy exhibit. The proposed carport canopy is only proposed to be placed at the location of the customer entrances. It is not intended to provide a canopy for the parking lot, just the customer entrance. See Revenue Control Island Detail on Sheet 2. The canopy is identified on that detail with a dashed line.

#### **Comments from City of Aurora staff from an email sent by Stephen Rodriguez on May 8, 2018**

Real Property (Maurice Brooks) - There are about 15 covered spaces that will need to be eliminated due to the Existing Utility easement. Per City Code no permanent structures are allowed in the easement. The canopy will need to be revised to meet City Code. See the site plan and supplemental drawing for reference.

*Response: The parking layout has been revised, so no proposed parking stalls are within the existing utility easement. As mentioned above, no carport canopies are proposed within the easement nor with the parking lot as well except at the customer gate entrances.*

Life Safety (William Polk) – Please see the various Fire/Life Safety comments in blue on the canopy detail sheet and the amended site plan.

*Response: The red line comments have been addressed and comments have been provided.*

Traffic Engineering (Victor Rachael) – Please see the comments on the canopy detail sheet.

*Response: We understand the carport canopy planned for over the customer gate entrances will need a building permit and the necessary construction documents at that time.*

Engineering (Kristin Tanabe) – No comments

*Response: Noted, thank you*

**Attached with this second resubmittal are the following documents:**

- Resubmittal letter (this letter)
- Red Line Response to Comments
- Revised Singletree at DIA Site Plan Sheets (sheets 1, 2, 4, 9, 10)
- Carport Exhibit (only to be utilized over the customer entrance gate)

Thank you for your assistance with this application. Please let me know if you have questions or need additional information. We look forward to the development of this project.

Sincerely,  
Norris Design



Bill Mahar, AICP  
Senior Associate