



Planning Division
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September 4, 2018

Scott McLean
Development Advisors
2000 S Colorado Blvd
Denver, CO 80222

Re: Second Submission Review Gander Mountain – Site Plan Amendment (Colorado Community Church)
Case Number: **1985-6066-13**

Dear Mr. McLean,

Thank you for your second submission, which we started to process on September 20, 2018. We have reviewed the application and attached our comments along with this cover letter. The first section of our review includes a summary of key comments from all departments. The following sections contain more specific comments, including those received from other city departments.

There are a couple issues that remain; however, another full submittal will not be necessary. After the Drainage Letter has been approved, please make the revisions and send the revised Site Plan to me via email. Please submit your revised application by **Monday, October 8, 2018**. The Planning Department reserves the right to reject any resubmissions that fail to address the review comments.

For more detailed information on comments submitted from staff, please refer to the redlined comments uploaded to the Development Review website. If you have any questions, please contact me at dosoba@auroragov.org or 303.739.7121.

As always, if you have any comments or concerns, please send me an email or give me a call.

Sincerely,

Dan Osoba, Planner I
City of Aurora Planning Department

cc: Susan Barkman, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$MA\2018 MAs\1985-6066-13\1985-6066-13rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- **Bold** issues are comments made in the 1st review that have not been addressed with this submittal.
- **Remove and replace all Ash and Russian Olive trees shown on site as they are not permitted by City Code.**
- Please continue to work with Public Works on obtaining approval of your Drainage Letter. Your Site Plan amendment will not be approved prior to approval of the Drainage Letter.

1. PLANNING DEPARTMENT COMMENTS

Dan Osoba, Planner I | dosoba@auroragov.org | 303.739.7121 | Comments in teal box, teal text

Cover Sheet

- **Add lines in the Data Block for all off-site parking, including the address of the off-site parking and the amount of spaces used. This should include the restaurant spaces to the south and 1800 S. Abilene Street.**
 - The parking provided at 1800 S. Abilene Street is incorrect. Please correct it to 266 spaces as shown on the Colorado Community Church – Parking Lot cover sheet.

Landscape Plan

- Please note that all the landscaping shown on this sheet will have to be planted as shown in order to come into compliance. Per the Landscaping comment from David Barrett, any Ash or Russian Olive trees being replanted that are listed on this plan need to be shown as removed and replaced with a different species.
 - Please strike through all the Ash and Russian Olive trees listed on the Landscape Plan sheet. They should be replaced by another tree species listed on the plan or a new species.
- If Autumn Purple Ash, Marshall's Green Ash or Russian Olive trees exist currently on site, they do not need to be replaced. If the landscape plan indicates one of these three trees on site and it does not exist, the landscape plan must be amended to reflect a different tree species. Please let me know if you have any questions.

Sheet A3

- Please add the painted to match note to all metal screens shown on the elevation drawings.

2. LANDSCAPING

David Barrett | wbarrett@auroragov.org | 303.739.7133 | Comments in teal cloud box, black text

General Comments

- **Ash trees and Russian Olive trees are prohibited from being planted in Aurora. If any of these trees are being replaced, please select a different species of tree.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

3. TRAFFIC

Brianna Medema, Project Engineer | bmedema@auroragov.org | 303.739.7336 | Comments in orange

- All Traffic Comments and issues have been addressed.

4. CIVIL ENGINEERING

Kristen Tanabe, Project Engineer | 303.739.7306 | ktanabe@auroragov.org | Comments in green

Drainage Letter

- This Site Plan Amendment will not be approved by Public Works until the drainage letter is approved.