

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



June 19, 2020

Paresh Patel  
20325 E Three Pines Ranch Road  
Parker, CO 80134

**Re: Third Submission Review:** Gateway at Fitzsimons – Site Plan with Adjustments  
**Application Number:** DA-1279-47  
**Case Number:** 2019-6058-00

Dear Mr. Patel:

Thank you for your third submission. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

The Planning & Zoning Commission public hearing is tentatively scheduled for July 8, 2020. This will be a virtual meeting. Additional details will be sent next week regarding public hearing notice requirements and meeting logistics. Please note that there are some tasks that must be completed by June 26, 2020 in order to remain on schedule for this date as outlined in the review letter. A technical corrections submittal will be required after the public hearing to address all outstanding comments in this review letter.

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, please 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, Senior Planner  
City of Aurora  
Planning & Development Services Department

cc: Jason DeYoung, Proof Civil Consulting Engineers, 800 W 8<sup>th</sup> Avenue, Suite 104, Denver, CO 80204  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\1279-47rev3.rtf



## Third Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

1A. Please update the Letter of Introduction to include additional justification for some Adjustment requests. *The revisions to this document must be provided to staff by June 26<sup>th</sup> at the latest in order to go before the Planning and Zoning Commission on July 8<sup>th</sup>.*

1B. Please clarify whether any additional parking data will be provided in the Parking Reduction Study as referenced in the response to comments letter. Staff understands that obtaining new data right now would not be useful, but parking consultants often have data from similar projects that could be utilized as further justification for this Adjustment prior to the public hearing. *Please provide a response to your Case Manager by June 26<sup>th</sup>.*

1C. The response to comments letter states that there will be a 14 foot landscape buffer along the southern property boundary as required by the Master Plan, but 13.5 feet is shown on the Site Plan. *Please reach out to your Case Manager prior to June 26<sup>th</sup> to clarify this discrepancy.* If 14 feet is provided, no Adjustment is required because it would be consistent with the Master Plan and can therefore be removed from all documents.

1D. Remove 180 feet as the maximum building height permitted in the Data Block and instead put “No Maximum.” MU-FB does not have a maximum building height unless the building is within 75 feet of an R-1 or R-2 District.

1E. Please update how you are referencing the UDO sections for Adjustments on the Cover Sheet and Sheet 10 per redline comments.

1F. As a reminder, the city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city’s Enterprise GIS. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your final Site Plan mylars can be routed for signatures or recorded.

### **2. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

2A. The Cover Sheet contains 5 landscape Adjustments, while Sheet 10 only notes 4 landscape Adjustments. Please ensure consistency between these documents.

2B. Add a tree where requested on Sheet 10.

### **3. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

3A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include parcels, street lines and building footprints (if available) at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).

### **4. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

### **5. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

5A. The existing utility easement at the northwest corner needs to be released prior to Site Plan recordation.

5B. The existing PSCo easement needs to be released prior to Site Plan recordation. Please send in a copy of the recorded easement release.

5C. Begin all easement dedications by submitting separate documents to Andy Niquette.



**6. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in orange)

6A. Update the sight triangle labeling on Sheet 2 per redline comments.

**7. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

7A. Correct the angle of the fire lane sign where noted on Sheet 2.

7B. Add a fire lane sign where noted on Sheet 2.

7C. The fire lane signs are required to have the graphic tow-away sign.

7D. Provide an exterior door to the fire riser room on Sheet 5.