

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



December 19, 2019

Garrett Graham
PCS Group
200 Kalamath St
Denver, CO 80223

Re: Initial Submission Review – Harmony Community Center – Site Plan Amendment
Case Numbers: **2017-6047-02**

Mr. Graham:

Thank you for your initial submission, which we started to process on December 12, 2019. We reviewed it 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 and community members.

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 January 3, 2020.

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 let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: James Spehalski, Melcor
Meg Allen, Neighborhood Liaison
Filed: K:\\$MA\2019 MAs\2017-6047-02 Harmony Community Center CSP 5\2017-6047-02rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The flag pole symbol should be 10.10, reflected on all applicable sheets (see Item 1).
- Remove the text and logo from the sign shown on sheet 22 (see Item 2).
- If trees are being removed, they will need to be replaced. Show on a plan the tree type and size that are being removed and where they will be relocated. Additionally, show all shrubs being removed and where they will be replaced (see Item 3).
- Walls greater than 30" require a railing or barrier (see Item 4).

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. The cover sheet must be the original signed cover sheet. The scanned and signed mylar will be sent with this review letter for your reference.
- 1B. The Flag Pole keynote has been updated on some pages, as 7.7, but not others. 7.7 is already in use, and for clarity purposes, it should not be re-used. Please change the flag pole keynote to 10.10 on all applicable sheets.
- 1C. The symbol for the flag pole on sheet 21 should be 10.10.

2. Signage Issues

- 2A. Please remove the text and logo from the signs shown on sheet 22. It should only indicate "Sign Area" in a dashed line. The text and logo will be on the sign permits.

3. Landscaping Issues (David Barrett / 303-739-7133 / wbarrett@auroragov.org / Comments in bright teal)

- 3A. If trees are being removed, they will need to be replaced. Show on a plan the tree type and size that are being removed and where they will be relocated. Additionally, show all shrubs being removed and where they will be replaced.
- 3B. Update the landscape tables on sheet 5.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 4A. Walls greater than 30-inches require a railing or barrier. This railing or barrier must be included on the Landscape Details sheet 18.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

December 18, 2019

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Daniel Osoba

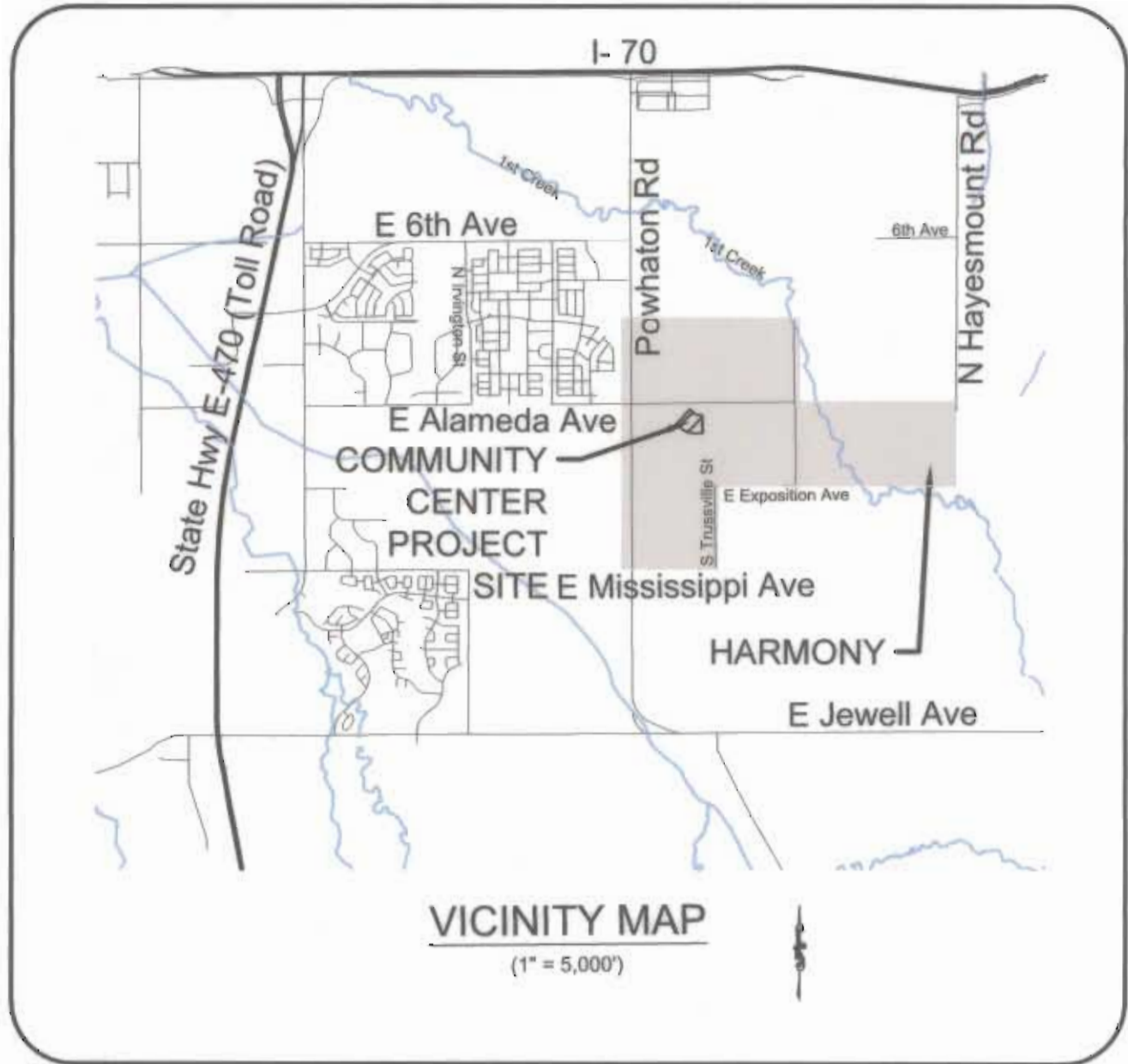
Re: Research Plaza, Case # DA-1686-05

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a *potential* conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to go to the website at www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

Please be aware PSCo owns and operates existing natural gas and electric facilities within the subject property. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



LEGAL DESCRIPTION

LOT 1, BLOCK 4, HARMONY SUBDIVISION FILING NO. 1
CONTAINING A CALCULATED AREA OF 281,590 SQUARE FEET OR 6.005 ACRES, MORE OR LESS

LAND DATA		SITE DATA	
DATA:	F.1 - LOT 1 BLOCK 4	DATA:	F.1 - LOT 1 BLOCK 4
FDP PLANNING AREA	PA-19	OCCUPANCY DESIGNATION	PHASE 1 - A-3 PHASE 2 - BUSINESS
LAND AREA WITHIN PROPERTY LIMITS	6.005 AC	TYPE OF CONSTRUCTION	V-B
NUMBER OF UNITS PROPOSED	1	SPRINKLER STATUS	SPRINKLERED
NUMBER OF BUILDINGS	4		
NUMBER OF STORIES	1		
MAXIMUM HEIGHT OF BUILDINGS	25'-4"		
GROSS FLOOR AREA	PHASE 1 - 2,892 SF PHASE 2 - 8,990 SF		
TOTAL BUILDING COVERAGE	N/A		
HARD SURFACE AREA	2.18 AC		
LANDSCAPE AREA	3.93 AC		
PHASED NATIVE GRASS AREA	N/A		
PRESENT ZONING CLASSIFICATION	NE PLAINS, NEP-MRES		
PROPOSED USES	RECREATIONAL		
PERMITTED MAX. SIGN AREA	SF		
PROPOSED SIGN TYPE AND SF	TYPE: CMU WITH STONE VENEER BASE (33SF) AND PAINTED METAL SIGN (23SF)		
PARKING SPACES REQUIRED	OCCUPANCY: 236 BUILDING AND 272 POOL (COMMUNITY CENTER 1 SPACE PER 4 PERSONS) 272 OCCUPANCY/4 = 68.5 ACCESSIBLE		
PARKING SPACES PROVIDED	122 GUEST SPACES 8 ACCESSIBLE SPACES 130 TOTAL SPACES		

APPLICANT:

MELCOR/TC AURORA, LLC
6930 E. CHAUNCEY LANE, SUITE 135
PHOENIX, AZ 85054
TEL: (480) 899-4687
CONTACT: RYAN MOTT

ARCHITECT:

WOODLEY ARCHITECTURAL GROUP INC.
731 SOUTHPARK DRIVE, SUITE B
LITTLETON, CO 80120
TEL: (303) 683-7231
CONTACT: JR LAMICQ

POOL DESIGN:

OHLSON LAVOIE COLLABORATIVE (OLC)
616 E. SPEER BLVD.
DENVER, CO 80203
TEL: (303) 623-5186
FAX: (303) 294-9440
CONTACT: ALDO CORONADO

PLANNER/ LANDSCAPE ARCHITECT:

DESIGN WORKSHOP
1390 LAWRENCE STREET #100
DENVER CO 80294
TEL: (303) 623-5186
CONTACT: JIM MACRAE

SURVEYOR/ ENGINEER:

CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
FAX: (720) 482-9546
CONTACT: JAMES JANNICKE



BENCHMARK
CITY OF AURORA BENCHMARK KNOWN AS 486508SE001 (OLD REFERENCE NAME: 23-045), BEING A 3" DIAMETER BRASS CAP STAMPED "C.O.A. BM. 23-45" ATOP THE NORTHEAST CONCRETE BASE OF THE TOWER FOR THE OVERHEAD TRANSMISSION LINES LOCATED ON THE WEST SIDE OF POWHATON ROAD IN THE VICINITY OF THE EAST-WEST CENTERLINE OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 65 WEST HAVING A PUBLISHED ELEVATION OF 5612.875' NAVD 83 DATUM.

BASIS OF BEARINGS
BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, UPON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING PUBLISHED TO BEAR NORTH 89°21'50" EAST, 2646.23 FEET (2646.24 FEET AS MEASURED) AND MONUMENTED AS SHOWN HEREON.

OWNER'S SIGNATURES

Harmony
Contextual Site Plan

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, RYAN MOTT has caused these presents to be executed this 20th day of APRIL, AD. 2018

By: [Signature] Corporate Seal

State of Colorado)ss
County of _____)

The foregoing instrument was acknowledged before me this 20th day of April, AD. 2018 by Ryan Mott (Principals or Owners)

Witness my hand and official seal
[Signature] (Notary Public)



Notary Business Address: 1390 Lawrence St, Suite 100, Denver, CO 80204
My commission expires 3-20-19

CITY OF AURORA APPROVALS

City Attorney: [Signature] Date: 4/16/18
Planning Director: [Signature] Date: 4-25-18
Planning Commission: N/A Date: N/A (Chairperson)
City Council: N/A Date: N/A (Mayor)
Attest: N/A Date: N/A (City Clerk)

RECORDER'S SIGNATURES

Accepted for filing in the office of the Clerk and Recorder of _____, Colorado at _____ o'clock _____ M, this _____ day of _____ AD, _____
Clerk and Recorder: _____ Deputy: _____

AMENDMENTS

No.	Revisions	Date	Init.	Appr.	Date
6	6TH SUBMITTAL	04/20/18	TPC	JJJ	04/20/18
5	5TH SUBMITTAL	03/30/18	TPC	JJJ	03/30/18
4	4TH SUBMITTAL	02/23/18	TPC	JJJ	02/23/18
3	3RD SUBMITTAL	01/19/18	TPC	JJJ	01/19/18
2	2ND SUBMITTAL	12/12/17	TPC	JJJ	12/12/17
1	1ST SUBMITTAL	09/08/17	PJR	JJJ	08/25/17
No.	Revisions	Date	Init.	Appr.	Date