

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



April 1, 2020

Moh Sadaoui
6297 S Urban Street
Littleton, CO 80127

Re: 1st Technical Review – Chambers Business Park – Site Plan, Conditional Use and Plat
Application Number: **DA-2165-00**
Case Numbers: **2018-6067-00; 2018-6067-01; 2018-3057-00;**

Dear Mr. Sadaoui:

Thank you for your first technical submission, which we started to process on March 20, 2020. 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.

Since several issues remain, you will need to make another technical submission. Please revise your previous work and send us a new submission based on these comments on or before April 15th.

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: Greg Kelly, Kelly Development Services, LLC
Juan Gabriel Luna, Rogue Architecture
Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\2165-00tech1



1st Technical Review Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add a note back to the bottom of the table that relates to Chambers Road. (see Item 2)
- Continue working on the easement release and license agreement (see Item 5)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Please change highlighted text on the cover sheet from “Planning and Zoning Commission Conditions of Approval” to “Operations Plan” for clarity.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 2A. You are welcome to leave the sawleaf zelkova, but they have not been fully tested in the city and therefore they may not be an appropriate tree considering our soil conditions and climate.
- 2B. Add a note back to the bottom of the table that relates to Chambers Road. Note: Due to the presence of utilities in the curbside landscape, the required street tree quantity has not been met.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org)

3A. Civil Engineering comments have been addressed.

4. Aurora Water (Steve Dekoski / 303-739-7490 / sdekoski@auroragov.org)

4A. Aurora Water comments have been addressed.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Subdivision Plat Comments

- 5A. Send in the Certificate of Taxes Due and the updated Title Commitment to be within 120 calendar days of the plat approval date.
- 5B. Change “Hellena” to Helena in the dedication.
- 5C. Add B&D to the location shown on sheet 2.
- 5D. Continue the easement release process with Andy Niquette.

Site Plan Comments

- 5E. Show the existing plat boundary line showing the ROW being dedicated to the City by plat for all rights-of-way.
- 5F. Continue working on the easement release process with Andy Niquette. This process must be complete before the recordation of the Site Plan and Plat.
- 5G. Any physical features (i.e. retaining walls, under drains, inlets, etc. located in the drainage easements will need to be covered by a License Agreement. Please contact Grace Gray at 303.739.7277 or ggray@auroragov.org to start this process. This agreement must also be complete before the recordation of the Site Plan and Plat.
- 5H. Change the area of Lot 1, Block 1 to match the plat dedication.