



Planning Division
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February 27, 2019

Razz Cortes-Maceda
15655 E Prentice Lane
Centennial, CO 80015

Re: Second Submission Review – C&G Metropolitan – Redevelopment Plan
Case Numbers: 2019-6001-00

Dear Ms. Cortes-Maceda:

Thank you for your second submission, which we received on Wednesday, February 13, 2019. We reviewed it and attached our comments along with this cover letter.

A few issues remain with Planning, Aurora Water, Civil Engineering and Real Property that will need to be addressed prior to the Planning Director approving the Redevelopment Plan. Please address the comments outlined below and email a revised plan to your Case Manager by Wednesday, March 13, 2019. Staff will review the resubmittal as quickly as possible and will then approve the Redevelopment Plan.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Senior Planner
City of Aurora Planning Department

cc: Kevin Anderson, ArcWest Architects, 1525 Raleigh Street, Suite 320, Denver, CO 80204
Jacob Cox, ODA
Filed: K:\SMA\2019-6001-00 C&G Metropolitan Redevelopment Plan\Rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Remove AutoCAD SHX text items from the “Comment” section in the Redevelopment Plan. Please flatten the PDF to reduce the ability to select these items when you send plans to staff with the next submittal. The AutoCAD SHX text was still visible in the PDF that was submitted with this review.

1B. Add an Amendment Block to the Cover Sheet.

1C. Please be aware that after the Redevelopment Plan is approved by the Planning Director and all outstanding comments have been addressed, you will need to submit a full size (24” x 36”) Cover Sheet that is signed by the property owner and notarized. A mylar is not needed, a paper version will suffice. This sheet will be combined with the final PDF of the Redevelopment Plan and uploaded for records purposes.

2. Zoning and Land Use Issues

2A. Please add a note to the Redevelopment Plan regarding the timeframe or trigger for the temporary storage container being removed. Parking is already limited for this site, so utilizing one of the parking spaces for an extended period of time is not recommended.

3. Parking Issues

3A. Code requires that parking spaces be 19’ long. Is it possible to extend the length of the parking spaces by 2’ to meet this requirement without negatively impacting other elements of the site? Please discuss with your Case Manager if there are concerns about this.

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

4A. Ruby Muhly Grass can get up to 30”, which is above the 26” that is permitted within the sight triangle. Please select a different type of plant / grass.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. The Redevelopment Plan will not be approved by Public Works until the preliminary drainage letter is approved.

5B. Dimension the existing and proposed sidewalks.

6. Fire / Life Safety (Greg Rogers / 303-739-7464 / grogers@auroragov.org / Comments in blue)

6A. On Sheets 3 and 4, provide a bold dashed line to show the exterior accessible route throughout the site to required accessible entrances (60%), site amenities and transit stops. Maintain a minimum 1-foot candle to all exterior accessible routes.

7. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

7A. A water fixture unit table is required to verify the capacity of the water meter to serve the redevelopment. The meter pit must be located in the right-of-way or a 10’ pocket easement. A ¾” water meter may not adequately serve the proposed restaurant. There is credit available if the fixture unit table determines that the larger water meter is required.

7B. Add a sleeve pipe for the water service under the proposed wall.

7C. Type K Copper is required for water service lines.

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

8A. Make minor revisions to the notes on the Cover Sheet.

8B. Dedicate sidewalk easements by separate document. Please contact Andy Niquette (303-739-7325 or aniquett@auroragov.org) to begin this process.