



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

*Worth Discovering • auroragov.org*

December 3, 2019

Erik Morse  
Ware Malcomb  
990 S Broadway Street Suite 230  
Denver, CO 80209

**Re: Initial Submission Review – Majestic Commercenter Building No.29 Parking Lot - Site Plan Amendment and Plat**  
Application Number: **DA-1127-35**  
Case Number: **2015-6012-04; 2019-3058-00**

Dear Mr. Morse:

Thank you for your initial submission, which we started to process on Monday, November 4, 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, December 23, 2019.

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 303-739-7251 or [bcammara@auroragov.org](mailto:bcammara@auroragov.org).

Sincerely,

Brandon Cammarata, Senior Planner  
City of Aurora Planning Department

cc: Brandon Cammarata, Case Manager  
Susan Barkman, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\1127-35rev1.rtf



## *Initial Submittal Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- ✓ Update the format of the submittal to include the changes as “delta” changes with redlines on the site plan of record and additional sheets as necessary.
- ✓ Include a pedestrian sidewalk connection to the Himalaya sidewalk.
- ✓ Add landscaping to the parking lot islands that include sidewalk.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions Comments and Concerns**

No comments were received from the public.

#### **2. Zoning and Land Use Comments**

2A. As a Site Plan Amendment please add “delta” redlines to the site plan of record and add new sheets as appropriate. This process does not require new mylars or new signatures on the site plan cover sheet. Please see redlines on the existing site plan and incorporate those changes on your next submittal.

2C. FDP must be recorded prior to site plan amendment approval.

2D. Remove “AutoCAD SHX Text” from Site Plan PDF Comments.

2E. Please have the sidewalk along the truck spaces connect to the rest of the internal sidewalk network.

2F. Include 6' sidewalk connection to future sidewalk along Himalaya.

2G. Please add the required landscape to parking islands while retaining the sidewalk connection.

2F. Show existing or proposed landscaping along the pedestrian areas west of and immediately adjacent to the expansion.

2G. Clearly show curb-line and sidewalk along Himalaya. Adjacent development is responsible for the sidewalk and curbside landscaping along the street.

2H. Electrical specifications associated with the lighting are not required on the site plan.

#### **3. Landscape Design Issues**

Kelly K. Bish, PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org)/ (303) 739-7189/ PDF comments in teal.

##### **Sheet L-1**

3A. All parking lot trees shall be deciduous canopy trees. Please update the plan accordingly.

3B. Remove the sidewalk areas as noted they do not connect to anything and add the required landscaping.

3C. Make sure all single parking lot islands contain six shrubs and all double or larger parking lot islands contain a minimum of 12 shrubs. See landscape plan for commentary.

3D. All single parking lot islands shall contain one tree and all double-parking lot islands shall contain two trees.

3E. Provide the required street frontage buffer plant material along E. 38<sup>th</sup> Avenue.

3F. Show/include the curb, gutter and sidewalk for Himalaya Road as provided on the previous sheets i.e. Site, Grading and Utility Plans even if to be installed at a later point in time.

3G. Include the treatment for the curbside landscape i.e. tree lawn. Please refer to the latest zoning code update as changes have been made regarding the permissible plantings within the curbside landscape.

3H. Add the street name.

3I. Dimension and label the provided buffer along Himalaya Street.

3J. Add the missing tree to the parking lot island.

3K. Update the provided landscape tables as noted.

3L. Add “Not for Construction” to all landscape sheets.

##### **Sheet L-2**

3M. Increase the tree sizes for the ornamental trees to two-inch minimum.

3N. Correct the hatch pattern associated with the shredded cedar mulch.



Sheet L-3

3O. Revise the landscape notes to remove any contractor notes.

3P. Remove note 10.

3Q. Provide a detail/elevation of the proposed fence Add material call-outs and height etc.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Civil Engineering**

Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303.739.7306

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

5B. Drainage plans are not part of a site plan on the TOC.

5C. Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer

5D. Show/label proposed stop signs

5E. Label proposed curb ramps

5F. This sidewalk doesn't connect to anything

5G. Dimension sidewalk

5H. Dimension drive aisles

5I. Minimum 2% slope for all non-paved areas

**6. Life Safety**

Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / PDF Comments in Blue.

Sheet C2 / Notes

6A. Add notes for accessibility, gate, & right of way.

6B. Add notes for accessible parking spaces.

Sheet C3 / Site Plan

6C. See notes for the label of gate and minimum clearance.

6D. Comment for labeling fire lane easement

Sheet C5 / Utility Plan

6E. New fire hydrant.

Sheet E5.1 / Site Electrical Plan

6F. Comment for accessible route.

**7. Real Property**

Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org)

7A. See the red line comments on the plat and site plan.

7B. The offsite easement needs to start the dedications, Contact Andy Niquette.

7C. The fence/gate is crossing the easement, Contact Grace Gray.

**8. Aurora Water**

Ryan Tigera/ 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org)

8A. Fix label on sheet C-5

**9. Storm Drain Fees**

Diana Porter / [dporter@auroragov.org](mailto:dporter@auroragov.org) /

9A. Storm drain fees may be required with the new plat.



## **10. Traffic**

Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org)

10A. Add note indicating that Himalaya Rd is a responsibility of the Master developer / development on the east side of Himalaya Rd, per the PIP, and will be developed to its final condition when the development on the east side of Himalaya Rd is constructed.

10B. Add the following Site Plan notes:

- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street.
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

10C. Sight triangles needed from future Himalaya (50mph Design Speed)

10D. "Or, add the required landscaping within this area" regarding the parking lot sidewalks noted on the redlines.

10E. Add the following note landscape plans: `All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

## **11. Xcel**

Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

11A. See attached Letter regarding potential conflicts.



**Right of Way & Permits**

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

November 21, 2019

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

Attn: Brandon Cammarata

**Re: Majestic Commercenter F11 and Building No. 29 Parking Lot, Case # DA-1127-35**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible 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 and plat, it is the responsibility of the property owner/developer/contractor to go to the website at [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto: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 distribution facilities along the southerly property line. 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.

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](http://xcelenergy.com/InstallAndConnect).

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