



Planning Division
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March 2, 2020

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

Re: Second 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 Friday, February 7, 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 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.

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.

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\1127-35rev2.rtf



Second 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 pdf sheets as necessary.
- ✓ Show landscaping on reconfigured parking lot/site circulation islands that are on the “existing” site plan area.
- ✓ Include sidewalk along the westerly line of new parking islands.

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.

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

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.

3. Landscape Design Issues

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

Sheet L-9

3A. Turn the fire lane easement hatch off. Leave the easement outline on.

3B. There is an existing landscaped parking lot island that is being removed and should be replaced in the adjoining proposed parking lot island. Tree mitigation may be owed depending upon the size and condition of the existing tree that is being removed.

3C. There is a note that was added to the landscape plan indicating that certain beds were existing and complete. Not all the beds are existing and will require landscaping. See additional commentary on the plan.

3D. The FDP standards call for the curbside landscape (formerly tree lawn) to be a mix of evergreen and deciduous shrubs and ornamental grasses first and turf as an alternative.

3E. The sidewalk line work for Himalaya Street is missing.

3F. Double check the hatches that have been turned on/provided. There is overlap of both types of hatches and sizes of hatches.

3G. Make sure the scale of the hatch provided and the one in the legend match.

3H. The native seed hatch should not overlap the shrub bed.

3I. Do not hatch the shrub beds as it makes it too difficult to see the plant material especially for inspection purposes. Just handle the mulch treatment with a note.

3J. Remove the Total Landscape Requirements Table as it is not necessary.

3K. Sod or non-water conserving landscape should only be 33% of the total landscape area.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering

Kristin Tanabe / ktanabe@auroragov.org / 303.739.7306

5A. Grading into the ROW is not permitted unless it can be demonstrated that this grading will still allow for the future Himalaya Street to be constructed without a retaining wall in the ROW. Otherwise, construct a retaining wall to catch this grade.

6. Life Safety

Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / PDF Comments in Blue.

Sheet 4 of 16 / Site Plan

6A. See comment for sign details.

6B. See comment for gate detail.

6C. See comment for show accessible route.

Sheet 11 of 16 / Photometric Plan

6D. See comment for show accessible route.

6E. No Plat - Comments

7. Real Property

Darren Akrie / 303-739-7331 / dakrie@auroragov.org

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

7B. There are off site easements to be dedicated by separate documents, contact Andy Niquette to start the process.

7C. There is a fence/gate crossing the Fire Lane easement. Contact Grace Gray to start the License Agreement for the fence/gate crossing.

7D. Make sure all the easements from the plat are shown and labeled the same.

7E. Send in the State Monument records for the aliquot corners use therein.

7F. Send in the updated Title Commitment.

7G. Send in the closure sheet for the description.

8. Aurora Water

Ryan Tigera / 303-326-8867 / rtigera@auroragov.org

8A. Easement required for fire hydrant outside the ROW.

9. Storm Drain Fees

Diana Porter / dporter@auroragov.org /

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

10. Traffic

Brianna Medema / 303-739-7336 / bmedema@auroragov.org

10A. As indicated in previous comments, a sidewalk connection E/W is requested (in addition to the required landscaped island). This appears to be the appropriate location. Page 4

10B. This is not the standard crosswalk striping. See COA TE details. OK if non-standard crossing is proposed, but utilize retro-reflective material to increase visibility & safety for crossing pedestrians. Page 4

10C. See previous comments. Traffic Engineering supports a pedestrian connection in this area. Page 7

10D. "Sight" page 7

11. Xcel

Donna George / 303-571-3306 / donna.l.george@xcelenergy.com

11A. See attached Letter regarding plan review and license agreements.



Right of Way & Permits

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

February 24, 2020

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

Attn: Brandon Cammarata

**Re: Majestic Commercenter F11 and Building No. 29 Parking Lot – 2nd referral
Case # DA-1127-35**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk reminds the property owner/developer/contractor to contact our Siting and Land Rights Department at either 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. This is in relation to the existing electric *transmission* lines and associated land rights.

The developer is also reminded to contact the Utility Notification Center for utility locates of the existing natural gas *distribution* facilities along the southerly property line prior to construction, and that if any new natural gas or electric *service* or modification to existing facilities is required, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

Comment response requested.

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