

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



Worth Discovering • [auroragov.org](http://auroragov.org)

March 16, 2022

Mike Talcott  
QuikTrip Corporation

**Re: 3<sup>rd</sup> Technical Submission Review – Lamar Landing Master Plan**  
Application Number: **DA-2239-00**  
Case Numbers: **2020-7005-00**

Dear Mr. Talcott:

Thank you for your third technical submission. 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.

Several issues remain and can be addressed in a further technical submission prior to printing final mylars. Please revise your work and resubmit the full Master Plan at [www.aurora4biz.org](http://www.aurora4biz.org). Once all remaining issues are resolved, you may begin printing final mylars to be signed and recorded with Arapahoe County.

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](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Shelby Madrid, Kimley-Horn  
Brit Vigil, ODA  
Filed: K:\\$DA\2239-00tech3



## Third Technical Submission Review

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No further community questions, comments or concerns were received during this review.

#### **2. Completeness and Clarity of the Application**

- 2A. No further completeness issues remain.

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

##### *Tab 7 Public Art Plan*

- 3A. The timing of the public art installation should be consistent with the timing of PA-8 improvements per the PIP. Please work with Roberta Bloom ([rbloom@auroragov.org](mailto:rbloom@auroragov.org)) to consider timing options of this art installation based on the Site Plan submittal.
- (Note: this is more of a Site Plan specific comment; no changes need to be made on this Master Plan, but it should be noted that the public art should be located on the Site Plan)

##### *Tab 10 – Signage Location Plan*

- 3B. Ensure that the signs shown are spaced at least 150' away from each other.
- 3C. If the intent is to located a sign at the location just north of PA-7, please indicate it on this plan as a multi-tenant sign.
- 3D. Please ensure that this signage plan matches the intended sign locations as shown on the QuikTrip Fueling Station Site Plan.

#### **4. Access and Connectivity Issues**

- 4A. Access and Connectivity issues have been resolved.

#### **5. Architectural and Urban Design Issues**

##### *Tab 12 – Architecture Design Standards*

- 5A. Architectural and Urban Design issues have been resolved.

#### **6. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal/black text)**

##### *Generally*

- 6A. Landscaping issues have been resolved.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **7. Traffic Engineering (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)**

- 7A. Vista Creek MTIS is the basis for this TIS's horizon year background traffic. Vista Creek still has issues and will coordinate with Kimley-Horn.

#### **8. PROS (Curtis Bish / 303-739-7178 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)**

##### *Tab 8 – Land Use Map and Matrix (Form D)*

- 8A. Change the land use details and comments for line 21 to: "Requirement of 2.33-acres will be met by applicant cash-in-lieu payment."
- 8B. Correct the number for lines 22, 23, and 24.
- 8C. Change the provided land dedication to 1.30-acres in line 23 and 24.
- 8D. Change the provided cash-in-lieu payment to 7.93-acres in line 24.