



Planning Division
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Aurora, Colorado 80012
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October 21, 2019

Chris Mueller
Entitlement & Engineering Solutions
501 S Cherry Street, Suite 300
Glendale, CO 80246

Re: Initial Submission Review – Smoky Hill Crossing – Street Vacations
Application Number: **DA-2184-03**
Case Number: 2019-8006-00

Dear Mr. Mueller:

Thank you for your initial submission, which we started to process on Monday, September 30, 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.

You are scheduled for a City Council decision on October 21, 2019. If the Council approves your request, you will need to make another submittal to address any technical issues identified in this letter. Please submit these revisions by October 28, 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 bcammarata@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

cc: Jeff Kochever - Entitlement and Engineering Solutions 501 S Cherry Street Ste 300 Glendale, CO 80246
Brandon Cammarata, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\2184-03rev1.rtf

Attached:
Xcel Letter
Arapahoe County Letter



Initial Submission Review

1.Community Comments

1A. Marshall and Molly Blaney, 6362 South Yellowstone Court, Aurora, CO 80016, 303-332-4212

We neighbors keep putting our heads together, so why not make Yellowstone Way only an egress for the neighbors here! This would alleviate Mr and Mrs Collin's sharp driveway turn to go up a rather steep grade to Gun Club with a trailer in tow unless they needed to make a left west-bound turn onto Smoky Hill Road. All of us neighbors could exit up Yellowstone Way and turn right to go to E-470, Southlands Mall, or any businesses to the east like the large King Soopers, Lowes, and other routes back to Arapahoe Road. A gate that only opens for Summerset neighbors to drive out would keep wandering and interfering traffic from coming into our neighborhood. If we could come in with the same gate, that would be a plus for us coming from everything west of here.

This way our neighbors who feel that many vehicles each. hour just looking to turn around, couldn't get in here. Of course, emergency vehicles could pass either way.

1B. Marshall and Molly Blaney, 6362 South Yellowstone Court, Aurora, CO 80016, 303-332-4212

Marshall Blaney and Molly Blaney and about 60% of our neighborhood would like to see Yellowstone Way remain open for our access as well as the new proposed road extension of Yellowstone Court to Gun Club Road. This has been a good access, it has a more reasonable grade for fire and emergent response than the steep Gun Club access. This is most important with a neighborhood of only empty nest older adults living here. We never know when one of us will need to be rushed to a hospital, or involved in other rapid response emergent crises. We understand that a "signed" entryway to Summerset will be included in the overall plan. A gate only half open should detour non-necessary traffic, while still giving us much better ingress and egress with the future overflow of a gas station/convenience store, 3 fast food restaurants, and who knows what else. Our traffic on Smoky Hill Road backs up beyond Ponderosa Way from the West most evenings and that will only get worse as more homes and businesses are developed to the east of us. It seems very unlikely that there any plans to widen Smoky Hill Road, so we want to plan accordingly.

The FDP and CDP master grading plans continue to show Yellowstone Way open to Smoky Hill Road. The pavement is very good, there is a plan to keep it for emergency access, it also provides access to our only fire hydrant currently, so please keep it open to our neighborhood residents. Also, Yellowstone Way is and will be much less confusing to emergency response units than the switchback loop and future names of the new road entering from the east from Gun Club, and in emergencies, we all know that seconds count for response time!

Thank you for your consideration and attention in getting this situation resolved for our best possible outcome, considering we will all eventually live below a shopping/fast food center.

1C. Mitch Collins

The majority of Summerset residents would like to see Yellowstone Way stay open as a secondary entrance / exit to our subdivision. According to the applicants FDP and CSP plans this road will not actually go away but will be used as one of the entry/exits to the new development, as well as a blocked off 'emergency' only entrance to Summerset Subdivision. Since this road is not actually being removed, but basically just the name being vacated, Summerset subdivision would benefit from this road to remain as is and to stay open for our secondary usable entrance and exit to our homes so we can avoid the backups that will be certain to happen at the new road at the light. Also, Yellowstone Way has a lesser grade than the new road which would be safer in the winter months and less of a liability for the City of Aurora.



2. Real Property

Maurice Brooks / 303-739-7294, mbrooks@auroragov.org

2A. Send in the closure sheet for the description.

3. Xcel

Donna George / 303.571.3306 / donna.l.george@xcelenergy.com

3A. See attached Letter.

4. Arapahoe County

Sue Liu / 720.874.6500

4A. See attached letter.



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

October 11, 2019

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

Attn: Brandon Cammarata

Re: Smoky Hill Crossing Street Vacation, Case # DA-1284-03

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the plans for **Smoky Hill Crossing Street Vacation** and has no apparent conflict with the two (2) proposed vacations.

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



Public Works and Development

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BRYAN D. WEIMER, PWLF
Director

October 17, 2019

City of Aurora
15151 E Alameda parkway, Ste. 2300
Aurora, CO 80012

**RE: Smoky Hill Crossing Street Vacation
DA-2184-03**

Attn: Brandon Cammarata

The Arapahoe County Public Works and Development – Engineering Services Division appreciates the opportunity to review and comment on the Smoky Hill Crossing Street Vacation case. We have reviewed the project documents and offer the following comment:

1. The alternative access point for the Summerset Subdivision is needed if this existing access point to Smoky Hill is eliminated.
2. Coordination with the residents of Summerset Subdivision is required for the proposed ROW Vacation.

Thank you again for the opportunity to review this project and continued correspondence in this matter. Please let me know if you need additional information or clarification on any item listed above.

Sincerely,

Sue Liu, P.E.
Public Works and Development
Engineering Services Division

Cc: Charles V. Haskins, Manager, Engineering Services Division