

March 9, 2022

Erik Gates
City of Aurora Planning Department
1515 E. Alameda Parkway, Ste 2300
Aurora, Colorado 80012

Re: Initial Submission Review –Majestic Commercenter Phase 2 – Site Plan Amendment

Application Number: DA-1127-40

Case Number: 1997-6060-06

Enclosed you will find our submittal of the Revised Planning Documents for the above referenced project. Below you will find out responses to the second round of comments in bold.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments on this application.

2. Completeness and Clarity of the Application (Comments in teal) [Site Plan Overall]

2A. All changes throughout the plans should be bubbled red and include a delta with the number “5” next to the change in order to document all changes made through this amendment.

Response: Changes throughout plans have been bubbled and delta added.

2B. The site plan that you are amending covers the entire highlighted area. Please adjust the vicinity map accordingly.

Response: Vicinity map adjusted to include all planning area.

2C. Deltas denoting changes made by this amendment only should be colored red.

Response: Deltas updated per comment.

3. Zoning and Land Use Comments (Comments in teal) [Site Plan Page 2]

3A. Will this lot be split to include the parking within Building 9’s parcel? Otherwise this lot may be considered to have an Outdoor Storage primary use and may require a screening fence.

Response: The western portion of the parcel will remain existing, and the eastern portion of the parcel will contain the parking lot. The building 9 parcel will not be extended to include the parking lot.

4. Streets and Pedestrian Issues (Comments in teal) [Site Plan Page 2]

4A. The existing and proposed fence appears to separate Building 9 from this new parking almost completely. All parking will need direct pedestrian access to the building it is serving. Please show this connectivity, with crosswalks if necessary.

Response: The western portion of the parcel will remain existing, and the eastern portion of the parcel will contain the parking lot. The building 9 parcel will not be extended to include the parking lot.

5. Parking Issues (Comments in teal)

5A. There are no parking comments from Planning in this review.

6. Architectural and Urban Design Issues (Comments in teal) [Site Plan Page 6]

6A. Show a detail of the guardrail that includes height, color, and style. [Site Plan Page 12]

Response: Guardrail detail clouded.

6B. Show a detail of the proposed fencing in the site plan. Need to see patterning in addition to material, color, & height.

Response: Fencing detail added and clouded.

7. Signage Issues (Comments in teal) [Site Plan Overall]

7A. Be sure to note the location of any new signage. If any new monument signs are added, provide a detail.

Response: New signage locations added and identified.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal) [Site Plan Page 1]

8A. Update Site Plan Note number 4 to reflect the landscaping being installed with the expanded/new parking lot. Landscaping shall be installed upon construction of the parking lot.

Response: Landscaping note updated.

8B. The location of this project is not correctly identified on this map. [Site Plan Page 5]

Response: Location of project identified on map.

8C. The canopy proposed appears as if it will impact the existing trees. Please verify if this is the case. I don't see how the extent of the canopy will not extend into the area currently occupied by the trees.

Response: Canopy will be replacing the existing drive up door. Some branches will need to be trimmed but no trees will be affected with the installation of the canopy.

8D. If the canopy addition is being included as part of this amendment, then it needs to be listed in the letter of introduction and a number five with a triangle needs to be added next to the canopy addition.

The cover sheet where the amendment is listed, needs to include language regarding the canopy addition. [Site Plan Page 6]

Response: Letter of introduction updated.

8E. The canopy addition as shown needs to be bubbled and a number five in a triangle added. [Site Plan Page 7]

Response: Bubbles and rev clouds added to arch drawings.

8F. Add a bubble to the new items being proposed as well as a triangle with a number five. Typical. [Site Plan Page 11]

Response: Bubbles and deltas added to plans for clarity on what is new.

8G. Dimension and label the buffer being provided.

Response: Dimensions added to plans.

8H. Adjust the location of the evergreen tree so that it is not under the deciduous tree.

Response: Tree locations updated.

8I. Darken the PCC shrubs. Too light.

Response: Shrub color updated.

8J. Add additional shrubs to the parking lot island where indicated.

Response: Landscaping within parking lot updated.

8K. Darken the parking spaces where indicated.

Response: Parking spaces updated.

8L. Include the actual fire hydrant.

[Response: Fire Hydrant location added to plan sheets.](#)

8M. The remainder of the streetscape should be included as part of this application because there will not be further development of the remainder of the parcel as it is being used for drainage. Please reference the approved site plan/landscape plan - Majestic Commerce Center Phase 11. Case number 97-6060-1. Include the landscaping as previously approved. If Ash trees were specified, please choose a different tree species as they are no longer permitted to be used due to the impending arrival of the Emerald Ash Borer.

[Response: Phase 11 plans taken into consideration for the design of this site.](#)

8N. Because the drainage tract appears to be part of this property, but the design of it is being addressed by a separate application, that needs to be listed as a note here and the appropriate plan referenced.

[Site Plan Page 12]

[Response: Drainage easement for Phase 11 added to plan sheet for clarification.](#)

8O. Add a triangle and a number 5 to this sheet to correspond with the amendment listed on the cover sheet.

[Response: Triangle and number 5 added where needed.](#)

8P. Dimension and label the street frontage buffer being provided.

[Response: Dimensions added,](#)

8Q. Label the item where indicated.

[Response: Label updated.](#)

8R. Label the swing gate.

[Response: Swing gate label added.](#)

8S. The remainder of the streetscape along E. 35th Drive should be included as part of this application because there will not be further development of the remainder of the parcel as it is being used for drainage.

[Response: Landscaping updated.](#)

8T. Provide a detail of the proposed fence. Planning does not have access to the civil plans. The detail should include the material, height, color etc.

[Site Plan Page 13]

[Response: Fence detail added to plan sheets.](#)

8U. Add a triangle and a number 5 to this sheet to correspond with the amendment listed on the cover sheet.

[Response: Triangle and number 5 added to plan sheets.](#)

8V. Multi stem is typically a shrub. This species does come in a tree form, but it should be listed at 2" and not multi-stem. If a multi-stem shrub is desired, then move this under the shrub category.

[Response: Landscaping updated where required.](#)

8W. Update the tables where indicated.

[Response: Landscaping updated where required.](#)

8X. Is Ware Malcomb the Landscape Architect for this amendment? If not, please show the landscape architect's information here.

[Response: Ware Malcomb is not the landscape architect. Architect information updated.](#)

8Y. Update note 4 under the City of Aurora Standard Notes and Tables. See comment on the plan sheet.

[Response: Note 4 updated.](#)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green) [Site Plan Page 1]

9A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved. [Site Plan Page 2]

Response: Preliminary drainage report is in review with COA.

9B. Add Update the existing curb ramps on both sides of the access to current standards.

Response: These existing curb ramps are existing and not a part of the limits of construction for this project.

9C. Label/dimension all existing and proposed easements.

Response: Easements updated on building 9 and parking lot site.

9D. Dimension the existing sidewalks, typical.

Response: Existing sidewalk dimensions added to sheets.

9E. If there is a proposed cross pan, please label.

Response: Cross pan added to parking plans and called out.

9F. Remove the copyright statement

Response: Copyright statement removed from titleblock.

9G. Curb ramps are required

Response: Curb ramps added and called out on plans.

9H. Is this fence going to be in conflict with the inlet proposed here? [Site Plan Page 3]

Response: Fence will be installed such that it will not interfere with the proposed inlet.

9I. Permanent Show/label all existing/proposed easements.

Response: Existing and proposed easement labels added to plan sheets.

9J. Label the access drive slopes.

Response: Drive slopes added to grading plan sheet.

9K. Is there a curb opening here? Label if so, typical. [Site Plan Page 4]

Response: Curb cuts and openings added to plan sheets.

9L. Add a note indicating if the storm sewer is public or private and who will maintain it.

Response: Storm sewer is private in this area. Labels have been updated to reflect this.

9M. Show/label all existing/proposed easements.

[Site Plan Page 11]

Response: Existing and proposed easement labels added to plan sheets.

9N. Show all proposed storm sewers on the landscape plan. Please ensure the tree are a minimum of 10' from storm sewer.

Response: Storm sewer lines and structures added to landscape sheets.

10. Traffic Engineering (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in amber) [Site Plan Page 1]

10A. Please provide background information on why this parking is being installed. Which buildings will

this parking service? Will there be any use by the development on the south side of 35th.? A traffic letter will likely be required due to change in use. Feel free to reach out to me (Kyle Morris) for additional coordination.

[Site Plan Page 2]

Response: The parking proposed for this project will be utilized by Building 9 exclusively

10B. Dimension distance from gate to adjacent FL. Typical.

Response: Dimension added.

10C. Call out "Full-Movement Access". Typical.

Response: Callout added to plan sheets.

10D. Dimension distance from gate to adjacent road flowline. 35' minimum is required. 10E. Show sight triangles at proposed accesses, per COA TE-13. Typical.

Response: Distance from 35th and 36th FL to the gate has been updated to meet the 35' minimum requirement. Dimensions have been added to reflect this change.

10F. Call out all gates. Typical.

Response: All gates callouts added or updated.

10G. What will this space be used for? Existing truck parking won't be feasible with proposed fence layout. [Site Plan Page 11]

Response: Parking layout updated.

10H. Show requested sight triangles on landscaping sheets in addition to the site plan sheet.

Response: Sight triangles added and called out on plans.

11. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue) [Site Plan Page 1]

11A. See Provide 2015-IBC accessible parking calculations for the added parking spaces. To include ADA signage, ADA routes, ADA Illumination floor levels and scalable details of parking space, isles & ramps.

Response: Parking calculations added to cover sheet. 3 additional ADA parking spaces added to northwestern existing parking.

12. Aurora Water (Steven Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red) [Site Plan Page 4]

12A. Are these lines private? Confirm this is existing, not seeing these lines in AW's GIS.

Response: All utilities on site are private.

12B. Show drainage easement through this portion of the lot.

Response: Phase 11 drainage easement added to plan sheets.

12C. Is this the only drainage inlet to serve the entire new parking lot?

Response: Yes, the new inlet is the only proposed inlet for the parking area.

12D. Show 24" RCP stub on to this lot.

Response: existing and proposed utilities on site located and called out.

12E. Show existing 8" DIP water main & utility easement.

Response: existing and proposed utilities on site located and called out.

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

13A. There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette dedicationproperty@auroragov.org for the easement concerns and

Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.

[Site Plan Page 1]

[Response: The license agreement process will be started shortly.](#)

13B. All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

[Site Plan Page 2]

[Response: Understood.](#)

13C. Change this name. Multiple instances throughout.

[Response: Callouts updated throughout plan set.](#)

13D. Show Lot Line dimensions (B&D). Typical.

[Response: Lot line dimensions updated.](#)

13E. Show Lot Line dimensions (curve data). Typical. [Site Plan Page 3]

[Response: Lot line dimensions updated.](#)

13F. Make the R.O.W. line solid.

[Response: ROW line updated and called out.](#)

13G. This easement needs to be dedicated by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start this dedication.

[Response: Easement will be dedicated by separate document. Andy will be contacted once the separate document has been updated and is ready to submit.](#)

13H. Cover this fence/gates with a License Agreement for the encroachment into the easement. Typical.

[Response: The license agreement process will be started shortly.](#)

13I. If this is a public hydrant, then it will need to be covered by an easement. Typical.

[Response: All utilities on site are private and to be maintained by the metro district.](#)

13J. Show and label the existing easement in this location. Multiple instances throughout.

[Response: Easement labels updated throughout plans.](#)

13K. Please confirm with Fire/Life Safety Dept. that the parking in the Fire Lane is okay. [Site Plan Page 4]

[Response: Fire/life safety will be contacted.](#)

13L. Possibly new easements are needed here. Confirm with Aurora Water

[Response: All utilities on site are private and to be maintained by the metro district.](#)

14. Adams County Department of Planning and Development (720-523-6859

/developmentsubmittals@adcogov.org)

14A. Thank you for including Adams County in the review for Majestic Commercenter Phase 2 – Site Plan Amendment. We have no comment on the subject referral.

15. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Response: PSCo will be contacted.

15B. 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.

Response: Xcel will be contacted if natural gas or electric services are modified.

15C. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

Response: PSCo will be contacted if additional easements are required.