

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



May 19, 2022

Skip Bailey
Majestic Realty Co
20100 E 32nd Pkwy Ste. 150
Aurora, CO 80011

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

Application Number: **DA-1127-40**
Case Numbers: **1997-6060-06**

Dear Skip Bailey:

Thank you for your third submission, which we started to process on May 2nd, 2022. We have reviewed your plans 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 3rd, 2022.

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.

Your estimated administrative decision date is tentatively set for June 15th, 2022. Please remember that all abutter notices for decisions must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner 1
City of Aurora Planning Department

cc: Brian Holmes, Ware Malcomb
Scott Campbell, Community Engagement Coordinator
Daunte Rushton, ODA
Filed: K:\SDA\1100-1199\1127-40rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Additional shrubs are needed for some parking islands.
- Several sidewalk sizing issues remain.
- There are several fire lane easement and encroachment issues.
- Some water mains shown need to be removed from the site plan.
- Several other easement and license agreement issues remain.

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)

2A. There were no completeness or clarity comments on this review..

3. Zoning and Land Use Comments (Comments in teal)

3A. There were no zoning or land use comments on this review.

4. Streets and Pedestrian Issues (Comments in teal)

4A. There were no streets or pedestrian issues on this review for Planning.

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)

6A. There were no architectural issues identified on this review.

7. Signage Issues (Comments in teal)

7A. There were no comments related to signage on this review.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 8]

8A. Add shrubs to the identified parking lot island. The presence of a fire hydrant does not preclude the installation of shrubs.

[Site Plan Page 9]

8B. Clean up the line work in the parking lot to remove the previous layout of an island.

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]

9B. Updating these curb ramps should be included as part of this application because it is part of the frontage for this lot.

9C. Please widen the existing sidewalks to a minimum of 5.5'. Typical for both 36th and 35th. If there is not enough ROW to contain the entire sidewalk, please dedicate a sidewalk easement 0.5' behind the back of walk.

9D. Provide sidewalk easements 0.5' behind the back of walk for all sidewalks/ramps that are not fully contained within the ROW.

9E. There shall be a minimum 4' wide ADA path between the ramps outside of the proposed cross pan.

**10. Traffic Engineering** (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in amber)

10A. There were no comments from Traffic Engineering on this review.

11. Fire / Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / Comments in blue)

[Site Plan Page 2]

- 11A. A license agreement through Real Property (Public Works) is also needed to account for the encroachment into the dedicated easement.
- 11B. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- 11C. Please work with Real property to determine the need to address existing and proposed fire lane easements.
- 11D. Encroachment is prohibited within a fire lane easement. What is the status of this existing easement?
- 11E. The gate labels must include width, operating mechanism, Knox hardware, automatic/manual, etc., details. Example: (2) 17' Automatic Sliding Gate with approved Knox Hardware.
- 11F. Please verify the width of the existing fire lane easement. The gate must allow for a free and unobstructed path of travel, ensuring no elements such as posts are within the fire lane easement.
- 11G. Please relabel this gate. See relabeling note above.
- 11H. Is this a fire lane easement?
- 11I. Provide a sign package to include proposed fire hydrant sign.
- 11J. Will this gate be secured? Show the direction of swing, which should be in the path of egress (to the west). Relabel per labeling comments.
- 11K. Please make sure the gating section label descriptions match the gate naming conventions identified on the site sheet.
- 11L. Add gate symbol and gate labels to the legend. Typical.

12. Aurora Water (Chong Woo / 303-739-7249 / cwoo@auroragov.org / Comments in red)

[Site Plan Page 3]

12A. Water main does not exist. Remove from sheet.

[Site Plan Page 4]

12B. This water main does not exist. Delete from sheet.

12C. Show pocket easement for hydrant. Note: if hydrant is more than 5 years old will require new hydrant..

12D. Show easement for hydrant and water line.

13. Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org / Comments in magenta)

[Site Plan Overall]

13A. License agreement required for fencing & gates located in easements, contact Andy Niquette at aniquett@auroragov.org.

13B. New easements can be dedicated to the city by working with dedicationproperty@auroragov.org.

13C. See site plan for other comments.

[Site Plan Page 2]

13D. Label as '35th Drive'.

[Site Plan Page 3]

13E. Cover this fence & gates with a License Agreement for the encroachment into the easement.

13F. License agreement for fence & gate in easement.

13G. Pocket Easement for the hydrant.

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

[Site Plan Page 4]

13I. Label as '35th Drive'.

13J. Per applicant's comments, to be vacated.

13K. License Agreement for Manhole in fire lane easement.



- 13L. Per applicant's comments, Fire lane to be vacated.
- 13M. Per applicant's comments, to be vacated.