



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

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December 20, 2019

Randy Hertel
Majestic Realty Co
20100 E 32nd Parkway, Suite 150
Aurora, CO 80011

Re: Fourth Technical Submission Review - Majestic Commercenter – FDP

Application Number: **DA-1127-31**
Case Number: 2018-7005-00

Dear Mr. Hertel:

Thank you for your recent submission, which we started to process on Wednesday, November 27, 2019. We reviewed it and attached our comments along with this cover letter.

Please make the changes identified in this letter. Once the corrections have been made, you should submit a draft Mylar PDF. Please include the required sheets identified in the FDP Manual. I have also attached the Mylar checklist to aid in your preparation. Please note this proposal is in Adams County, and they require the smaller 18" x 24" Mylars. Please contact me if you have any questions about assembling the Mylar document. I request the PDF of the Mylars in color. However, actual Mylar will not be in color.

If you have any questions, I may be reached at 303-739-7251 or bcammarata@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

cc: Katie Laughlin - Consilium Design 7353 S Alton Way Ste A135 Centennial, CO 80112
Susan Barkman, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\1127-31tech4.rtf

att: Mylar Checklist



Fourth Technical Submission Review

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / bcammara@auroragov.org / 303-739-7251 / PDF comment color is teal.

1. Completeness and Clarity of the Application

1A. Once the last corrections have been made, you should submit a draft Mylar PDF to me via email.

Please include the required sheets in the Mylar as per the FDP manual. I have also attached the Mylar checklist to aid in your preparation for Mylar. Please note this is in Adams County, and they require the smaller 18" x 24" Mylars. **OK**

If the corrections identified cannot be made please make another submittal to the portal with your proposals.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in **green**.

2A. The FDP will not be approved until the Master Drainage Study is approved. **OK**

2B. PIP Page 5, PA-12 and PA-13 on the west side of Picadilly need to be added as PA's impacted by 26th Realignment. See Redline. **The sentence at issue in the PIP Narrative (along with the subsequent sentence) do not relate to the realignment of 26th avenue. Additionally, these planning areas (12 and 13) are not south of First Creek. These sentences specifically speak to internal connectivity in MCC II, which internal connection is already addressed and depicted on the PIP map.**

3. Traffic

Brianna Medema, bmedema@auroragov.org / 303.739.7646

3A. "Determination on the potential re-location of East 32nd Parkway will need to be confirmed prior to any CSP occurring in this area." Please add the above language into the PIP descriptions for PA-5, PA-6 and PA-12. **Added for PA-5 and Pa-6.**

3B. Add number 6 on Section II.B.a.ii on page 4, "50% of the Cost of Signalization of 38th Ave & Picadilly Rd to be paid once 38th Ave interchange is built & 38th Ave connects to Tower Rd." And add this note on the Plan as well, see redlines. **These costs will be paid once warrants are met, per the Traffice Study and per COA's traffic signal escrow ordnance. This concept is already included in Section II.B.b.ii (Traffic and Life Safety needs - page 5).**