

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



March 22, 2022

Kevin Smith
JAMASO, LLC
4100 E Mississippi Ave, Suite 500
Aurora CO 80246

Re: Third Submission Review: JAMASO Master Plan and Zoning Map Amendment
Application Number: DA-2243-00
Case Number(s): 2021-7002-00; 2001-2005-00

Dear Mr. Smith:

Thank you for your third submission, which we started to process on March 3, 2022. 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 important issues remain with the proposed master plan application that will need to be addressed through the technical submittal process. Please revise your previous work and send us the technical submission following your upcoming administrative decision. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk.

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 notify staff.

Based on this submittal, and your pending applications, your zoning map amendment application has been scheduled for a Planning Commission hearing date on Wednesday, April 13, 2022. Following the Planning Commission review, the zoning map amendment application will tentatively be scheduled for a City Council decision on Monday, May 9th, 2022. Additionally, the Administrative Decision for the master plan application is tentatively scheduled for April 27th, 2022. Please note that this is prior to your city council rezoning hearing. The simultaneous hearing schedule should allow you to proceed with the master plan technical review faster but will also require a conditional approval until a rezoning is fully approved.

As a reminder, please remember that all abutter notices for both public hearings and the administrative decision must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site. Additional information regarding the public notice requirements for your upcoming hearing will be coordinated this week via email.



As always, if you have any comments or concerns, please feel free to email or call me. I may be reached at atibbs@auroragov.org or 303-739-7227.

Sincerely,

Aja Tibbs, Planner II
City of Aurora Planning Department

cc: Garrett Graham, PCS Group, 200 Kalamath St, Denver CO 80223
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: k:\\$DA\2243-00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Due to the volume of workload and limited staff, several reviews are not completed or will be sent by separate cover. A landscaping review will not be completed with this round of review, and the Transportation Planning, Public Art, and Traffic reviews will be sent via separate cover. It is anticipated that the late reviews should be completed by the end of this week or next week. Please feel free to reach out to planning to schedule a follow-up meeting if needed to coordinate late comments.
- Please confirm the proposed bike lane locations and routes with Traffic and Transportation Planning.
- Continue to refine the PIP phasing plan and redlines as outlined by Public Works, Traffic and Building /Life Safety.
- Please contact Nina at nkhanzad@auroragov.org to schedule meeting to discuss comments. There are some repeat comments that need to be addressed. (Aurora Water)
- A repeat comment letter was received from CDOT and has been attached for reference. Please coordinate with Traffic to see if a note can be added to the master plan to address these concerns.

PLANNING DEPARTMENT COMMENTS

1. General Planning ([Aja Tibbs](#) / atibbs@auroragov.org / 303-739-7227 / Comments in dark teal)

Land Use Map – Tab 8

1A. Please add a note to PA-7 explaining the existing vs. planned site size per your comment response with this 3rd submission. This information will be helpful for future reference.

Open Space and Circulation Plan – Tab 9

1B. Please confirm bike lane locations and widths with traffic and transportation planning.

Urban Design Standards – Tab 10

1C. Add note to the general criteria within the sign standards to clarify that they apply in addition to sign regulations of the Unified Development Ordinance. If there is a conflict between the two, the stricter provision shall apply.
1D. Are there standards for sidewalk signs? There is a title section shown for them, but no subsequent regulations within the document. Sidewalk signs are typically temporary signs, so additional regulation is only needed if desired by the developer. If not, please revise the standards to remove the title.

Architectural Design Standards – Tab 12

1E. Repeat comment – revisions don't appear to have been made on resubmitted copy: Confirm/clarify that all structures within the master planned area (including the indoor self-storage) will be required to meet the architectural standards. It is clear that the canopies have been addressed separately, but the generic title of “commercial area standards” could be construed as only applicable to the commercially designated uses on the land use map.
1F. Under “Canopy Architectural Orientation” you note that canopies will be pulled up to the street. I don't think that we want the canopies pulled up to the street - just the buildings associated with the self-storage facilities. The canopies will be used for outdoor self-storage, which should remain a buffered use. Additionally, I don't think that use is proposed along Powhaton (only 12th), as indicated within the table. Please revise/clarify.

Public Improvement Plan (PIP) – Tab 13

1G. Thank for the revisions which better coordinate the PIP and the Land Use Plan. One minor comment remains to add PA-3 as a trigger for PA-1 within the Land Use Matrix. A redline on Tab 8 has been provided for your reference.

2. Landscape Design

2A. Due to staffing constraints, a landscaping review was not completed for this submittal. The landscaping review will resume with your subsequent technical submittal.

3. Transportation Planning ([Tom Worker-Braddock](#) / tworker@auroragov.org / 303-739-7340 / Comnts in teal)

3A. Review has not yet been completed. Comments will be forthcoming by separate cover.

**4. Addressing** (Phil Turner / pcturner@auroragov.org / 303-739-7271)

4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: • Parcels • Street lines • Building footprints (If available) Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**5. Public Works** / Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306 / [comments in green](#)

5A. The master plan will not be approved by public works until the drainage study is ready to be approved. Comments were provided 9/27/21 and no subsequent submittal has been made.

Public Improvement Plan (PIP)

5B. List the planning areas that require the pond within PA-4 to be constructed.

5C. Repeated comment: State the detention pond required for each planning area will be constructed, not just the storm sewer infrastructure to convey flows. Typical all planning areas

5D. Revise Roadway Improvements description as redlined: "To the eastern site boundary" (not just the planning area).

5E. The PIP improvements are to be per each planning area to develop independently. Remove references to construction by other planning areas.

5F. The access road was always private, not public.

5G. Why has Powhaton been reduced to a 4 lane arterial? This section still does not match standard sections on Detail S1.5. The dimensions in this section do not add up.

5H. Provide adequate turnaround at the end of 12th Ave.

6. Utilities Dept. /Aurora Water (Nina Khanzadeh / rkhanzad@auroragov.org / 303-303-883-2060 / [comnts. in red](#))

6A. Please contact Nina at nkhanzad@auroragov.org to schedule meeting to discuss comments.

Public Improvement Plan (PIP) – Tab 13

6B. Update utility alignment based on MUS comments

6C. Label ROW dimensions for eastern collector.

6D. The waterline drawn within the eastern collector is to be within an easement in private property. PIP/MUS will not be approved until City has assurance that this easement can be acquired.

Master Utilities Plan

6E. Repeat Comment: Need to provide a sanitary exhibit, showing contours and overall service scenario and (with main sizing). Refer to Aurora Crossroads MUS and determine connection. Need to consider offsite basins- use the land use map/ maximum conditions. If you have questions please reach out.

6F. Refer to redlined comments regarding the Proposed Sanitary Sewer System analysis.

6G. Preferred Alternate: 2nd point of connection (need to pothole existing elevations) introduce isolation valve between 2 points of connection and extend 12" wl to powhaton. (Refer to pg. 25 of the study.)

7. Traffic Engineering (Carl Harline / charline@auroragov.org / 303-739-7300 / [Comments in gold](#))

7A. Review has not yet been completed. Comments will be forthcoming by separate cover.

8. Real Property (Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / [comments in magenta](#))

8A. If there are any easements or Right of Ways that need to be dedicated by separate documents. Show and label the existing easement in this Site area. Contact Andy Niquette at dedicationproperty@auroragov.org to start the processes by separate document



9. Life Safety (William Polk / wpolk@auroragov.org / 303-739-7371 / comments in blue)

Public Improvement Plan (PIP) – Tab 13

9A. Does 12th Ave. connect into an existing road or dead-end? Please provide a note explaining the connection or a provide an approved turn around road element. Please refer to COA Roadway manual for turn around elements.

10. Public Art Plan (Roberta Bloom / rbloom@auroragov.org / 303-739-6747)

10A. Thank you for the submitted public art plan. This document is still under review. Comments will be returned to you by separate cover.

11. Arapahoe County Public Works and Development (Sue Liu / sliu@arapahoegov.com / 720-874-6500)

11A. Engineering Services Vision of Arapahoe County Public Works and Developemnt (Staff) thanks your for the opportunity again to review the outside referral for the proposed Jamaso – Master Plan and Zoning Map Amendment. The Developer(s) and their engineer(s) have addressed the County Staff’s previous review comments; and Staff has no further comments to the project.

Note: Arapahoe County Planning also submitted a “no comment response” within our application review portal.

12. Colorado Department of Transportation (Steve Loeffler / steven.loeffler@state.co.us / 303-757-9891)

12A. A repeat comment letter was received from CDOT and has been attached for reference. Please coordinate with Traffic to see if a note can be added to the master plan to address these concerns.



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

PUBLIC WORKS & DEVELOPMENT

6924 South Lima Street
Centennial, CO 80112-3853
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BRYAN D. WEIMER, PWLF Director

Engineering Services Division Referral Comments

March 4, 2022

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Aja Tibbs, Case Manager

RE: JAMASO - MASTER PLAN AND ZONING MAP AMENDMENT
DA # DA-2243-00 (RSN 1473638)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity again to review the outside referral for the proposed JAMASO - MASTER PLAN AND ZONING MAP AMENDMENT.

The Developer(s) and their engineer(s) have addressed the County Staff's previous review comments; and Staff has no further comments to the project.

Please know that other Divisions in the Public Works Department may submit comments as well.

Sincerely,

Sue Liu, P.E., CFM
Public Works and Development
Engineering Services Division
Arapahoe County Case No. O21-207 O22-077

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Jamaso**

Print Date:

Highway:

Mile Marker:

Traffic Comments:

Scherner 9-22-21

I agree with the findings of the TIS. Commercial/Retail developments will largely serve the surrounding communities and no impacts to the I-70 interchanges are anticipated.

Scherner 3-4-22

Further development in the area that will use the I-70/Airpark interchange will be accommodated by improvements identified in the Watkins/Airpark Traffic Study as Phase 1. This effort has begun under CDOT's 1601 Policy directive and sponsored by Arapahoe County.

Permits Comments:

Until off-site roadway connections are made & improved, getting to & from this property will be more difficult. Arapahoe County is currently working with the Sky Ranch property via a rezone to work out solutions to enable additional trips through the I-70 Monaghan interchange. Expect a very guarded position to accepting additional trips from this property without partnering with the County to improve the interchange. There is no direct access to I-70 at Powhaton. The City would be advised to secure a pro-rata share for off-site public improvements generated by the trips this property will generate.

RS 03-07-22

Neither the TIS or the Public Improvement Plan graphics offer context or indication to the timing of the connective roadway network planned for this property. Of most interest and concern is the timing and function of 12th Avenue across the entirety of the property and to what (existing) roadways will it connect to? Noted the TIS states the City of Aurora NEATS shows arterial status west of Powhaton, it lessens to a collector status east of Powhaton extending 1 mile to Monaghan. While there is no direct impact to CDOT highways, this alternative E-W route is important in providing accessibility to the larger eastern community flanking the southern edge of I-70. A notation on the public improvement (phasing) plans regarding this connection is recommended

RS 09-30-21

