



Planning Division
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June 6, 2023

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

Re: Technical 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 technical submission, which we started to process on May 18th, 2023. 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.

Since issues remain, you will need to make another submission. Please revise your previous work and send us a second technical submission.

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 feel free to email or call me. I may be reached at egates@auroragov.org or 303-739-7132.

Sincerely,

Erik Gates, Planner
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\2243-00tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The access road (as labeled on the PIP) needs to be a private road. The section does not meet COA standards nor does it provide additional connectivity. [Public Works Civil Engineering]
- A turnaround in the interim condition is not only for fire/life safety but for the general public. Provide a turnaround. [Public Works Civil Engineering]

PLANNING DEPARTMENT COMMENTS

1. General Planning (Erik Gates/ egates@auroragov.org / 303-739-7132 / Comments in dark teal)

[Tab 13 Page 4]

- 1A. If a turnaround is to be required/provided at the end of 12th, please clearly note this is a temporary condition. Perhaps as a separate sheet or detail.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering / Julie Bingham / jbingham@auroragov.org / 303-739-7403 / comments in green)

[Tab 8 Page 1]

- 2A. Remove the reference to a raised median. (typical all tabs that show this).

[Tab 9 Page 1]

- 2B. Check the location of the arrows.

- 2C. As noted on the PIP, this road should be private. The alternative two-lane collector may only be used when there is no access for a minimum of 1000 ft measured from intersection flow lines.

- 2D. Please clarify, there are 14' walk/bike lanes on Powhaton.

[Tab 13 Page 2]

- 2E. The full section of the N-S collector is required. The section is entirely within this master plan and only open space exists on the east side.

- 2F. Add: "and from N. Powhaton Road to the eastern site boundary." The full length of the collector is required to access this planning area.

- 2G. These improvement sections are left over from the previous submittal. Please revise.

[Tab 13 Page 4]

- 2H. Repeat: This needs to remain a private road. The section does not meet COA standards nor does it provide additional connectivity. In order to be considered a public road within ROW, it shall meet COA standards. The alternative two-lane collector may only be used when there is no access for a minimum of 1000 ft measured from intersection flow lines.

- 2I. A turnaround in the interim condition is not only for fire/life safety but for the general public. Provide a turnaround. There is currently no application that would provide a turnaround for this on the south or east sides.

- 2J. Label as E. 12th Avenue.

- 2K. Is this half-section still applicable? Would this section apply to the N-S road on the east side of the site?

3. Aurora Water (Nina Khanzadeh / rkhanzad@auroragov.org / 303-303-883-2060 / comments in red)

[Tab 13 Page 4]

- 3A. Remove "public" callouts- Typical. [3 comments]

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

- 4A. There were no more Public Art comments on this review.