

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



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October 23, 2019

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

Re: Second 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 Friday, October 4, 2019. 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.

Since several important issues still remain you will need to make another 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.

It is suggested that we schedule a meeting to review these comments and discuss the comments and redlines. To schedule a meeting, I may be reached at 303-739-7251 or bcammara@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\1127-31tech2.rtf



Second Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ The PIP Narrative was not resubmitted and had significant comment. Please resubmit.
- ✓ The Master Utility Study was not resubmitted and had comments. Please resubmit.
- ✓ The TIS was not resubmitted. Please resubmit.

PLANNING DEPARTMENT COMMENTS

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

1. Community Comments

1A. No community comments received.

2. Completeness and Clarity of the Application

2A. The PIP Narrative, Master Utility Study (MUS) and Tis were not resubmitted. The PIP Narrative in particular had significant comments to address and the Tis and MUS are integral to the application. Please see comments from previous review letter dated July 31, 2019.

2B. Tab 2 - FDP Cover Sheet – There is a typographical error in the waiver section for the maximum height.

3. Zoning and Land Use Comments

3A. See comments above.

4. Landscape Comments

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / (303) 739-7189/ PDF comments in teal.

4A. Tab 11 Landscape Standards - Update the curbside landscape note to correct the quantity of plant material within the curbside landscape area from 1 shrub/grass per 40 lf to 40 sf. Also add to this note, no more than 40% ornamental grasses at 5- gallon size.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering

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

PIP Map

5A. The FDP and supporting documents will not be approved until the Master Drainage Study is approved.

5B. Please include the narrative with Tab 13 and exhibits per previous submittals. This is an incomplete submittal.

5C. Include a typical section for Himalaya

5D. 38th Avenue, Picadilly, and 26th Avenue ROW has been determined. Please use specific sections rather than using the NEATS options with a range for ROW dedication. This document needs to provide the specific section chosen and not include the ranges.

6. Traffic

Brianna Medema, bmedema@auroragov.org / 303.739.7646

PIP Map

6A. No Traffic Impact Study was submitted in the portal with this review.

6B. Himalaya Rd connection needs to be indicated that the movements will be defined later - reference PUC process required for connection south of building, approximately at 36th alignment.

6C. This FDP amendment will not be approved without a new TIS with both re-alignments of 32nd to 26th Ave analyzed.

6D. See Traffic Signal Escrow requirement for 26th & Picadilly if that re-alignment is selected.

6E. Alignment of this arrow needs to be 90 degrees to alignment (show both arrows)



6F. Please use the same "re-alignment" term

6G. 50% for Potential Signalization for intersection of Tibet Rd (private) & 26th Ave

6H. If re-alignment of 32nd Pkwy occurs at this location, 25% of Traffic Signal Escrow would apply. No Traffic Signal escrow would apply at this location if realignment occurs further north.

7. Real Property

Maurice Brooks/ mbrooks@auroragov.org / 303-739-7294 Comments in magenta.

7A. No comments at this time.

8. Aurora Water

Tony Tran / atran@auroragov.org / (303) 739-7376 Comments in red.

Master Utility Study

8A. A revised MUS was not submitted.

9. Life Safety

Reviewed by: John J. Van Essen / jvanesse@auroragov.org / 303-739-7489 Comments in blue.

9A. No Life Safety Comments at this time.

10. Parks and Recreation (PROS)

Reviewed by: Chris Ricciardiello / cricciar@auroragov.org / 303-739-73xx

No comments

11. Forestry

Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7139

11A. No additional comments.

13. Urban Drainage

13A. No additional comments

14. Transportation Planning.

Tom Worker/Braddock / tworker@auroragov.org / 303-739-7340

14A. No additional comments.

15. Public Art

Roberta Bloom, rbloom@auroragov.org / 303-739-6747

15A. No additional comments