

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



April 4, 2022

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

Re: Second 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 second submission, which we started to process on March 16th, 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 April 14th, 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 April 28th, 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:\\$DA\1100-1199\1127-40rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Make sure to bubble and mark all changes to the Majestic Commercenter Phase 2 Site Plan. (Planning)
- Numerous landscaping issues still remain both from this review cycle and the initial review cycle. You will need to review and address the comments from both reviews. (Landscaping)
- You will need to update curb ramps to current standards. (Civil Engineering)
- No parking will be allowed in the fire easement, gates are ok in the fire easement with a license agreement. (Fire/Life Safety)
- Check the shown water mains and storm sewer lines and verify which are proposed vs existing. There is some discrepancy between what is shown and what is on record with the city. (Aurora Water)
- A number of easement issues and license agreement issues have been identified throughout. (Real Property)

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)

[Site Plan Page 2]

2A. All changes throughout the plans should be bubbled red with the changemark delta, this includes new fencing, parking areas, hydrants, etc.

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 Overall]

8A. The landscape plan submitted did not appear to address the first set of review comments. Please include an updated plan with your third submission that complies with the initial review letter dated February 15, 2022. Landscaping comments from both this review cycle and the previous review cycle are included here.

[Site Plan Page 1]

8B. Update Site Plan Note number 4 to reflect the landscaping being installed with the expanded/new parking lot. Landscaping shall be installed upon construction of the parking lot.

8C. The location of this project is not correctly identified on this map.

8D. Add when landscaping is expected to be installed. This was requested previously and should be done upon completion of the parking lot expansion.

8E. Include the proposed canopy addition in the description of the proposed changes.

[Site Plan Page 5]



- 8F. The canopy proposed appears as if it will impact the existing trees. Please verify if this is the case. I don't see how the extent of the canopy will not extend into the area currently occupied by the trees.
- 8G. If the canopy addition is being included as part of this amendment, then it needs to be listed in the letter of introduction and a number five with a triangle needs to be added next to the canopy addition. The cover sheet where the amendment is listed needs to include language regarding the canopy addition.
- [Site Plan Page 6]
- 8H. The canopy addition as shown needs to be bubbled and a number five in a triangle added.
- [Site Plan Page 7]
- 8I. Add a bubble to the new items being proposed as well as a triangle with a number five. Typical.
- [Site Plan Page 8]
- 8J. Dimension and label the buffer being provided.
- [Site Plan Page 11]
- 8K. Dimension and label the buffer being provided.
- 8L. Adjust the location of the evergreen tree so that it is not under the deciduous tree.
- 8M. Darken the PCC shrubs. Too light.
- 8N. Add additional shrubs to the parking lot island where indicated.
- 8O. Darken the parking spaces where indicated.
- 8P. Include the actual fire hydrant.
- 8Q. The remainder of the streetscape should be included as part of this application because there will not be further development of the remainder of the parcel as it is being used for drainage. Please reference the approved site plan/landscape plan - Majestic Commerce Center Phase 11. Case number 97-6060-1. Include the landscaping as previously approved. If Ash trees were specified, please choose a different tree species as they are no longer permitted to be used due to the impending arrival of the Emerald Ash Borer.
- 8R. Because the drainage tract appears to be part of this property, but the design of it is being addressed by a separate application, that needs to be listed as a note here and the appropriate plan referenced.
- [Site Plan Page 12]
- 8S. Add a triangle and a number 5 to this sheet to correspond with the amendment listed on the cover sheet.
- 8T. Dimension and label the street frontage buffer being provided.
- 8U. Label the item where indicated.
- 8V. Label the swing gate.
- 8W. The remainder of the streetscape along E. 35th Drive should be included as part of this application because there will not be further development of the remainder of the parcel as it is being used for drainage.
- 8X. Provide a detail of the proposed fence. Planning does not have access to the civil plans. The detail should include the material, height, color etc.
- [Site Plan Page 13]
- 8Y. Add a triangle and a number 5 to this sheet to correspond with the amendment listed on the cover sheet.
- 8Z. Multi stem is typically a shrub. This species does come in a tree form, but it should be listed at 2" and not multi-stem. If a multi-stem shrub is desired, then move this under the shrub category.
- 8AA. Update the tables where indicated.
- 8BB. Is Ware Malcomb the Landscape Architect for this amendment? If not, please show the landscape architect's information here.
- 8CC. Update note 4 under the City of Aurora Standard Notes and Tables. See comment on the plan sheet.
- 8DD. Remove the tables indicated.

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.
- 9B. Add the following note: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement."



Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.”

[Site Plan Page 2]

- 9C. There shall be a minimum 4' wide ADA path between the ramps outside of the proposed cross pan.
- 9D. Update the curb ramps up to current standards.
- 9E. Updating these curb ramps should be included as part of this application because it is part of the frontage for this lot.
- 9F. The sidewalk is detached. Please revise the location of this label and ensure the dimension is correct.
- 9G. Dimension/label the existing sidewalk.
- 9H. Update the curb ramps up to current standards.
- 9I. 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 1]

11A. Add the following notes as applicable:

- NOTES FOR ELECTRONICALLY OPERATED GATES:

- “1. The developer, his or her successors, and assigns shall be responsible for installation, maintenance, and replacement of the access control gate or barrier system to ensure emergency vehicle access to within the site. If the above conditions are not met, the owners, his or her successors, and assigns, shall be required by fire department order notice that all affected gates be chained and locked in the open position until repaired or replaced, and retested to all city of aurora standards at the time of the violation. If the gating system is not maintained to the satisfaction of the fire department, the license for the emergency vehicle gate opening system will be revoked and the gating system must be removed. Electronic gating systems shall include an emergency vehicle gate opening system utilizing a redundancy back-up system that consists of; a) siren operated system; b) automatic knox key switch; and c) manual override (in the event of system failure). Gating systems will be installed in accordance with the “gating systems crossing fire apparatus access roads checklist”.
- 2. A separate building permit through the building division is required to be obtained by the contractor prior to the installation of any gating/barrier system that crosses a dedicated fire lane easement.”

- NOTES FOR MANUALLY OPERATED GATES:

- “1. The developer, his or her successors, and assigns shall be responsible for installation, maintenance, and replacement of the access control gate or barrier system to ensure emergency vehicle access to within the site. If the above conditions are not met, the owners, his or her successors, and assigns, shall be required by fire department order notice that all affected gates be chained and locked in the open position until repaired or replaced, and retested to all city of aurora standards at the time of the violation. If the gating system is not maintained to the satisfaction of the fire department, the license for the emergency vehicle gate opening system will be revoked and the gating system must be removed. Manually operated gating systems shall be equipped with a knox padlock, or other approved knox locking device. Gating systems will be installed in accordance with the “gating systems crossing fire apparatus access roads checklist”.
- 2. A separate building permit through the building division is required to be obtained by the contractor prior to the installation of any gating/barrier system that crosses a dedicated fire lane easement. “

[Site Plan Page 2]

- 11B. Where signage is between the parking space and a sidewalk, a wheel-stop or similar is required.
- 11C. All gates across fire lane easements shall be labeled to include details for each type called out in the note(s) to be added to the coversheet.
- 11D. These fire lanes were not shown in last review. There shall be no obstructions or parking within the fire lane easement. Gating is allowed with License Agreement.

[Site Plan Page 12]

- 11E. Provide a bold dashed line to show exterior accessible route to include a minimum of 1-ft candle illumination.



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

[Site Plan Page 2]

12A. See notes regarding this water line on subsequent sheets.

12B. Delete? Does not appear to be connected in later sheets.

[Site Plan Page 3]

12C. Is this water main existing? It is not shown on City GIS.

12D. This line is existing.

12E. Is this storm pipe existing? Not shown on City GIS. If not, change to proposed.

12F. Are these notes correct?

[Site Plan Page 4]

12G. Is this water main existing? Where does it go? Not shown on City GIS.

12H. Is storm sewer existing? If not, change all to proposed.

12I. May need to change connection point to 8" main in 36th Drive.

12J. Ensure existing hydrant is within a pocket easement and between 3'6"-8' back of curb. Hydrants must not be located in sidewalks and must have 5' clearance on all sides.

12K. Provide calculation to verify minimum 20 psi residual water pressure.

12L. Hydrant requires pocket easement, 10' wide and 5' behind.

[Site Plan Page 8]

12M. No trees are permitted within utility easements or within 8' of a utility. New irrigation may require new calculation and sizing of new meter.

[Site Plan Page 9]

12N. No trees are permitted within utility easements or within 8' of a utility. New irrigation may require new calculation and sizing of new meter.

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

13A. There are some easement issues and some License Agreement issues. Go to this link for the Real Property web page document links:

<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

Review each packet for the needs of your project. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.

[Site Plan Page 1]

13B. Add: Lot 3, Block 1.

[Site Plan Page 2]

13C. Need License Agreement for Gate/ fence in Easement. Typical.

13D. Confirm Parking is permitted within Fire Lane & Utility Easement.

13E. Please confirm this legal description.

13F. Label 23' Fire Lane Easement, add reception # for F.E.

13G. Bold solid the boundary line. Typical.

13H. Identify this bold line.

[Site Plan Page 3]

13I. This easement needs to be dedicated by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start this dedication.

[Site Plan Page 4]

13J. This easement needs to be dedicated by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start this dedication.

13K. Needs to include utilities.

13L. Please confirm with Fire/Life Safety Dept. that the fencing, islands, and parking in the Fire Lane is okay.