



Planning Division
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June 16, 2021

Gregg Johnson
HM Metropolitan District No. 1
8390 E Crescent Pkwy, Ste 300
Greenwood Village, CO 80111

Re: Second Submission Review – 60th Avenue at Denali Logistics Park - Infrastructure Site Plan
Application Number: DA-1478-07
Case Number: 2021-6017-00

Dear Mr. Johnson:

Thank you for your submission, which we started to process on May 27, 2021. We reviewed it and attached our comments along with this cover letter.

The Administrative Decision has been tentatively scheduled for July 14, 2021. Please remember that all abutter notices must be sent, and the site notification posted at least 10 days prior to the approval 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.

A technical correction submittal will be required following the decision to address all outstanding redline comments. 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Allison Graham - Dig Studio, 1521 15th St, Denver CO 80202
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1478-07rev2rtf



Second Submission Review

1. Zoning and Land Use Comments

- 1A. Show, label and dimension the proposed easement for the overhead Xcel transmission line on the site plan sheets.
- 1B. Update the proposed right-of-way width for 56th Avenue to be consistent with the approved Fulenwider Master Plan and Public Improvements Plan.
- 1C. Revise zoning district references. Remove references to E-470 zoning.

2. Completeness and Clarity of the Application

- 2A. Revise the Key Map to distinguish the area shown on the respective sheet(s).
- 2B. See the redlines and address all comments.

3. Landscape

- 3A. Add a water use column to the Plant Schedule.
- 3B. Landscape note number 5 was revised. Please use city standard language or provide additional information as to why the revised language should be accepted.
- 3C. Remove the duplicate sight triangle note on Sheet 6.
- 3D. Differentiate shrubs from grasses in the curbside landscape. No more than 40% may be ornamental grasses.
- 3E. Add the ratio for the open space landscape requirement on Sheet 7.
- 3F. Is the Xcel easement location shown on Sheet 7 accurate?

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 5A. Address the following at the Denali/60th Avenue intersection:
 - Call out the east bound storage.
 - Provide a signalization easement.
 - Adjust design if a northbound approach is eliminated.
 - Review the stop control layout with the revised MTIS and update to match.
 - The westbound left turn lane needs to be removed if the northbound approach is eliminated.
 - Relocate stop sign per redlines.
- 5B. Relocate the “No Outlet” sign as noted on the redlines.
- 5C. Revise the Pedestrian Crossing sign with an W11-2 and add an “Ahead” plaque.
- 5D. Show that 300’ of storage is provided in both left turn lanes at Harvest Road.
- 5E. Call out taper length(s) and ensure they meet CDOT requirements.
- 5F. Revise taper and shift layout to something more streamlined. The through-lane shift should occur first. Ensure that all turn lane taper and travel lane shift requirements are being met.
- 5G. More eastbound storage than is necessary is currently being shown at Harvest Road. This is fine, but the extra space could be used to accommodate shifts and tapers. See Sheet 4 for all comments.
- 5H. Provide a 36” x 36” edge-lit stop-sign eastbound at the 60th Avenue and Harvest Road intersection.
- 5I. The east/westbound crossing ramps at Harvest Road can be deferred to time of signalization.
- 5J. Coordinate the sight triangles at Denali Street with the revised stop control layout from the updated MTIS.

6. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 6A. Have the hydrant main extensions been coordinated with Steve Fiori? Since this is an ISP horizontal control information isn't required but will be needed for the City's project to correctly place the stub locations. This also opens a timing issue as the road should not be installed until the 36” main is installed.



6B. Add the size of proposed stubs.

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

7A. See the red line comments on the site plan. There are easements to be dedicated by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start the process. Please note that the Site Plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

7B. Address all comments and edits on the redlines.