

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



November 19, 2019

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

Re: Third 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 Thursday, October 31, 2019. We reviewed it and attached our comments along with this cover letter. 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.

If you have any questions, I may be reached at 303-739-7251 or bcammara@auroragov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Cammarata".

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\1127-31tech3.rtf



Third Technical Submission Review

PLANNING DEPARTMENT COMMENTS

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

1. Completeness and Clarity of the Application

1A. Please provide the final and complete version of the FDP and hard copy versions of the FDP per the sheet required by the FDP manual. **Noted**

1B. Please provide a draft of the PDF version of the recordable FDP document per sheet required in the FDP Manual. **Noted**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering

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

PIP Narrative

2A. The FDP will not be approved by public works until the master drainage report is approved. Please do not resubmit until significant process has been made. **The master drainage report has been approved**

2B. Please combine the narrative and the exhibits in one pdf **Combined**

2C. If fee-in-lieu is negotiated with the Flood District, conceptual design must be complete, otherwise, approved civil plans are required - please modify this statement with each planning area after PA-4 **Acceptable; added**

2D. Replace “or” with “and” in multiple locations **Replaced**

2E. The Himalaya connection is to be analyzed not approved. **Revised**

2F. As identified in the traffic study and in conformance with the traffic signal escrow ordinance **Language added**

PIP Map

2G. Please combine the narrative and the exhibits in one pdf. **Combined**

2H. Please select the variables so a consistent section can be utilized, typical all sections. For example, 38th Avenue is listed as 114' ROW, and Picadilly as 144'. The sections provided show a range for ROW based on variables within the section. Please provide specific sections for each street. **Provided**

2I. Eastern half of Picadilly **Western half of Picadilly to be improved with development of PA-13**

3. Traffic

Brianna Medema, bmedema@auroragov.org / 303.739.7646

PIP Map

3A. Not analyzed in TIS. Remove text, caveat that it will be studied later or include analysis in TIS & ensure all surrounding roadway network & parallel routes are not negatively impacted. **Revised**

3B. To be paid once 38th Ave interchange is built & 38th Ave connects to Tower Rd. **Will be paid pursuant to escrow ordinance**

PIP Narrative

3C. Add Traffic Signal Escrow for intersection of Picadilly Rd & 38th Ave once 38th Ave interchange is built & 38th Ave connects to Tower Rd. Traffic Signal is anticipated to be warranted prior to 2025. **Will be paid pursuant to escrow ordinance. Addressed in subsection II. B. b. ii. – Traffic and Life Safety needs**

3D. This has not been analyzed in TIS, may not be approved. PIP map text is unacceptable. **Revised**

TIS

3E. Access to PA-9 seems to be missing / does not match PIP. **Access to PA-9 has been added to revised traffic study**

3F. See comments throughout TIS. **See comment responses throughout revised traffic study**