

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



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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](mailto: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\1127-31tech3.rtf



## *Third Technical Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Brandon Cammarata / [bcammara@auroragov.org](mailto: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.

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

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **2. Civil Engineering**

Kristin Tanabe, [ktanabe@auroragov.org](mailto: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.

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

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

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

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

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

##### PIP Map

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

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.

2I. Eastern half of Picadilly

#### **3. Traffic**

Brianna Medema, [bmedema@auroragov.org](mailto: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.

3B. To be paid once 38th Ave interchange is built & 38th Ave connects to Tower Rd.

##### 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.

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

##### TIS

3E. Access to PA-9 seems to be missing / does not match PIP.

3F. See comments throughout TIS.