



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

May 22, 2024

Randall Hertel
Tower Metropolitan District
20100 E 32nd Parkway
Aurora, CO 80011

Re: Third Submission Review – 38th Extension Between Himalaya Rd and Odessa St - Site Plan
Application Number: **DA-1127-49**
Case Numbers: **2023-6057-00**

Dear Mr. Hertel:

Thank you for your third submission, which we started to process on May 1st, 2024. 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 issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission after your administrative decision date of June 12th, 2024.

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 Administrative Decision date is tentatively scheduled for June 12th, 2024. Please remember that all abutter notices for hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the hearing 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 II
City of Aurora Planning Department

cc: Ryan Littleton, HR Green, INC.
Justin Andrews, ODA
Filed: K:\\$DA\1100-1199\1127-49rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Majestic Commercenter Public Improvement Plan will need to be amended to describe the new timing of the build out of E 38th Ave to the east of this site and the completion of E 36th Dr. This amendment will need to be under review before this ISP can be recorded and its submission will be a condition of approval. [Planning]
- If E. 36th Drive is shown in the anticipated location, the curbside landscaping will need to be adjusted to reflect this street intersection. [Landscaping]
- Phase 2 must be completed and accepted prior to issuance of C.O. or T.C.O. for Food Bank of the Rockies Project. [Civil Engineering]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments or concerns on this review cycle.

2. Planning Issues (Comments in teal)

[Site Plan Page 4]

2A. The comment response regarding the design and construction timings of the E 36th Drive connection and build-out of E 38th Ave to Picadilly Rd is acknowledged. The specific timings will need to be reviewed in a master plan PIP amendment. An amendment to the Majestic Commercenter PIP is still required and its submission will be a condition of approval for this application.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 1]

3A. Only include the actual sheet number and not X of X.

[Site Plan Page 2]

3B. Update note 25 per the comments provided on this sheet and sheet 9.

[Site Plan Page 5]

3C. Add the Case Number as provided.

[Site Plan Page 6]

3D. If E. 36th Drive is shown in the anticipated location, the curbside landscaping will need to be adjusted to reflect this street intersection.

[Site Plan Page 9]

3E. Update the General Notes per the comments provided.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

[Site Plan Page 2]

4A. Please label the retaining walls as 'PRIVATE'. [2 comments]

4B. Please complete note number 3 under the retaining wall.

4C. Advisory Note: Structural calculations for this proposed retaining wall, per section 4.02.7 of the COA Roadway Design & Construction Specifications, will be required with the 1st review submittal of the Civil Plans.

4D. Advisory Note: License Agreement will be required for private retaining wall within public ROW.

4E. Please remove the identified verbiage. Structural calculations must be submitted with 1st review of Civil Plans.

[Site Plan Page 3]

4F. Please add note that phase 2 must be completed and accepted prior to issuance of C.O. or T.C.O. for Food Bank of the Rockies Project.

5. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

5A. There were no more Traffic Engineering comments on this review.



6. Land Development Review (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

6A. There were no more comments from Land Development Review on this review.

7. Xcel Energy Public Service Co (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

7A. There were no more comments from Xcel Energy on this review.