

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



February 7, 2024

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

Re: Second 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 second submission, which we started to process on January 16th, 2023. 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. To maintain your Administrative Decision date, please revise your previous work and send us a new submission on or before February 21st, 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 March 3rd, 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:\SDA\1100-1199\1127-49rev2



Second 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 approved. [Planning]
- Curbside landscaping appears to be in conflict with the proposed 36th Drive. [Landscaping]
- Please provide two-foot recovery zone per section 4.02.8 of the COA Roadway Design & Construction Specifications. [Civil Engineering]
- Easement releases and dedications have not been started, start the release and dedication process. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Completeness and Clarity of the Application (Comments in teal)

2A. There were no more completeness or clarity comments on this review.

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)

[Site Plan Page 4]

4A. The junction with the currently unbuilt E 36th Dr will need to be redesigned and rebuilt upon the completion of E 36th Dr.

4B. The response to comments about the build out of 38th Ave to the east of this ISP and the completion of E 36th Dr are acknowledged. The Majestic Commercenter PIP will need to be amended to describe the new timing of these improvements. This amendment will need to be under the review process before we can approve this ISP.

5. Parking Issues (Comments in teal)

5A. There were no parking issues on this review.

6. Architectural and Urban Design Issues (Comments in teal)

6A. There were no architectural or urban design issues on this review.

7. Signage Issues (Comments in teal)

7A. There were no signage issues identified on this review.

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

[Site Plan Page 5]

8A. Identify/dimension the utility easement on the south side of E 38th Ave.

8B. Previous comment. The proposed street light locations are not visible on the landscape plan. Please include them with the next submission.

8C. If this line along E 38th Ave is an existing or proposed storm pipe, where is it going? It just ends and is not connected to anything.

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8D. This proposed curbside landscaping appears to be in conflict with the proposed 36th Drive.

8E. Label the future 36th Drive.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 2]

- 9A. Please provide a two-foot recovery zone per section 4.02.8 of the COA Roadway Design & Construction Specifications.
- 9B. Advisory Note: Where applicable per section 4.02.7 of the COA Roadway Design & Construction Specifications, retaining wall structural calculations must be submitted with the 1st review submittal of the Civil Plans. Private infrastructure within Public R.O.W. will require a License Agreement which must be executed prior to Civil Plan approval. The City's strong preference is to have the retaining wall outside of City of Aurora ROW.

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- 9C. Please provide typical section for proposed retaining wall with material type and height range.
- 9D. Advisory Note: Where applicable per section 4.02.7 of the COA Roadway Design & Construction Specifications, retaining wall structural calculations must be submitted with the 1st review submittal of the Civil Plans. Private infrastructure within Public R.O.W. will require a License Agreement which must be executed prior to Civil Plan approval. The City's strong preference is to have the retaining wall outside of City of Aurora ROW.
- 9E. Advisory Note: For Civil Plan submittal please provide design for 36th Drive to show how it will tie in with proposed 38th Ave. improvements.

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

[Site Plan Page 3]

- 10A. Provide turn lane dimensions. [2 comments]

[Site Plan Page 4]

- 10B. Provide turn lane dimension. [2 comments]
- 10C. Add ROAD CLOSED (R11-2< 48"x30").

11. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

- 11A. There were no more comments from Fire/Life Safety on this review.

12. PROS (Erick del Angel / edelange@auroragov.org / Comments in Purple)

- 12A. There were no more comments from PROS on this review.

13. Aurora Water (Steven Dekoski / acaton@auroragov.org / Comments in red)

- 13A. There were no more comments from Aurora Water on this review.

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

- 14A. Easement releases and dedications have not been started, start the release and dedication process.

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

- 15A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment responses for 38th Ave Extension Between Himalaya Road and Odessa Street. No resubmittals are necessary.