

WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

March 13th, 2025
Jeremiah Fettig
City of Aurora
Planning Department

RE: Request for Development Deferral of Picadilly Road Improvements South of 13th Avenue associated with the Stafford Commercial Site Plan.

Dear Mr. Fettig,

On behalf of Northpoint Development, Ware Malcomb would like to formally request a Development Deferral of the roadway improvements to Picadilly Road South of 13th Avenue associated with the Stafford Commercial Development and full buildout of Picadilly Road South of 13th Avenue.

Aurora Municipal Code Section 5.3.19.B.1 provides guidance for the applicability of a deferral request based on two of the three potential criteria outlined below.

- a. Create a safety, drainage, traffic or other hazard or be impractical.
- b. Be impractical at the time of issuance of the certificate of occupancy because of the physical characteristics of the land; or
- c. Be more efficiently constructed at the time of development of adjacent parcels.

Picadilly Road full build-out improvements are to be submitted separately as its own CD amendment submittal as part of Stafford filing no. 2. As part of the separate CD amendment submittal, all roadway striping, lane improvements, pavement markings, and improvements to existing infrastructure are to be evaluated and submitted in accordance with the City of Aurora Drainage Criteria Manual and Roadway Design & Construction Specifications Manual.

At this time there is uncertainty regarding the typical section of Picadilly south of the Stafford property. It would be impractical to develop this section of roadway without understanding what the connecting typical section will be. If the public improvement requirements south of 13th ave were completed at the time of the Stafford Commercial improvements the result may be a excessive street section constructed where it is not needed. The design and construction will be far more efficient and correct if the time is spent to understand the full situation surrounding these improvements.

We thank you for your consideration in this matter and look forward to your consideration in this matter.

Sincerely,



Jesse Carano
Civil Engineering Manager