



Planning Division
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AuroraGov.org

November 4, 2024

Tom Cave
3550 Chambers LLC
1618 Emerald St
Broomfield, CO 80020

Re: Second Submission Review: Ge'ez Canter – Site Plan, Conditional Use, and Plat
Application Number: DA-2165-02
Case Numbers: 2024-6019-00, 2024-6019-01, 2024-3024-00

Dear Tom:

Thank you for your second submission, which we started to process on October 14th, 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 18th, 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.

As this application will require another formal review, the Planning & Zoning Commission hearing date has not yet been set. Please remember that all abutter notices for public 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 public 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 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner I
City of Aurora Planning Department

cc: Jennifer Carpenter, LAI Design Group
David Carpenter, Colliers Engineering and Design
Justin Andrews, ODA
Filed: K:\\$DA\2100-2199\2165-02rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Resolution of Repeat Comments from Various Departments
- Ensure Plaza/Courtyard/Open Space Requirements are Fully Met
- Inclusion of Plat document with Subsequent Submittal(s)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no additional public comments received during the second review phase. Since no further concerns have been raised, a neighborhood meeting is not required at this time.
- 1B. Two comments from outside referral agencies were received. Please find these comments below following the comments provided by City review staff.

2. Completeness and Clarity of the Application

Generally

- 2A. In order to better understand the anticipated on-site activities, we would request an operations plan for the various businesses. This should include an approximate number of employees per shift, hours of operations, maintenance standards/procedures, on-site security measures, etc. Please submit this as a separate document or include it in an updated letter of introduction/justification.
- 2B. No plat has yet been submitted for this project. Please include plat in subsequent submittal(s) or indicate approximate timeframe for submittal of this item. Be aware that upon plat submittal it is likely you will receive additional departmental comments.

3. Zoning and Subdivision Use Comments

Site Plan

Sheet 2

- 3A. **Repeat Comment:** Please indicate the zoning of adjacent properties.

4. Streets and Pedestrian Comments

Site Plan

Sheet 2

- 4A. For the hotel, are there any pedestrian amenities provided within the plaza area? If the restaurant patio space is intended to meet plaza requirements will this space have seating and is it available to the general public?

5. Architectural and Urban Design Comments

Site Plan

Sheet 2

- 5A. Commercial developments shall break up supporting commercial uses into a cluster of individual pad and liner buildings at corners and street edges. Pad and liner buildings shall be designed to be "double-fronted", where one entrance faces the parking lot and another faces a street or other public space. The inclusion of the plaza at the event center entrance should fulfill this requirement. Please indicate how you intend to meet this requirement as it pertains to the hotel and restaurants. Specifically, the hotel seems to be double fronted on to parking lots and does not have a sufficient plaza/public open space area to satisfy the requirement.

6. Landscaping Issues (Tammy Cook / 954-684-0532 / tcook@auroragov.org / Comments in bright teal)

Site Plan

Sheet 2

- 6A. **Repeat comment:** The islands are required to be a min. 9' wide. They are currently too narrow and do not comply with the code.

Sheet 9

- 6B. **Repeat comment:** the screening required around the 6' dumpster is to be an evergreen-the RSG are grasses & the RTD are dec.shrubs.
- 6C. **Repeat comment:** the screening required around the 6' dumpster is to be an evergreen-the RTD are dec.shrubs.
- 6D. 2 shrubs are req. in this island (3x).
- 6E. **Repeat comment:** The FRG is in the curbside landscape area and must be 5 gallon. If 1 gal and 5 gal. will be specified, different symbols shall be shown for each to differentiate them.
- 6F. **Repeat comment:** Sight triangles are not an encumbrance. Update the plan accordingly to show the required street trees.
- 6G. These street trees are 50' apart and 40' are required. Street trees within the sight visibility can be limbed up.
- 6H. **Repeat comment:** On all perimeters of this plan, sod s not allowed per the Non Functional Turf Ordinance.
- 6I. Per the pre-app comments. The Turf Ordinance prohibits the installation of non-functional turf.
- 6J. Label water meter.
- 6K. Check with Tim York on whether he will allow this area shown on this plan to be sod. It must be an "activated space" to allow sod to be here. You must demonstrate that it is an activated space by showing benches, tables or other elements. Tim York would have to approve this.

Sheet 10

- 6L. **Repeat comment:** Sight triangles are not an encumbrance. Update the plan and table accordingly to show the required street trees.
- 6M. Street trees on the plans are placed 50' on center, not 40' per the UDO. Put the trees 40' apart and include additional trees.
- 6N. Street frontage trees on the plans are placed 50' on center, not 40' per the UDO. Put the trees 40' apart and include additional trees.
- 6O. Add a #1 to refer to the note below the table.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**8. Civil Engineering** (Farhad Sarwari / 303-739-7420 / fsarwari@auroragov.org / Comments in green)Site PlanCover Sheet

- 8A. Please submit the Plat with the corrections made. No Plat was found in your current submittal to cross reference and check for corrections. Comments on 1st Review: Please check the comments on: Sub_1_3550_Chambers_Alta_Boundary. The plat should match the site plan with regards to ROW dedications and Easements. Lot corner radii are required.

Sheet 2

- 8B. **Repeat comment:** No curb and gutter is allowed within fire lane easement.
- 8C. Please specify what this hatching is for. Fire lane easement should be free of obstacles.
- 8D. This is a Local street. Please remove Collector (x2) for 35th Ave. and 33rd Pl.
- 8E. Public streets shall have public streetlights in conformance with COA standards and to be shown on this sheet. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:- Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations This information (if its not already shown) can be added to the street sections provided if desired.



- 8F. **Repeat Comment:** Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 8G. **Repeat Comment:** These 6 ramps should be shown and proposed within the scope of this plan set.
- 8H. **Advisory:** Please label or provide clarification where the existing pavement is in the street.
- Sheet 7
- 8I. **Repeat Comment:** Please define pavement material type on the set.
- 8J. **Repeat Comment:** Please define material type on the set. Sidewalk hatching does not match your legend.
- 8K. **Repeat Comment:** Please label or provide clarification where the existing pavement is in the street.
- 8L. **Repeat Comment:** Per Section 4.05.1 of COA Roadway Manual, the minimum allowable grade for any roadway or alley is 0.5%
- 8M. **Repeat Comment:** Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- 8N. **Repeat Comment:** Please label street classification for all the streets.
- 8O. Per Section 4.05.6 of COA Roadway Manual, maximum allowable cross slope is 2%. If this can not be met, a variance request can be submitted in Civil Plans.
- 8P. Are these on-site walks concrete or asphalt?
- 8Q. Is this sidewalk concrete or asphalt. The COA requires the Public Sidewalks to be concrete.

9. Traffic Engineering (Jason Igo / 303-739-7420 / jigo@auroragov.org / Comments in orange)

Site Plan

Sheet 9

- 9A. Add size of boulders that are being used. Boulders that are in the clear zone can only be 18" high.
- 9B. Trees should be placed 50' from stop sign or show sight distance evaluation from TE-13 in roadway manual.
- 9C. Shift tree 5' to the west to not block the sign.
- 9D. Verify sight triangle is not being blocked. HYS looks to be 3'-4' tall. If plants are above 3' calculation that they block less than 25% of the view will be required. The calculation doesn't apply to trees.

Traffic Impact Study

Sheet 1

- 9E. Aurora did a quick crash pull of 33rd Place. The crashes had 8 injured in the last 5 years and of the 14 crashes 13 were broadsides. We would like a safety analysis to be done at 33rd Place. Current recommendation from Aurora Traffic is to make Chambers and 33rd Place a 3/4 intersection based on the current crash history with the additional proposed trips that this development will bring.
- 9F. Queue analysis for the drive through needs to be discussed and evaluated.
- 9G. Further comments may come due to comments with event space.

Sheet 4

- 9H. Need discussion on the event space. The discussion should include if the estimates for people included working staff or if it just included guests. The 2.5 people per a vehicles is high. Average on the roadway is 1.5. Provide how this was developed. The need information on the development of the 10% being dropped off. The special events that happen roughly 3 days a year, are these all-day events? If so, we should do a sensitivity analysis to see what it does in the AM.

10. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Site Plan

Sheet 2

- 10A. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- 10B. Please show the location of the FDC for the Event Center and include the FDC Symbol in the legend.
- 10C. Please show the location of the Fire Sprinkler Riser Room for the Event Center and clearly label it "Fire Sprinkler Riser Room".
- 10D. Please show the location of the FDC for the Hotel Building and include the FDC Symbol in the legend.



- 10E. Please show the location of the Fire Sprinkler Riser Room for the Hotel Building and clearly label it "Fire Sprinkler Riser Room".
- 10F. Please show the location of the FDC for the restaurant and include the FDC Symbol in the legend.
- 10G. Please show the location of the Fire Sprinkler Riser Room for the restaurant and clearly label it "Fire Sprinkler Riser Room".
- 10H. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. 105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. 105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
- 10I. Encroachment into a dedicated Fire Lane Easement is not permitted.

Sheet 3

- 10J. The site plan must include a separate sheet for all required sign details. Fire Lane, No-Parking, Accessible Parking, Fire Sprinkler Riser Room, FDC (Fire Department Connection), Building Address(es), etc. Please provide a complete sign package.

Sheet 7

- 10K. Please relabel the ADA Path to Accessible Route

Sheet 8

- 10L. The FDC for each building must be located within 100 feet of a Fire Hydrant. Please show compliance on the Utility Plan.
- 10M. Please show the location of the Fire Sprinkler Riser Room for the Event Center and clearly label it "Fire Sprinkler Riser Room".
- 10N. Please show the location of the FDC for the Event Center and include the FDC Symbol in the legend.
- 10O. Please show the location of the Fire Sprinkler Riser Room for the Hotel Building and clearly label it "Fire Sprinkler Riser Room".
- 10P. Please show the location of the FDC for the Hotel Building and include the FDC Symbol in the legend.
- 10Q. Please show the location of the Fire Sprinkler Riser Room for the restaurant and clearly label it "Fire Sprinkler Riser Room".
- 10R. Please show the location of the FDC for the Restaurant and include the FDC Symbol in the legend.
- 10S. The restaurant is shown as being sprinklered in the data block. Please show the Fire Service Water Line on the plans for the restaurant building. Only a domestic line is shown.

Sheet 9

- 10T. Please show the locations of all proposed and existing fire hydrants within the site.

Sheet 12

- 10U. Please show the location of the Knox Box using the symbol shown and include in a legend. A Knox Box must be installed within 6 feet to either side of the Main Entrance between 4 and 6 feet above grade.

Sheet 18

- 10V. Please label the Fire Sprinkler Room to Fire Sprinkler Riser Room.

Sheet 19

- 10W. Please add the foot-candle note to the photometric plans.
- 10X. Clearly delineate the Accessible Route with a heavy dashed line for each building and include a legend with the symbol.

11. Aurora Water (Ashley Duncan / 303-345-8542/ aduncan@auroragov.org / Comments in red)

Site Plan

Cover Sheet

- 11A. Advisory Note: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.



Sheet 2

11B. Add all inlets and fire hydrants.

Sheet 8

11C. Label the fire line as private.

11D. Please make sure the call outs are all pointing to the correct line.

11E. There needs to be a pocket easement around the meters if not in ROW. Fire lines cannot be in the easements.

11F. **Repeat Comment:** Fire suppression lines should be a minimum of 5' away from the domestic service lines.

11G. Storm line cannot be an acute angle, minimum of 90 degrees needed.

11H. Where is the water meter going to be for this line?

11I. **Repeat Comment:** Grease interceptors cannot be at a bend

11J. The lines should stop at the building.

11K. Make sure the text isn't overlapping with another text box.

11L. Reach out to the drainage plan reviewer (arenner@auroragov.org) to ensure underground detention will be allowed.

11M. Connect this service line downstream of the line with the grease interceptor.

11N. 5' clearance is needed between the fire hydrant and storm line.

12. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

Cover Sheet

12A. Please submit a plat so that it can be reconciled against the site plan.

Sheet 2

12B. Label Lot & Block to match the plat.

12C. Please include the applicable lot, block, and filing number(s) for the indicated adjacent properties.

13. RTD (C. Scott Woodruff/ 303-299-2943 / clayton.woodruff@rtd-denver.com)

13A. The RTD engineering review has no exceptions to this project at this time. This review is for Design concepts and to identify any necessary improvements to RTD stops and properties affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property. Thank you.

14.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

14A. Please see the attached letter regarding comments from Xcel Energy.



1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

October 21, 2024
City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012



Attn: Stephen GuBrud

Re: GE'EZ Center (fka 3550 Chambers Road), Case # DA-2165-02

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral site plan for **GE'EZ Center**. Please be aware PSCo owns and operates existing natural gas *distribution* facilities along the west and north property lines. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer/s) – be sure to have the Designer contact a Right-of-Way Agent.

Please note PSCo also has existing high-pressure natural gas *transmission* facilities within the Chambers Road right-of-way. If there are ANY activities within the area of this pipeline, an engineering review must be performed for safety standards, operational and maintenance clearances at: <https://co.my.xcelenergy.com/s/partner-resources/build-remodel/encroachment-requests>.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com