



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

January 31, 2025

Dan Woodward
Ryan Companies US, INC
533 S Third St. Suite 100
Minneapolis, MN 55415

Re: Initial Submission Review – Project Frontier at Majestic Commercenter - Site Plan and Plat
Application Number: DA-1127-51
Case Numbers: 2025-6000-00, 2025-3000-00

Dear Dan Woodward:

Thank you for your initial submission, which we started to process on January 9, 2025. 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 24, 2025.

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 April 2, 2025. 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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

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: Eric Pearson, Cage Civil Engineering
Jonathan Hertel, Majestic Realty
Justin Andrews, ODA
Filed: K:\\$DA\1100-1199\1127-51rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Per the Majestic Commercenter FDP, fencing is not permitted along arterial roadways like E 32nd Pkwy. The fence will need to be removed from in front of the building. [Planning]
- The E 33rd Dr buffer is 15 trees short or 150 shrubs. [Landscaping]
- In lieu of providing shrub equivalents, locate the required street trees behind the back of walk. [Landscaping]
- For 32nd Parkway and 33rd Drive, public streets shall have public streetlights in conformance with COA standards. [Civil Engineering]
- The southern access on 33rd Drive needs to either align with the access across the street or need to meet or minimum offset of 150'. [Traffic Engineering]
- The closest edge of the 26' fire lane easement adjacent to the side of the building must be a minimum of 15' away and maximum of 30' along the full length of the west side of the building. [Fire/Life Safety]
- Advisory comment: A sand/oil interceptor is required for vehicle maintenance facilities. (size and location to be include with building plans). [Aurora Water]
- Numerous minor labeling comments throughout. See the site plan for full comments. [Land Development Review]
- Please see the outside agency review letter from Xcel Energy.

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)

[Site Plan Page 1]

- 2A. PC and CC signature blocks are only needed if this project is heard in front of these groups. Delete these signature spaces for now.

[Site Plan Page 2]

- 2B. Add the following note: "There will be no outside, overnight storage of vehicles on the site."

[Site Plan Page 7]

- 2C. Please add an additional details sheet rather than rotating diagrams to make them fit on one sheet.

3. Zoning and Land Use Comments (Comments in teal)

[Letter of Introduction]

- 3A. Provide more details about the maintenance building and its use. Specifically, will there be fueling and/or fuel storage associated with it.

4. Streets and Pedestrian Issues (Comments in teal)

- 4A. There were no streets or pedestrian issues identified on this review.

5. Parking Issues (Comments in teal)

[Site Plan Page 1]

- 5A. See the comment in the parking study regarding the office use not being calculated separately from the warehouse/distribution building and update the data table appropriately.

[Parking Study]

- 5B. Offices are considered incidental to a warehouse/distribution facility. This portion of the parking requirement calculation can be dropped and my bring this development into compliance with the UDO.

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

[Site Plan Page 3]

- 6A. What is the paved area near the southwest corner of the warehouse building for?



- 6B. A minimum of a 300 sf patio/plaza area is needed at the front entrance of the warehouse building. This area should include outdoor seating, shade structures, and be delineated from the sidewalk by the use of planter boxes or a low fence.
- 6C. Per the Majestic Commercenter FDP, fencing is not permitted along arterial roadways like E 32nd Pkwy. The fence will need to be removed from in front of the building.

[Site Plan Page 4]

- 6D. A minimum of a 300 sf patio/plaza area is needed at the front entrance of the maintenance building. This area should include outdoor seating, shade structures, and be delineated from the sidewalk by the use of planter boxes or a low fence.
- 6E. What is the south canopy area for? It looks similar to a fueling canopy.

[Site Plan Page 7]

- 6F. Include details for any outdoor furnishings.

[Site Plan Page 12]

- 6G. Horizontal articulation standards requires a variation of each facade every 100 ft by use of a change in material, color, parapet height, etc. This center section of the east elevation appears to be longer than 100 ft and will need more frequent variation.
- 6H. For all elevations, the height of the parapet shall include at least one change in setback or height of at least three feet along each 60 linear feet of façade.
- 6I. Ideally roof access would be achieved internally or via the use of a ladder. Is there any specific reason a large exterior staircase needs to be used?
- 6J. This south elevation is considered a primary facade and should incorporate the parapet height changes included on the west elevation in order to meet massing requirements.
- 6K. As a primary facade, this south elevation will need additional "human scale" architectural elements as described in Section 146-4.8.7, Four Sided Building Design. These elements could include architectural detailing, awnings or shutters, a landscape wall, etc.

[Site Plan Page 14]

- 6L. This south elevation will be considered a primary facade for the vehicle maintenance building, and will need additional massing, materials, and "human scale" architectural elements as described in Section 146-4.8.7, Four Sided Building Design. The massing element could include, but are not limited to, a wall offset (min. 3ft) or wall notch (min. 12in). The material element could include a change in facade material, texture, or the use of a variety of window sizes. Two more human scale elements are needed and could include architectural detailing, building mounted lighting, or building corner enhancements.

7. Signage Issues (Comments in teal)

[Site Plan Pages 12 & 13]

- 7A. Specify that the exact building signage content is TBD.

8. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 1]

- 8A. Correct the location of the sheet number on all impacted sheets.

[Site Plan Page 3]

- 8B. The landscape street frontage buffer is measured from the back of walk.

[Site Plan Page 8]

- 8C. Label the building.
- 8D. While identified as a fire lane, what is the intended surface treatment?
- 8E. The shrubs adjacent to the building are required to be in edger.
- 8F. Dimension and label the street frontage buffers.
- 8G. Turn the accessible route information off.
- 8H. Adjust the rock mulch hatch as it seems to be encroaching on top of the sidewalk.
- 8I. If using an ornamental tree at the front of the building, make them the same in these two islands.
- 8J. Add the missing parking lot island trees.



- 8K. Change the ornamental trees along 32nd Parkway to deciduous canopy trees since they are being permitted to count as the street tree.
- 8L. The identified plants in yellow will grow to be more than 26" in height as measured from the roadway surface. They will be in conflict with the sight triangles. Please check the other intersections to ensure compliance.
- 8M. Add the required street trees behind the back of walk outside the easement. See comment on the landscape table.
- 8N. What is the dashed line, and can it be turned off? If it is an accessibility route, please turn it off.
- 8O. While the legend depicts the property line correctly, if possible turn off any duplicative line work so that the property reads as a long dash and two short dashes.
- 8P. Parking lot islands that are 9'x 36' are required to have two trees and 12 shrubs. Please update all islands of this type.
- 8Q. The FISG are very nice, but will be too big long term and cause visibility problems within the parking lot.
- [Site Plan Page 9]**
- 8R. Label the wall.
- 8S. Considering the visibility of the loading area/truck court from the street, please switch some of these to evergreen trees to help screen this truck court area.
- 8T. Add labels to the identified items.
- [Site Plan Page 10]**
- 8U. Update the note 6.
- 8V. You may leave the non-street buffer tables and the plant material provided on the landscape plan, however a non-street buffer is not required between the same or differing land uses within an approved master plan.
- 8W. The E 33rd Dr buffer is 15 trees short or 150 shrubs. $150 + 329$ required shrubs = 479 required. There are approximately 356 shrubs/grasses being provided. The table indicates that 453 shrubs being provided. Double check the shrub/grass counts and ensure that a total of 479 shrubs are being provided or request an adjustment.
- 8X. In lieu of providing shrub equivalents, locate the required street trees behind the back of walk. Indicate that has been done as a note below the table and remove the excess shrubs beyond what is required for curbside landscaping. The trees may also count towards the required street frontage buffer trees.
- 8Y. The 9 trees are not adjacent to the building and therefore do not count toward the required building perimeter requirements. However, there are shrubs being provided along the building face that should be counted towards the building perimeter requirements. Keep in mind that ornamental grasses may only comprise 25% of the total shrub quantity. There are approximately 126 plants.
- 8Z. Update the landscape tables per the comments provided.
- 8AA. Add Not for Construction.

9. Addressing (Phil Turner / 303.739.7271 / pcturner@auroragov.org)

- 9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kendra Hanagami / 303.739.7295 / khanagam@auroragov.org / Comments in green)

[Site Plan Throughout]

- 10A. North shall point towards either the top or the right-hand margin of the sheet only and shall be shown on each sheet and/or each enlargement (as needed). (3.D.3 of the 2025 COA Roadway Manual)



[Site Plan Pages 3, 4, 6, 15, & 16]

10B. Please add the following notes:

1. Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans.
2. A photometric analysis of the existing public street lights along E 32nd Parkway and E 33rd Drive shall be submitted with the street lighting plans in the civil plan submittal. During the civil plan submittal the existing street light photometrics will be checked for compliance with the 2025 Roadway Manual, and additional lights will be added as required.
3. Private street lights will remain privately owned and maintained in perpetuity.

[Site Plan Pages 3 & 4]

- 10C. Existing curb ramps at the North, West and East corners of the intersection of E 32nd Pkwy/E 33rd Drive need to be replaced with ADA and COA compliant curb ramps per the pre-app notes.
- 10D. Please show and label all existing and proposed above ground utilities, structures (including drainage) and signs to ensure there are no conflicts with proposed improvements.
- 10E. Show any existing street lights on the site plan (3.L.2.c of the 2025 COA Roadway Manual) Advisory: A photometric analysis of the existing street lights will be required during the civil plan submittal and additional street lights added as needed.
- 10F. Show roadways and roadway names. Label the roadway classification and private/public denotation (typ. all highlighted). (2.06.1.03 of the 2023 COA Roadway Manual)
- 10G. Please add a callout to the plan labeling the easements, since the legend linetype is the same.
- 10H. Please remove all crossspan labels and references to the crossspan, typ. All.
- 10I. Label curb return radii, typ. all
- 10J. Please change the street pavement hatch to existing asphalt and include an additional legend item, or change the hatch for proposed asphalt on plan and in the legend
- 10K. Either remove truncated domes and accessible route or remove curb ramp.
- 10L. Label the proposed fire lane radii (inner and outer radii), typ. all. Ensure the fire lane radii meets the requirements of Section 5.C.1.a of the 2025 RW Manual
- 10M. Label the sidewalk easement, typ. all
- 10N. Dimension curbside landscaping, typ. all
- 10O. Please provide mountable curb with compliant transitions where the fire lane access is proposed.
- 10P. Update existing curb ramp and curb return radii to be ADA compliant and compliant with the 2025 RW Manual.
- 10Q. Please add a callout southwest of the property stating: "Existing curb ramp will be verified to be ADA compliant through survey and checked for conformance during the civil plan submittal. This curb ramp will be updated if non-compliant, and the design shall be shown on the civil plans if required."
- 10R. A sidewalk easement is required for this sidewalk transition beyond the property line to the north of the site. Please show the ROW for this property.

[Site Plan Pages 4 – 6]

10S. Please remove all crossspan labels and references to the crossspan, typ. All.

[Site Plan Page 5 & 6]

10T. Please include additional flow direction arrows, particularly for the cross and running slopes of the fire lane, accesses, and accessible routes. (3.J.1.e of the 2025 COA Roadway Manual)

[Site Plan Page 8 & 9]

10U. Please ensure landscaping does not encroach onto public sidewalk. Also dimension proposed landscape strip. Typ, all. Show existing public streetlights, to show any conflicts with proposed landscaping, typ. All.

[Site Plan Page 15 & 16]

- 10V. Show any existing street lights on the site plan (3.L.2.c of the 2025 COA Roadway Manual) Advisory: A photometric analysis of the existing street lights will be required during the civil plan submittal and additional street lights added as needed.
- 10W. For 32nd Parkway and 33rd Drive, public streets shall have public streetlights in conformance with COA standards. 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.

[Plat Page 2]

10X. Update the fire access easement reference to the correct sheet.

[Plat Page 4]

10Y. Ensure all fire lane radii meets the requirements of Section 5.C.1.a of the 2025 RW Manual.

11. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

[Site Plan Page 3]

11A. The southern access on 33rd Drive needs to either align with the access across the street or need to meet or minimum offset of 150'.

11B. Label the type of intersection and the movements at each of the accesses.

11C. There were two comments about internal pedestrian path comments.

11D. We will need to see truck turning template for the site and at the accesses.

[Site Plan Page 4]

11E. The Northern access on 33rd Drive needs to be reduced to 40' feet.

[Site Plan Pages 8 & 9]

11F. Add note about height of plants in sight triangles to the landscaping plans.

[Traffic Impact Study]

11G. Will need more information about the trip assignment in the report.

11H. Intersection 3 PM WBT volume is not correct in the site generated traffic volumes (figure 7). This will need to be updated and applied to Total traffic calculations.

11I. The land use for this is below the ITE Trip Generation. Appreciate that the owner has provided trips. Need a note to reference that based on the land use that the ITE trip Generation could be faulty due to size of the facility.

11J. Intersection 4 doesn't show any site volume entering or exiting. The site plan makes this look like an access point. If it is for emergency only it will need to be signed that way.

12. Fire / Life Safety (Richard Tenorio / 303.739.7628 / rtenorio@auroragov.org / Comments in blue)

[Site Plan Page 3]

12A. The proposed location for the FDC near the gate opening must allow other fire apparatus to enter and pass through the gate.

12B. The FDC must be flush mount with approved lockable Knox FDC caps.

12C. The closest edge of the 26' fire lane easement adjacent to the side of the building must be a minimum of 15' away and maximum of 30' along the full length of the west side of the building.

12D. Label as "26' Fire Lane Easement"

12E. Gating systems must be approved by license agreement from Land Development Services.

12F. Label as "Pocket Utility Easement"

12G. Show the fire hydrant here and in the legend (reference number)

[Site Plan Pages 4]

12H. Label as "26' Fire Lane Easement"

12I. Gating systems must be approved by license agreement from Land Development Services.

12J. Label as "Pocket Utility Easement"

12K. Show the fire hydrant here and in the legend (reference number)

[Site Plan Page 5]

12L. Show and label the Fire Sprinkler Riser Room within the building and the exterior access.

12M. Show all man-gates

- Show and label the location for all man gates along the fence.
- Must swing in the direction of egress.
- Must have panic hardware for free egress.
- Provide a Knox Box at each location for fire access if not directly adjacent to a vehicle gate.

12N. Identify these doors as exit doors, fire doors, and where they lead to (along the east side)



[Site Plan Page 6]

- 12O. Show the proposed location of the E-Stop for the fuel pumps.
- One E.P.O. must stop all pumps simultaneously.
 - Signage must be posted above the E-Stop.
- 12P. Verify the placement of this fuel tank, it is placed within the trailer parking spaces. Label gallonage and if the tanks are above ground or below ground.
- 12Q. Extend a 23' fire lane easement along the north side of the building to achieve the required 150' hose reach requirement to all portions of the 1st level of the building.
- 12R. Canopies greater than 4' must be provided with a dry fire sprinkler system.
- 12S. Add the fire hydrant graphic symbol to the legend.

[Site Plan Page 12]

- 12T. Show the location and signage of the following on the Elevation Sheet:
- Fire Sprinkler Riser Room exterior door
 - Flush mount FDC with lockable Knox caps
 - Knox Box(es) on the building
 - Doors for ingress to the building to access the fire hose risers

[Site Plan Page 14]

- 12U. Show the location and signage of the following on the Elevation Sheet:
- Fire Sprinkler Riser Room exterior door
 - Flush mount FDC with lockable Knox caps
 - Knox Box(es) on the building
 - Doors for ingress to the building to access the fire hose risers
 - E-Stop for the fuel pumps

[Site Plan Page 16]

- 12V. Show the accessible route for the Vehicle Maintenance Building.
- 12W. The Photometric Plan must show and label the location of the location of the Accessible Route throughout the site. Please ensure that a minimum of 1-foot candle of lighting is provided within the Accessible Route.

13. Aurora Water (Steven Dekoski / 303.739.7490 / sdekoski@auroragov.org / Comments in red)

[Site Plan Page 4]

- 13A. Advisory comment: A sand/oil interceptor is required for vehicle maintenance facilities. (size and location to be include with building plans).
- 13B. Move lighting outside of utility easements.

[Site Plan Page 5]

- 13C. All water meters must be in a water utility easement, within a landscaped area, 2' min. from all concrete.

[Site Plan Page 6]

- 13D. Move lighting outside of water utility easements.
- 13E. Show water meter location in a water utility easement in a landscaped area. (typ)
- 13F. 6" min sewer service to connect to manholes.

14. TAPS (Melody Oestmann / moestman@auroragov.org)

- 14A. Storm drain development fees due: \$16,642.80

15. Land Development Review (Grace Gray / 303.739.7277 / ggray@auroragov.org / Comments in magenta)

- 15A. All new easements to be dedicated by plat. Easement releases to be submitted to releaseeasements@auroragov.org. All departments requiring a license for items encroaching into row or city owned lands must be submitted.

[Plat Throughout]

- 15B. Remove 'HEREBY GRANTED' under each easement notation.
- 15C. Remove lot line in center of plat.
- 15D. Closure sheet has duplicate lines throughout, please correct.



[Plat Page 1]

- 15E. The vicinity map must show the outline of the property being subdivided and its relationship to existing street rights-of-way (with street name labels) within a ½ mile of the exterior. Include a north arrow and distance ratio. If not to scale, add a label stating "NTS". (Typical) COA 2025 Subdivision Plat Checklist Item #3.
- 15F. On the header legal description, replace 'LOCATED IN', with 'SITUATED IN'
- 15G. Title Commitment must have an effective date within 1 month.
- 15H. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 15I. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 15J. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.
- 15K. Bar and scale ratio missing
- 15L. Add all public streets, rights-of-way within ½ mile on the vicinity map.
- 15M. Surveyor stamp required
- 15N. Remove Clerk and Recorders certification, not required by Adams County.

[Plat Page 2]

- 15O. There is only one lot, remove the line for separation for another lot.
- 15P. Make all easements dash lines.
- 15Q. Confirm with Fire/Life Safety naming of the fire lane easements.

[Plat Page 3]

- 15R. Confirm with Aurora Water naming of water and utility easements
- 15S. Add line of delineation on pocket easements and add measurements and confirm with Water name and size of easements.
- 15T. Make all easements dash lines

[Plat Page 4]

- 15U. There is only one lot, remove the line for separation for another lot.
- 15V. Make all easements dash lines.
- 15W. Confirm with Fire/Life Safety naming of the fire lane easements.

16. Xcel Energy Public Service Co (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 16A. Please be aware PSCo owns and operates existing underground electric distribution facilities along East 32nd Avenue and East 33rd Drive.
- 16B. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via 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.
- 16C. 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.
- 16D. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.



Right of Way & Permits

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

January 16, 2025

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

Attn: Erik Gates

Re: Project Frontier at Majestic Commercenter F16, Case # DA-1127-51

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and plat for **Project Frontier at Majestic Commercenter F16**. Please be aware PSCo owns and operates existing underground electric distribution facilities along East 32nd Avenue and East 33rd Drive.

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. 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.

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