

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



May 22, 2025

Brian Alpert
Murphy Creek Development, Inc.
30 Cherry Hills Farm Dr
Englewood, CO 80110

Re: Fourth Submission Review – Murphy Creek GDP Amendment No 3 – GDP Amendment
Application Number: DA-1250-57
Case Numbers: 1995-2002-11; 2022-8007-00

Dear Brian Alpert:

Thank you for your fourth submission, which we started to process on Monday, May 5, 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.

The fourth submission on April 30, 2025, had significant changes from the third submission on August 7, 2024. Major revisions between submittals will continue to extend the review timeline and generate new comments. Key changes in the fourth submittal include:

- Removal of the cottage development.
- Expansion of land uses to include various industrial, auto-oriented, and substance abuse rehabilitation uses.
- Additional notes regarding changes to residential land use and the relocation of dwelling units.
- Inclusion of Form J referencing the annexation agreement, despite the third submittal indicating the agreement was null and void.

Due to the number of outstanding issues, another resubmission is required. Before resubmitting, please schedule a Development Review meeting with your ODA representative, Cesarina Dancy. This meeting should review the outstanding key issues and repeat comments. Staff would also like to discuss the applicant's proposed responses/changes prior to resubmission. Following the meeting discussion, staff will advise you on a resubmission procedure. 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 estimated Planning and Zoning Commission public hearing date will be given once all major comments and issues have been resolved. 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.

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 303.739.7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA & AICP
Planner III

cc: Karen Henry Henry Design Group Inc 1501 Wazee Street, #1 c Denver, CO 80202
Ariana Muca, Case Manager
Cesarina Dancy, ODA
Filed: K:\\$DA\1250-57rev4.rtf



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The original annexation agreement appears to have expired, and no extension is on record. If it has expired, the applicant must provide a tracking table to ensure the total parks and open space in this amendment aligns with what was approved in GDP Amendment #3. (PROS).
- Parcel 23 Residential Conflict with 60 LDN Airport Overlay - must be removed to proceed (Planning).
- Expansion to Light Industrial Uses needs further design guidelines and architectural details (Planning)
- Addressing latest TIS comments may result in the need to update PIP. Future Gun Club truck% not consistent with CDOT TIS (Traffic).
- Several comments throughout the drainage report that potentially impact the PIP (Utilities).
- Remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development. (Public Works)
- Remove footnote comments in the PIP. The intent of the public improvement is to detail public improvement requirements by planning area. (Public Works)
- CDOT comment responses will be required with the next submittal.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No citizen comments were received upon the fourth submittal.

2. Completeness and Clarity of the GDP Amendment

- 2A. Please ensure that key issues associated with this amendment meet staff's requirements for the application to proceed to decision. Key issues identified by Planning are as follows:
- The additional land uses located within Table 3.1. Additional industrial and commercial land uses should provide dimensional standards (setbacks, building height, lot requirements, etc.) for the proposed new uses.
 - Parcel 23 is located within the 60 LDN contour and cannot have residential.
 - The density parameters need further discussion and processes to allow for change in density throughout the GDO .
- 2B. Include a concise summary of all proposed changes to land use, density, and permitted uses.
- 2C. Please review the document for spelling errors, inconsistencies, and formatting issues. A clean and error-free document will help facilitate review and ensure clarity.
- 2D. Prior to resubmission, please schedule a comment review meeting with ODA (Office of Development Assistance) to ensure alignment between GDP updates and City requirements. The application's ODA rep can set up meetings with various departments to discuss continued outstanding issues.
- 2E. Parcel 23 is located within the 60 LDN noise contour. Per the Buckley Airport Influence Area Overlay (UDO <https://aurora.municipal.codes/UDO/146-2.6.2.C.2>), no new residential uses or residential structures are permitted within the 60 LDN subarea. The city cannot approve land use entitlements for new residential uses within the 60 LDN. Revise all multifamily and residential density designations within Parcel 23. The application cannot proceed to Planning Commission or City Council with residential uses included on this parcel.
- 2F. Please include units and density per acre in the land use table. We do not see dwelling units per sf or FAR on the original Murphy Creek GDP.
- 2G. Please remove any mention of Murphy Creek East. This area is not part of the GDP and is regulated under a separate zoning and master plan.
- 2H. Remove Note 6: "Unused dwelling units in a Planning Area within the Amendment Area may be transferred to another Planning Area within the Amendment Area. However, in no case shall the maximum number of dwelling units in Amendment Area 4 exceed 1,061." This type of unit transfer could be permissible with further guidelines in place.



- 2I. For Note 8, please cite the location in the original GDP that permits a change of use when proposing a lower density. Clarification is needed.

3. Land Use Table

- 3A. The Land Use Table proposes an expansion of commercial uses in several parcels. Of particular concern is the expansion of auto-related uses such as filling stations and vehicle maintenance centers. Staff recommends limiting these uses to original parcels 1C and 14C only (excluding 12C). Many of the additional auto-uses, such as body shop and painting, are permitted only in industrial zone districts within the UDO <https://aurora.municipal.codes/UDO/146-3.2>.
- 3B. Repeat Comment: Table 3.1 includes an established list of permitted and conditional uses, and if industrial uses are to be introduced in Parcel 1C, the zoning category must be changed from PD Commercial to PD Industrial. Additionally, Table 3.1 must include a breakdown of permitted industrial uses specific to Parcel 1C. The Murphy Creek GDP is located within a Commercial Hub as designated by the Aurora Comprehensive Plan, which does not identify industrial uses—primary or secondary—as appropriate for this area. The introduction of “light industrial” as a new use category therefore conflicts with the site’s current Comprehensive Plan designation and would likely require a Comprehensive Plan Amendment. If pursued, this new use category must be clearly defined and supported by updated development standards, including but not limited to requirements for architecture, landscape design, buffering, lighting, signage, parking, fencing, and public hearing procedures.
- 3C. The term “restricted light industrial flex” (with or without office) is new and must be clearly defined. Please provide a definition and intent for this use.
- 3D. Drive-thru restaurants are a new use proposed in this amendment. Staff recommends following the UDO standards for drive-thru design, orientation, and stacking. If the applicant desires different design standards, they would need to be included in the GDP amendment.
- 3E. The new use category “veterinary clinic” is only permitted in Planning Area 5C. Please list this use in its own dedicated row in the Land Use Table for clarity.
- 3F. Define the proposed new category “service and commercial establishments” as this is not currently defined in the original GDP or UDO.
- 3G. The Murphy Creek Architectural Review Committee must review and approve the project ahead of recordation. It is recommended that the Architectural Review Committee approve the industrial and drive thru architectural standards ahead of the Planning Commission Hearing.

**YPES
ND USE**

Typical Land Uses

Placetypes	Light Industrial / Restricted Light Industrial	Medium Density Residential	Neighborhood Commercial	Community Office	Light Industrial / Restricted Light Industrial	Medium Density Residential	Neighborhood Commercial	Community Office	Light Industrial / Restricted Light Industrial	Medium Density Residential	Neighborhood Commercial	Community Office
Urban District												
Innovation District												
Industry Hub												
Buckley Air Force Base												
Urban Green Space												
Original Aurora												
Established Neighborhood												
Emerging Neighborhood												
City Corridor												
Commercial Hub												

● Primary Land Uses are more prominent and play a pivotal role in characterizing that placetype
○ Supporting Land Uses are less prevalent and serve to support the primary land use

4. Letter of Introduction

- 4A. Thank you for including “light industrial flex” in the Letter of Introduction. However, additional detail is needed. Since this is not a defined use in the UDO, the GDP must provide a clear definition and development standards. The letter should also clarify if and how this use would be subject to public hearings.

13. Land Uses

Light industrial flex with or without off and retail space, office show rooms and research and development facilities were added under the existing Restricted Light Industrial uses as a Use Allowed Subject to a Public Hearing. The intent is to provide additional restricted light industrial uses which are similar in character. The expansion of uses will aid in attracting potential employment users and ancillary commercial uses to Murphy Creek. The Use Allowed Subject to a Public Hearing will ensure review and approval by COA officials.



- 4B. *Repeat Comment:* Similar to comment 2C, the land use table 3.1 has had a significant addition with the introduction of light industrial uses, and commentary is necessary in the LOI. The comprehensive plan has the area designated as a Commercial Hub, not an industrial. How will this land use meet the City of Aurora's comprehensive plan? What are the design standards?

5. Architectural and Urban Design Issues

- 5A. Staff recommends reaching out and working with the ARC ahead of the 5th submission. With the additional land uses and the requirement for additional design guidelines and architecture the ARC will need to review the changes.

6. PIP

- 6A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7.Civil Engineering (Hanagami, Kendra / (303) 739-7295 / khanagam@auroragov.org

Murphy Creek GDP

- 7A. See comments on PIP sections - please revise and cloud these sections accordingly.
Generally, per the roadway manual typical section standard details, all sections should have 0.5' between the back of sidewalk and ROW, and also a 2' recovery zone beyond ROW (typ. all)

PIP

- 7B. Repeat Comment: Please remove Section 3.2 from the PIP.
- 7C. Repeat Comment: Please remove any reference to MARIA or other regional authority from this PIP. S Gun Club Road is a requirement of this development.
Per the comment response, "Section 3.2 has been maintained, per coordination between the project team and the City since these comments were written." Please provide your contact with the city as documentation of the coordination and decisions that were agreed upon.
- 7D. Repeat Comment: Add: "Improvements to E. Jewell Avenue as a six lane arterial from S. Gun Club Road to the eastern boundary of planning area 10C" as indicated on page 9.
- 7E. Repeat Comment: Add: "Construction of S. Gun Club Road as a six lane arterial adjacent to the planning area" as indicated on page 9.
Please use this specific language because it includes any elements shown in the typical section for the six-lane arterial.
- 7F. Repeat Comment: Please remove the hatched green statement and instead add the statement above about S. Gun Club Road as indicated on page 9.
- 7G. Change to "constructed" as indicated on page 9.
- 7H. Please remove footnotes, typ. all sheets
- 7I. Please remove both of the footnote statements as indicated on page 9. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7J. Repeat Comment: Add: "Improvements to E. Jewell Avenue as a six lane arterial from S. Gun Club Road to the eastern boundary of the planning area" as indicated on page 10.
- 7K. Repeat Comment: Add: "Construction of S. Gun Club Road as a six lane arterial from E. Jewell Avenue to S. Old Tom Morris Road" as indicated on page 10.
- 7L. Repeat Comment: Please remove the hatched green statement and instead add the statement above about S. Gun Club Road as indicated on page 10.
- 7M. Change to "constructed" as indicated on page 10.
- 7N. Please remove the footnote statements as indicated on page 10. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7O. Repeat Comment: For all planning areas, ensure two points of access are provided, typ. All



- 7P. Repeat Comment: Add: "Improvements to E. Jewell Avenue as a six lane arterial from S. Gun Club Road to S. Old Tom Morris Road" as indicated on page 11.
- 7Q. Revise language for the construction of S. Old Tom Morris Road from "S. Gun Club Road to S. Addison Street" to "E. Jewell Avenue to S. Gun Club Road" as indicated on page 11.
- 7R. Repeat Comment: Add: "Construction of S. Gun Club Road as a six lane arterial from E. Jewell Avenue to E. Baltic Place" as indicated on page 11.
- 7S. Repeat Comment: Please remove the hatched green statement and instead add the statement above about S. Gun Club Road as indicated on page 11.
- 7T. Please remove the footnote statements as indicated on page 11. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7U. Change to "constructed" as indicated on page 12.
- 7V. Please remove both of the footnote statements as indicated on page 12. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7W. Repeat Comment: Add: "Construction of S. Gun Club Road as a six lane arterial from E. Baltic Place to E. Yale Avenue" as indicated on page 13.
- 7X. Repeat Comment: Please remove the hatched green statement and instead add the statement above about S. Gun Club Road as indicated on page 13.
- 7Y. Change to "constructed" as indicated on page 13.
- 7Z. Please remove both of the footnote statements as indicated on page 13. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7AA. Per the comment response, this (*The continuation of the trail north of Gun Club Creek along Murphy Creek to E. Jewell Avenue shall be designed by the City of Aurora and MHFD as a part of district improvements to re-route Gun Club Creek.*) was agreed to with Michelle Teller from PROS, please provide the documentation for verification purposes, as indicated on page 14 for planning area 21.
- 7BB. Please remove both of the footnote statements as indicated on page 14. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7CC. Repeat Comment: Add: "Improvements to E. Jewell Avenue as a six lane arterial from S. Gun Club Road to S. Old Tom Morris Road" as indicated on page 15.
- 7DD. Repeat Comment: Add: "Construction of S. Gun Club Road as a six lane arterial from E. Jewell Avenue to E. Baltic Place" as indicated on page 15.
- 7EE. Repeat Comment: Please remove the hatched green statement and instead add the statement above about S. Gun Club Road as indicated on page 15.
- 7FF. Change to "constructed" as indicated on page 15.
- 7GG. Please remove both of the footnote statements as indicated on page 15. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7HH. Please add "E. Jewell Avenue (Arterial)," to the planning area 22 description as indicated on page 16.
- 7II. Please provide a local type 1 roadway for the entire stretch of S. Coolidge Court as indicated on page 16.
- 7JJ. Please remove the language that is crossed off that identifies S. Coolidge Court south of the planning area 22 boundary as a modified local type 1 road with a 57' right-of-way and add "to E. Yale Avenue." This is indicated on page 16.
- 7KK. Please remove the footnote statement as indicated on page 16. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7LL. Add: "Improvements to E. Jewell Avenue as a six lane arterial from S. Gun Club Road to S. Old Tom Morris Road" as indicated on page 17.
- 7MM. Add: "S. Gun Club Road and E. Jewell Avenue" as a traffic signal to be constructed with planning area 22, as indicated on page 17.
- 7NN. Change to "constructed" as indicated on page 17.
- 7OO. Add "S. Gun Club Road and E. Jewell Avenue" as an intersection improvement to be constructed with planning area 22, as indicated on page 17.
- 7PP. Please remove both of the footnote statements as indicated on page 17. The intent of the public improvement plan is to detail public improvement requirements by planning area.



- 7QQ. Repeat Comment: Add: "Construction of S. Gun Club Road as a six lane arterial from E. Baltic Place to E. Yale Avenue" as indicated on page 18.
- 7RR. Repeat Comment: Please remove the hatched green statement and instead add the statement above about S. Gun Club Road as indicated on page 18.
- 7SS. Please remove "when warranted" from the intersection improvements required with planning area 23, as indicated on page 18.
- 7TT. Please remove both of the footnote statements as indicated on page 18. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7UU. Please provide a local type 1 roadway for the entire stretch of S Coolidge Court, as indicated on page 19.
- 7VV. Please remove the language that is crossed off that identifies S. Coolidge Court south of the planning area 22 boundary as a modified local type 1 road with a 57' right-of-way and add "to E. Yale Avenue." This is indicated on page 19.
- 7WW. Repeat Comment: Add: "Construction of S. Gun Club Road as a six lane arterial from E. Baltic Place to E. Yale Avenue" as indicated on page 19.
- 7XX. Repeat Comment: Please remove the hatched green statement and instead add the statement above about S. Gun Club Road as indicated on page 19.
- 7YY. Please remove the footnote statements as indicated on page 19. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7ZZ. Please remove "when warranted" from the intersection improvements required with planning area 24, as indicated on page 20.
- 7AAA. Please tab in "E. Baltic Place and S. Gun Club Road" so that it is beneath the intersection improvements that are required with planning area 24, as indicated on page 20.
- 7BBB. Please remove both of the footnote statements as indicated on page 20. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7CCC. Please provide a local type 1 roadway for the entire stretch of S Coolidge Court, as indicated on page 21.
- 7DDD. Please remove the language that is crossed off that identifies S. Coolidge Court south of the planning area 22 boundary as a modified local type 1 road with a 57' right-of-way and add "to E. Yale Avenue." This is indicated on page 21.
- 7EEE. Repeat Comment: Add: "Construction of S. Gun Club Road as a six lane arterial from E. Baltic Place to E. Yale Avenue" as indicated on page 21.
- 7FFF. Repeat Comment: Please remove the hatched green statement and instead add the statement above about S. Gun Club Road as indicated on page 21.
- 7GGG. Please remove "when warranted" from the intersection improvements required with planning area 25, as indicated on page 21.
- 7HHH. Please remove both of the footnote statements as indicated on page 21. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7III. Please revise the requirement to improve E. Yale Avenue with planning area 26, from "S. Flatrock Trail" and replace with "the eastern boundary of Planning Area 26." This is indicated on page 22.
- 7JJJ. Please remove the language that is crossed off that identifies S. Coolidge Court south of the planning area 22 boundary as a modified local type 1 road with a 57' right-of-way and add "to E. Yale Avenue." This is indicated on page 22.
- 7KKK. Please remove both of the footnote statements as indicated on page 22. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7LLL. Repeat Comment: Add: "Construction of S. Gun Club Road as a six lane arterial from E. Baltic Place to E. Yale Avenue" as indicated on page 23.
- 7MMM. Repeat Comment: Please remove the hatched green statement and instead add the statement above about S. Gun Club Road as indicated on page 23.
- 7NNN. Please remove "when warranted" from the intersection improvements required with planning area 26, as indicated on page 23.
- 7OOO. Please remove both of the footnote statements as indicated on page 23. The intent of the public improvement plan is to detail public improvement requirements by planning area.



- 7PPP. Repeat Comment: Please verify with the PROS reviewer that they accept the responsibility of the neighborhood parks, specifically, a 13.5-acre Neighborhood Park within Planning Area 27. Improvements, ownership, and maintenance of the neighborhood park within Planning Area 27 (PA-27) shall be the City of Aurora or as otherwise determined in coordination with the developer.
- 7QQQ. Please provide a local type 1 roadway for the entire stretch of S Coolidge Court, as indicated on page 24.
- 7RRR. Please remove the language that is crossed off that identifies S. Coolidge Court south of the planning area 22 boundary as a modified local type 1 road with a 57' right-of-way and add "to E. Yale Avenue." This is indicated on page 24.
- 7SSS. Repeat Comment: Add: "Construction of S. Gun Club Road as a six lane arterial from E. Baltic Place to E. Yale Avenue" as indicated on page 24.
- 7TTT. Repeat Comment: Please remove the hatched green statement and instead add the statement above about S. Gun Club Road as indicated on page 24.
- 7UUU. Please remove "when warranted" from the intersection improvements required with planning area 27, as indicated on page 24.
- 7VVV. Please remove both of the footnote statements as indicated on page 24. The intent of the public improvement plan is to detail public improvement requirements by planning area.
- 7WWW. Revise the 8' walk/bike path shown for the E Jewell Avenue typical section to be 10' to match detail S1.4 as indicated on page 27.
- 7XXX. Fix typo from "riased median" to "raised median" as indicated on page 27.
- 7YYY. For the E. Jewell Avenue typical section, per the standard detail shown in the roadway manual, there should be 0.5' between the back of sidewalk and ROW, and also a 2' recovery zone beyond ROW (typ. all), as indicated on page 27.
- 7ZZZ. For the S. Gun Club Road typical section, per the standard detail shown in the roadway manual, there should be 0.5' between the back of sidewalk and ROW, and also a 2' recovery zone beyond ROW (typ. all), as indicated on page 27.
- 7AAAA. For the E. Yale Avenue typical section, there should be 0.5' between the back of 10' meandering walk/regional trail and the 30' maximum measurement, as indicated on page 27.
- 7BBBB. For the E. Yale Avenue and 3-lane collector typical sections, per the standard detail shown in the roadway manual, there should be 0.5' between the back of sidewalk and ROW, and also a 2' recovery zone beyond ROW (typ. all), as indicated on page 27.
- 7CCCC. For the modified 3 lane collector typical section, there should be 0.5' between the back of 10' meandering walk/regional trail and the 30' maximum measurement, as indicated on page 27.
- 7DDDD. For the modified 3 lane collector typical section, per the standard detail shown in the roadway manual, there should be 0.5' between the back of sidewalk and ROW, and also a 2' recovery zone beyond ROW (typ. all), as indicated on page 27.
- 7EEEE. For the modified local type 1 typical section, per the standard detail shown in the roadway manual, there should be 0.5' between the back of sidewalk and ROW, and also a 2' recovery zone beyond ROW (typ. all), as indicated on page 27.
- 7FFFF. For the local type 1 typical section, per the standard detail shown in the roadway manual, there should be 0.5' between the back of sidewalk and ROW, and also a 2' recovery zone beyond ROW (typ. all), as indicated on page 27.
- 7GGGG. Please remove the modified local type 1 typical section with a 57' ROW and provide a local type 1 roadway for the entire stretch of S Coolidge Court, as indicated on page 27.
- 7HHHH. Repeat Comment: Please remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development, typ. All, as indicated on page 27.
- 7IIII. Cross out "(Modified Local Type 1)" in the label for S. Coolidge Court, as indicated on page 27.
- 7JJJJ. Repeat Comment: Please remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development, typ. All, as indicated on page 28.
- 7KKKK. Cross out "(Modified Local Type 1)" in the label for S. Coolidge Court, as indicated on page 28.
- 7LLLL. Repeat Comment: Please remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development, typ. All, as indicated on page 29.



- 7MMMM. Cross out “(Modified Local Type 1)” in the label for S. Coolidge Court, as indicated on page 29.
- 7NNNN. Repeat Comment: Add the green hatched area to the exhibit to ensure two points of access are provided, typ. All, as shown on page 30.
- 7OOOO. Repeat Comment: Please add this area to the exhibit to match the narrative, typ. all as shown on page 30.
- 7PPPP. Repeat Comment: Please remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development, typ. All, as indicated on page 30.
- 7QQQQ. Cross out “(Modified Local Type 1)” in the label for S. Coolidge Court, as indicated on page 30.
- 7RRRR. Repeat Comment: Please remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development, typ. All, as indicated on page 31.
- 7SSSS. Cross out “(Modified Local Type 1)” in the label for S. Coolidge Court, as indicated on page 31.
- 7TTTT. Repeat Comment: Please remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development, typ. All, as indicated on page 32.
- 7UUUU. Cross out “(Modified Local Type 1)” in the label for S. Coolidge Court, as indicated on page 32.
- 7VVVV. Please add the green hatched area to the exhibit as a public improvement requirement of this planning area as shown on page 33.
- 7WWWW. Cross out “(Modified Local Type 1)” in the label for S. Coolidge Court, as indicated on page 33.
- 7XXXX. Repeat Comment: Please remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development, typ. All, as indicated on page 33.
- 7YYYY. Cross out “(Modified Local Type 1)” in the label for S. Coolidge Court, as indicated on page 34.
- 7ZZZZ. Repeat Comment: Please remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development, typ. All, as indicated on page 34.
- 7AAAAA. Cross out “(Modified Local Type 1)” in the label for S. Coolidge Court, as indicated on page 35.
- 7BBBBB. Repeat Comment: Please remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development, typ. All, as indicated on page 35.
- 7CCCCC. Cross out “(Modified Local Type 1)” in the label for S. Coolidge Court, as indicated on page 36.
- 7DDDDD. Repeat Comment: Please remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development, typ. All, as indicated on page 36.
- 7EEEE. Cross out “(Modified Local Type 1)” in the label for S. Coolidge Court, as indicated on page 37.
- 7FFFF. Repeat Comment: Please remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development, typ. All, as indicated on page 37.
- 7GGGGG. Cross out “(Modified Local Type 1)” in the label for S. Coolidge Court, as indicated on page 38.
- 7HHHHH. Repeat Comment: Please remove any reference to MARIA or another regional authority from this PIP. S Gun Club Road is a requirement of this development, typ. All, as indicated on page 38.

8.(Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Traffic Impact Study

- 8A. Significant increase in delay for SB left turn movement at intersection 5 relative to initial TIS. Discuss mitigation or access restrictions.
- 8B. See minor comments throughout report.
- 8C. Increase in delay for SB left turn movement at intersection 5 relative to initial TIS. Discuss mitigation or access restrictions.
- 8D. Applicant responsible for the 3 NB lanes adjacent to site.
- PIP*
- 8E. Addressing latest TIS comments may result in the need to update PIP.

9.Utilities (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org/ Comments in red)

PIP/Utility Report

- 9A. Ensure this Drainage section is coordinated with Master Drainage Report.
- 9B. Please note which waterlines have been installed vs not installed.
- 9C. The Gun Club Road water main may be required.



- 9D. Gun Club Road water main is not in existence. If required, this development will be required to install this water main per the latest Aurora Water Master Plan. Typical comment throughout this document.
- 9E. The water and sanitary sewer exhibits were not uploaded at this review. Additional review and comment will be required.
- 9F. Confirm the sizes of sanitary lines.
- 9G. Page 25, Confirm this percentage. If correct, pipe diameter requires upsize.
- 9H. Page 33 and 60, data is not correct based on the above table. Confirm table flow and Allowable Percent Capacity Used percentage.
- 9I. Page 36, City Signature Title Block is required. The previous comment asked to remove the City Engineer only. Both Aurora Water and Life Safety signatures are required.
- 9J. There is no S. Float Rock Circle near PA-25.
- 9K. Flat Rock Trail is an 8" pipe.
- 9L. Revise Gun Club waterline to 12" and re-run model. Typical for all scenarios.
- 9M. PA-23 needs to be split out between the commercial area and the multi-family.
- 9N. Repeat Comment: Provide channel diagrams for each design point.
- 9O. Does not match GDP. GDP states 9.2 acres commercial + 184 DUs. Separate out commercial from residential and update water and sanitary tables.
- 9P. Update to City standard Title Block. As previously stated. The water exhibit will both Aurora Water and Fire Life Safety.
- 9Q. Provide the Water and Sanitary Exhibits as a Separate Document.
- 9R. Minimum Public main is 8 inches.
- 9S. Per the report, this section of waterline will be a 12" pipe.
- 9T. Does not match GDP. GDP states 9.2 acres commercial + 184 DUs. Separate out commercial from residential and update water and sanitary tables.
- 9U. Provide the Water and Sanitary Exhibits as a Separate Document.

10. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 10A. No further comments.

11.Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 11A. No further comments.

12.PROS (Abigail Scheuermann / AHSCheue@auroragov.org / 303-739-7169 / Comments in purple)

Sheet 4

- 12A. It has been previously indicated that the annexation agreement has expired and is no longer valid. Upon research when the application was previously submitted, it appears that the original agreement expired 25 years from date of execution. The City does not have record of the annexation agreement being extended. If an extension was granted, the applicant must provide documentation and verification. If the agreement has expired, the total park and open space to be dedicated should align with what was previously submitted as part of GDP Amendment #3. A tracking table should be provided comparing the total parks and open space provided in the previous amendment with the acreage provided as part of this amendment to ensure compliance.
- 12B. Planning area designation must be consistent between form J and map for all open space area.
- 12C. PROS is unable to construct the park. Construction of the park will remain the responsibility of the Developer.
- 12D. PA-14C Linear Park should be identified as separate planning area and called out as such on the map.
- 12E. The linear park should meet PROS neighborhood park standards to receive credit. Consult section 6.10 of PROS Dedication and Development Criteria manual.
- 12F. Provide more information on active uses to be provided in gathering spaces in Linear Park.
- 12G. Provide more specific information on timing for construction. Example: "Park to be construction prior to issuance of 50% C.O.s for adjacent planning areas". Call out specific planning areas triggering construction.
- 12H. Pocket Park must meet PROS standards as identified in PROS Dedication and Development Criteria manual. For consistency, provide information on proposed amenities.



- 12I. Fix Typos identified in Form J.
- 12J. Call out specific planning areas triggering construction for trail and open space areas.
- 12K. Who will be responsible for ownership and maintenance of Murphy Creek floodplain site between PA-25 and PA-27? Identify on Form J.

13.Arapahoe County (Cathy Valencia / cvalencia@arapahoe.gov / 720-237-2415)

- 13A. Please ensure that the City of Aurora requests enough row for a 6-lane roadway on Gun Club.

14.Arapahoe County Planning (Terri Maulik / REFERRALS@ARAPAHOEGOV.COM / 720-874-6650)

- 14A. No additional comments to add.

15.Arapahoe County Engineering (Emily Gonzalez PE / 720-874-6500)

- 15A. See first review comments.

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

- 16A. Comment response acknowledged.

17.Metro Creek General Metropolitan District No. 3 (Paul C. Rufien, P.C. / paul@rufienlaw.com / 720-506-9230)

- 17A. No new comments.

18.Mile High Flood District (Derek Clark/ 303-455-6277)

- 18A. No new comments.

19.CDOT (Steven Loeffler / steven.loeffler@state.co.us)

- 19A. See below:



Traffic & Safety
Region 1
2829 W Howard Place, 2nd Floor
Denver, Colorado 80204



COLORADO
Department of Transportation
Region 1

Project Name: Murphy Creek GDP Amendment 4

Print Date: 8/20/2024

Highway: 30

Mile Marker: 18.38

A comment response letter is REQUIRED along with the next submittal.

Review POC: Loeffler, Steven

Permits Comments:

8.16.24 Please keep in mind that any work from or within CDOT ROW requires a permit from our office. This includes but is not limited to access work, survey, landscaping, or utility work. -- Aaron Eyl 8.16.24

Residential Engineer Comments:

8/19/2024 DJH

No comment

Right Of Way Comments:

8/8/2024 - SDH - The ROW vacation abuts the SH-30 CDOT ROW for one call on the included legal description - I have reviewed the exhibit / description to verify that it is correct. There are no A-lines in this area - no issues from the ROW perspective.

Traffic Comments:

8/19/2024 GRilling-

1. Letter states that "A traffic control signal has been approved by CDOT at E. Yale Avenue and Gun Club Road as requested by Aspen Business Park".

-CDOT Region 1 Traffic only allows existing (not projected) volumes to warrant traffic signals.

-As such, while Aspen Business Park may have a projection that enough traffic will be generated for signalization, this warrant has yet to be met.

-I have not approved a signal warrant (please provide if you have CDOT Traffic approval and I'm out of the loop), and any work that the applicant performs shall be at-risk. Plan for what opening day will look like if a signal is not yet turned on.

2. Construction documents- Provide signing and striping plans for connections to the State Highway as these plans are developed further.

-Make sure to call out sign sizes, post types, pavement marking materials, and pavement marking inlay depths.

-Match line type names to S-627-1

3. TIS table 30 and page 46/47:



- All buildout analysis includes improvements that are not assumed to be the responsibility of the applicant.
 - There is no way to have dual westbound lefts unless there are two receiving lanes on SB Gun Club - which the applicant takes no responsibility for.
 - Provide buildout analysis for all CDOT intersections that only includes those improvements that this development is committing to or guaranteed to be constructed by others at buildout.
4. Queueing analysis for turn lanes is missing.
- This will be highly impacted by item 3.
 - Make sure this is done to include the passby trips, as they'll still need to make the turns. Potentially will require lengthening some turn lanes if the queue is found to exceed the minimum length required by access code.
5. Safety analysis is missing (most recent 3 years of crash data). Potentially in another study, but if so, please clarify such and include as an addendum.
6. TIS page 46 and 47- no need to revise, but when striping plans are created for the development, please follow S-627-1 for striping details on State Highway.
7. Signal timing- Yellow time on Gun Club should be assumed to be 5 seconds.