



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

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July 22, 2022

Bryan Armstrong  
Eastridge Plaza Development, LLC  
4643 S Ulster St Ste 240  
Denver CO, 80237

**Re: Initial Submission Review – Eastridge Plaza - Site Plan Amendment**  
Application Number: **DA-2319-00**  
Case Numbers: **1979-6008-05**

Dear Mr. Armstrong:

Thank you for your initial submission, which we started to review on June 30, 2022. 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 August 12, 2022.

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 Administrative Decision date is *tentatively* set for Wednesday, September 21, 2022.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner I  
City of Aurora Planning Department

cc: Scott Brown - Galloway And Company Inc 6162 S Willow Dr Ste 320 Greenwood Village CO 80111  
Rachid Rabbaa, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\SDA\2319-00rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please see comments from Planning (Item from 1-7).
- Per the pre-app notes, the accesses shall be updated to curb returns with curb ramps, typical for all accesses (Item 8).
- Please contact the reviewer directly for comments (Item 9)
- Please see the various comments from Life Safety (Item 10)
- See site plan for comments. If easements are required contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) (Item 12).

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- 1B. Comments were received from outside referral agencies, Arapahoe County and Xcel Energy. (Please see the attached pdf's).

#### **2. Completeness and Clarity of the Application**

##### *Cover Sheet*

- 2A. Update the sign area in the data block per Section 146-4.10.

#### **3. Zoning and Subdivision Use Comments**

##### *Site Plan*

- 3A. Please add abutting zone districts to the Site Plan.
- 3B. Please add the correct title block to each page. SP, LS Plan, Utility Plan, Grading Plan, Elevation and similar. Should match the Index on the cover sheet.

#### **4. Streets and Pedestrian Comments**

#### **5. Urban Design Comments**

- 5A. Please include/identify site screening fence material on sheet 6.

#### **6. Signage & Lighting Comments**

- 6A. Show the proposed light poles and proposed street lights on the site plan.
- 6B. Lighting locations should be shown on the overall site plan sheets as well.
- 6C. Please show signage in your site plan. Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any proposed monument signs on the plans and indicate the location of wall-mounted signs on the building elevations.

#### **7. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 7A. Remove the stamp as the city does not review landscape construction drawings.
- 7B. Consider selecting plants that will screen the parking lot. All this plant material is low growing and a sea of parking is not a pleasant view along the street especially with headlight glare onto the cars on South Peoria Street.
- 7C. Label the building.
- 7D. Despite the fire department's comment, please keep this note, but add their required notes as well.
- 7E. Is there a dumpster proposed? If so, include that on the landscape plan and provide a detail of the enclosure.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **8. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 8A. Add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
- 8B. Why does the sidewalk expansion stop here instead of the property line?
- 8C. Dimension the accesses.
- 8D. Provide a sidewalk easement set back 0.5' behind the back of the walk.
- 8E. Show the location of required public streetlights along the frontage of the property along Peoria and Dartmouth.
- 8F. Per the pre-app notes, the accesses shall be updated to curb returns with curb ramps, typical for all accesses.
- 8G. Show connecting to existing, typical both sides.
- 8H. Max 6% grade when sloping down from the intersection for 125' for arterial streets (Peoria). 95' for local streets (Dartmouth).
- 8I. Revise to show connecting to existing.
- 8J. Remove all copyrights, typical all sheets.

### **9. Traffic Engineering** (Sylvia Lopo / 303-339-0440 / [slopo@auroragov.org](mailto:slopo@auroragov.org) / Comments in amber)

- 9A. Please contact the reviewer directly for comments. No comments/redlines were provided to date.

### **10. Fire / Life Safety** (Heather Davis/ 303-739-7628 / [hadavis@auroragov.org](mailto:hadavis@auroragov.org) / Comments in blue)

- 10A. Add 2015 to beginning of this title.
- 10B. Remove duplicate note.
- 10C. Check with your planning case manager if the code is accurate.
- 10D. The previously requested fire lane easement will not be attainable due to the inside turning radii needed for the overall site. In place of our previous request, please provide a fire lane easement in the yellow highlighted area instead of at full build-out.
- 10E. Upon development of the site to the north, a fire lane easement will be required. You may choose to dedicate the full fire lane easement for both sites at this time, if preferred.
- 10F. Within this area provide a 23' fire lane easement.
- 10G. Show all exterior exit doors and ensure signage is provided to indicate unit designation for address identification (2015 IFC 505.1)
- 10H. Show all of the primary entry points on this structure.
- 10I. Show and label location of existing Knox boxes. If there are no Knox boxes in this building, at least one Knox box will be required in this area. Show location of Knox box on elevation sheet.
- 10J. A crosswalk is required where an accessible route crosses the drive aisle.
- 10K. Revise note to read as: "Proposed Standard Accessible Parking Sign"
- 10L. Remove accessible route being shown in sidewalk on E Dartmouth Ave. and S Peoria St.
- 10M. Replace notes 9 & 10 with the following:

THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE



HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

**11. Aurora Water** (Iman Ghazali/ 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

11A. Approved. No comments.

**12. Real Property** (Kalan Falbo / 720-338-7419/ [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Comments in magenta)

12A. If easements are required contact Andy Niquette for easement dedication at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).

12B. Confirm with engineering a sidewalk easement is not required.

12C. Fire hydrant should be located within an easement.

**13. City Forester** (Becky Lampher/ 303-739-7177/ [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

13A. Approved. No comments.

**14. PROS** (Curtis Bish/ 303-739-7131/ [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

14A. Approved. No additional comments.



**PUBLIC WORKS & DEVELOPMENT**

**BRYAN D. WEIMER, PWLF** Director

6924 South Lima Street Centennial, CO 80112-3853

Phone: 720-874-6500

Relay Colorado: 711 [www.arapahoegov.com](http://www.arapahoegov.com)

**Engineering Services Division Referral Comments**

July 14, 2022

City of Aurora Planning & Development Services  
15151 E Alameda Parkway, Ste 2300  
Aurora, CO 80012  
Attn: Case Manager

RE: EASTRIDGE PLAZA - SITE PLAN AMDT  
DA-2319-00 (1635608)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.  
Thank you,

Sarah L White, PE, CFM  
Arapahoe County Public Works & Development  
Engineering Services Division  
cc Arapahoe County Case No. O22-235



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

July 14, 2022

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

Attn: Rachid Rabbaa

**RE: Eastridge Plaza, Case # DA-2319-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **Eastridge Plaza** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the proposed project area. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

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](mailto:donna.l.george@xcelenergy.com)