



Planning Division
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Aurora, Colorado 80012
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AuroraGov.org

October 22, 2024

John Torp
Brennan Investment Group
PO Box 158
Louviers, CO 80131

Re: Second Submission Review: Picadilly Crossing at Allen Annexation– Site Plan and Plat
Application Number: DA-2380-01
Case Numbers: 2024-6026-00, 2024-3036-00

Dear Mr. Torp:

Thank you for your second submission, which we started to process on October 3, 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 11, 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 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: Max Newstrom, Ware Malcomb
Justin Andrews, ODA
Filed: K:\\$DA\2300-2399\2380-01rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address Landscape Comments and Provide Updated Landscape Plan.
- Ensure Easements, Reception Numbers, and General Geography Matches Plat.
- Detail Amenities Provided Withing Patio Areas.
- Provide Directional Ramps and Show Conformance with Max Slope Requirements.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No neighborhood comments have been received since the initial application submittal. Therefore, a neighborhood meeting will not be required at this time.
- 1B. No external referral agencies have provided additional comments during the 2nd review.
- 1C. There are currently outstanding fees associated with the preliminary drainage study totaling \$4,574.00. These fees will need to be paid before initiation of the 3rd review process.

2. General Planning Comments

Site Plan

Cover Sheet

- 2A. **Repeat comment:** Per UDO section 146-4.6.3.F.1 non-residential developments in Subarea C shall provide bicycle parking spaces equal to at least five percent of the required automobile parking spaces. Based on the provided 600 stall requirement this would equate to 30 bicycle parking spaces. Please include bike parking counts in the updated data block. Each inverted-U bicycle rack counts as two bicycle parking spaces.

Sheet 2

- 2B. **Repeat comment:** Following the COA Site Plan Manual the site plan must be drawn at a minimum scale of 1"=40' please revise the scale and drawings to meet this requirement.

3. Streets and Pedestrian Comments

- 3A. What amenities are being provided within patio areas? Patio space should include seating, trash receptacle(s), human scale lighting, potential shade/awning, etc.
- 3B. For any features included in the plaza area such as bench seating, trash receptacles, etc. please include a detail within the site details section of the site plan document.

4. Architecture and Urban Design Comments

- 4A. No further comments at this time.

5. Signage & Lighting Comments

Sheet 1

- 5A. Please include approximate monument sign sf and allowed signage totals to data block.

Sheet 7

- 5B. Unable to locate monument sign elevations. Please include or provide sheet number reference with subsequent submittal.

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

Generally

- 6A. **Advisory Comment:** Landscape comments from 1st review do not appear to have been addressed. Please see the subsequent repeat comments below.
- 6B. Dimension and label all buffers being provided.
- 6C. The identified areas are no longer permitted to be irrigated sod. Only activated areas such as parks, green courts, etc. can be sod.



Cover Sheet

- 6D. Due to the potential for amendments to the plan set after approvals, which could result in the addition of sheets, please do not label it as 1 of X.

Sheet 15

- 6E. Enlarge the tables, the landscape notes, and the Plant List. The font of all of these items is too small.
6F. Update Building 1 and 2's curbside landscape tables should a detached sidewalk be required to be included with this application.
6G. Update the landscape tables per the comments provided.
6H. Update landscape note number five to remove the reference to the previous landscape code.
6I. Update the Plant List to include the provided quantities.

Sheet 16

- 6J. Please be advised that while the seed does not require irrigation, the trees will need to be placed on a permanent drip.
6K. Include the 100-year Water Surface Elevation in the detention pond.
6L. TGS does not appear in the plant schedule.

Sheet 19

- 6M. The plants selected along the perimeter of the parking lot will not be tall enough to screen the parking. Plants shall be a minimum of three feet tall at maturity. Include diversity in height, color, etc.
6N. Where is the proposed sidewalk and curbside landscape? Should the ultimate improvements be shown per the pre-application review comments, then a note should be added here stating that the street trees and curbside landscaping are being deferred until the infrastructure improvements are required by the city.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 6

- 7A. Minimum radii for a Local Type 2 is 150' or can do eyebrow widening in compliance to Section 4.04.5.04 of COA Roadway Manual.
7B. Please provide directional ramps (ramps facing each other).
7C. Please show conceptual spacing for the proposed public streetlights along Stephen D Hogan and 6th Avenue. No public streetlights along Stephen D Hogan and 6th Avenue is seen on photometric plans either.
7D. Please show Detectable Warnings (Truncated Domes).

Sheet 7

- 7E. Please show 7' allocation for parking.

Sheet 8

- 7F. Maximum slope for property outside of the ROW is 3:1.

Sheet 11

- 7G. Please provide Access Drive Slope. It is 4% max when sloping down to public street.

Sheet 28

- 7H. **Repeat Comment:** Please show the conceptual location for the public streetlights along Stephen D Hogan Parkway and E 6th Avenue. Advisory Comment: Photometrics and public streetlight details are required to be submitted with the civil plan submittal, not the site plan submittal.
7I. Public streets shall have public streetlights in conformance with COA standards. 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 it's not already shown) can be added to the street sections provided if desired.

8. Traffic Engineering (Steven Gomez / 303.739.7336 / segomez@auroragov.org / Comments in orange)

Cover Sheet



- 8A. Traffic Impact Study identifies a traffic signal is needed at 6th Ave/SDHP for safety/delay reasons. If the applicant wishes to pursue a traffic signal at this location and COA approves then traffic signal escrow will be required.

Sheets 2 & 3

- 8B. Truck templates show trucks turning into opposing lanes. Access movement restrictions may be needed.

Sheet 3

- 8C. Per the TIS, future traffic volumes at the SDHP/6th Ave intersection do not warrant signalization, COA does not support the signalization at this location. TIS needs to evaluate this intersection as STOP sign controlled (3/4 or RI/RO) intersection. Site Plan should be updated based on recommendations from the TIS.

Sheet 6

- 8D. Show directional ramps facing each other.

- 8E. Call out easement.

TIS

Sheet 1

- 8F. Since future traffic volumes at the SDHP/6th Ave intersection do not warrant signalization, COA does not support the signalization at this location. Remove the recommendation for signalization, and evaluate alternative routes and limiting the intersection of SDH and 6th to (3/4 or RI/RO). If the trucks need to find an alternative route, they should be able to via the other built arterials. Recommendations to include U-turns for large vehicles is not supported by COA. Provide evaluation for interim condition without Lisbon extended to SDHP and ultimate with the Lisbon extension. See comments through the report.

Sheets 11-16

- 8G. Remove all portions of highlighted text as indicated.

Sheet 17

- 8H. Add CDOT access category used for SDHP and 6th Ave.

Sheet 21

- 8I. Modify lane totals for Stephen D Hogan Pkwy (6 & 3).

Sheet 22

- 8J. Remove all portions of highlighted text as indicated.

Sheet 24

- 8K. Reevaluate as limited movement STOP sign controlled intersection

- 8L. delete recommendation

Sheet 26

- 8M. Previous comment not addressed: A minimum of 25' shall be reported for vehicle queues

- 8N. Fix titles.

Sheet 30

- 8O. Update ALL 2026 and 2050 traffic volumes and analyses to reflect limited movement STOP sign controlled operations at SDHP/6th Ave, typ.

Sheet 33

- 8P. Site generated traffic volumes to reflect limited movement STOP sign controlled operations at SDHP/6th Ave, typ.

9. Fire / Life Safety (Stephen Kirchner/ 303.739.7489 / stkirchn@auroragov.org / Comments in blue)

Sheet 2

- 9A. Repeat request to relocate hydrants to within 100 feet of the FDCs.

- 9B. Repeat request to move all hydrants to the building side of the fire lane easement.

Sheet 22

- 9C. Location of fire access doors are inconsistent with site plan TYP.

Sheet 28

- 9D. Please correct per notes provided.

Plat

Sheet 5



- 9E. Repeat request to adjust plat according to the notes on sheet 2 of the site plan document regarding fire lane easements.

10. Aurora Water (Samantha Bayliff / 303.739.7388/ sbayliff@auroragov.org / Comments in red)

Sheet 13

- 10A. Repeat request to adjust plat according to the notes on sheet 2 of the site plan document regarding fire lane easements.
- 10B. Please identify what this is. Symbol is unclear and is not identified in the legend.
- 10C. Water meters should not be located in concrete. Needs to be in a landscaped area. Also, if there is anticipated to be vehicle traffic in this area, bollards will need to be installed around the meter to protect it.

Sheet 14

- 10D. Include sanitary cleanouts in the legend.
- 10E. Inlets in plan do not match the legend.

Sheets 14 & 15

- 10F. Minimum 10' horizontal separation between utilities.

Sheet 18

- 10G. This water meter can't be in concrete, likely will need to be in rock mulch.

11. PROS (Adison Petti / 303.739.7160/ apetti@auroragov.org / Comments in red)

Sheet 2

- 11A. PROS: Site plan is not compliant with PROS design criteria for public land dedication as required by the annexation agreement. Consider altering the configuration of the proposed land dedication area to match the following suggestions: Suggestion 1 – Provide land dedication area that is an inviting gathering space centrally located to serve employees. Show and label proposed amenities/facilities. Suggestion 2 – Enhance pedestrian and bicycle connectivity for employees by adding a trail leading from future Lisbon Street to the central gathering space.

12. Land Development (Roger Nelson / 303.739.2657 / ronelson@auroragov.org / Comments in magenta)

Sheet 2

- 12A. Plat and Site Plan Easement names must match (Typical).

Sheet 4

- 12B. Plat does not show these overlapping?
- 12C. Plat calls for Storm Sewer Easement?
- 12D. Please ensure highlighted features match the plat.
- 12E. Match easement geometry of the plat (Typical).
- 12F. Label: Water Easement?

Sheet 5

- 12G. Confirm geometry with plat.

Sheets 5-7

- 12H. Match plat geometry for all easements (Typical).

Plat

Sheet 1

- 12I. Notes - #4 Send in updated title commitment to be within 30 days of plat acceptance.
- 12J. Notes - #7 Correct the street name and add Stephen D. Hogan Parkway.
- 12K. Notes – Add required note to reference conflicting boundary evidence.

Sheet 2

- 12L. Covenants – revised to reflect the pertinent county, date and recording information (3 covenants).



Sheet 3

- 12M. Site Plan and Plat need to match all references. Site Plan calls for 40' ROW dedication and plat does not reflect this, show as measured angles and distances, Site Plan calls for public land dedication, All easement names must match between the plat and site plan, and Label the Point of Beginning.

Sheet 4

- 12N. Be consistent with easement names between the site plan and plat and within the plat, Revise table title to accurately reflect the easement types, and revise detail D to reference this page.

Sheet 5

- 12O. Label all easements, label symbol, and be consistent with easement labels between the site plan and plat as well as within the plat.

13.Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 13A. No further comments provided during 2nd review period.

14.Buckley Space Force Base (Porter Ingrum / 303.668.2510 / robert.ingrum@spaceforce.mil)

- 14A. No further comments provided during 2nd review period.