



Planning Division
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AuroraGov.org

December 31, 2024

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

Re: Third 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 John:

Thank you for your third submission, which we started to process on December 11th, 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 January 20th, 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.

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 II
City of Aurora Planning Department

cc: Max Newstrom, Ware Malcomb
Justin Andrews, ODA
Filed: K:\\$DA\2300-2399\2380-01rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adherence to Landscape Standards Including Required Buffer(s) and Parking Lot Landscaping.
- Approval of TIS and finalization of East-West Access on Northern Property Boundary.
- Show Amenities Provided Withing Patio Areas.
- Ensure Accuracy and Consistency of Easement Labels and Monument Descriptions.

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 3rd review.
- 1C. Please be aware there are Storm Drain Development Fees associated with this project totaling \$48,286.48. Please contact Melody Oestmann at moestman@auroragov.org or 303-739-7244 to receive a copy of this invoice. These fees must be paid prior to recordation of the Site Plan.

2. General Planning Comments

- 2A. No further comments at this time.

3. Streets and Pedestrian Comments

- 3A. **Repeat Comment:** What amenities are being provided within the patio areas? Patio space should include seating, trash receptacle(s), human scale lighting, potential shade/awning, etc. Please indicate which features are present within plan set.
- 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. **Repeat Comment:** Please include approximate monument sign sf and allowed signage totals to data block.

Sheet 7

- 5B. **Repeat Comment:** Unable to locate monument sign elevations. Please include or provide the sheet number reference with subsequent resubmittal.

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

Site Plan

Generally

- 6A. Several parking lot islands will require adjustment in the location of the parking island tree due to the presence of a fire hydrant.
- 6B. Several parking lot islands are hatched and missing two shrubs. Not sure why they are hatched.

Sheet 16

- 6C. Remove the "of" from the sheet number naming convention.
- 6D. Update the tables provided per the review comments.
- 6E. Update the size of the Prairie Dropseed Grass. If it is being used for building perimeter landscaping it must be five gallon according to the note provided in connection with the building perimeter landscape tables.
- 6F.



Sheet 19

- 6G. 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.
- 6H. 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.
- 6I. If the eastern non-street buffer cannot be met, then an adjustment will be required.

Sheet 17

- 6J. There is a 40' R.O.W. dedication along the northern and eastern property boundary reserved for future roads as well as a 10' utility easement beyond that. Landscaping for the northern and eastern buffers should be adjusted accordingly. Staff will support the installation of all trees in lieu of shrubs for the entirety of the buffer.
- 6K. Adjust the location of the trees in connection with the 40' R.O.W. dedication.

Sheet 18

- 6L. There is a 40' R.O.W. dedication along here as well as a 10' utility easement.

Sheet 19

- 6M. Dimension and label the 25' wide street frontage buffer. It is measured from the back of the walk and not the property line.
- 6N. Turn the accessible route information off on the landscape plan.

Sheet 20

- 6O. Re-work the landscaping in this location due to the monument sign.
- 6P. This cannot be all native seeds. Shrubs are required at a ratio of one shrub per 40lf.
- 6Q. This is E. 6th Avenue. Refer to multiple sheets in this plan set.
- 6R. Relocate the deferral note to Stephen D. Hogan Parkway. It does not apply to E. 6th Avenue.
- 6S. Add two more shrubs.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Farhad Sarwari / 303-739-7420 / fsarwari@auroragov.org / Comments in green)

Sheet 1

- 7A. 3rd Review Comments in green were made by PW/Development Services, Engineering reviewer Farhad Sarwari. Ready for Technical Referral, Minor comments; Public Streetlights, Incorrect ROW shown.

Sheet 3

- 7B. **Repeat Comment:** Please show the conceptual location for the public streetlights along Stephen D Hogan Parkway and E 6th Avenue.
- 7C. Advisory Comment: Photometrics and public streetlight details are required to be submitted with the civil plan submittal, not the site plan submittal.
- 7D. 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.
- 7E. Please show Detectable Warnings (Truncated Domes).

Sheet 6

- 7F. **Repeat Comment:** Please revise. There is no Easement or ROW in this direction (green-shaded).
- 7G. **Repeat Comment:** 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 are seen on photometric plans either.



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

Site Plan

Sheet 1

- 8A. 1. Traffic Impact Study has not been approved. Comments on TIS may affect the Site Plan. Previous comments on truck-turning templates have not been adequately addressed

Sheet 2

- 8B. Need to have a sheet that shows the interim improvements/conditions identified in the TIS.
- 8C. Per pre-app notes for this development, a roadway including curbside landscaping and sidewalks shall be dedicated to the northern property line. Given adjacency to residential along the northern property line and topographical challenges near the northwest corner of the property, staff are willing to accept an alternative location that continues to provide east-west access and an adequate buffer for the residential properties. This east-west roadway shall connect to the proposed N Lisbon Street in the Stafford Logistics Center development to continue this connectivity and provide alternative access to comply with Life Safety standards (see Fire/Life Safety comments within these notes for details on two points of access).
- 8D. A minimum 150' spacing CL-CL shall be provided between the site access and any adjacent access/private drive or street.

Sheet 3

- 8E. Need to have a sheet that shows the interim improvements/conditions identified in the TIS.
- 8F. Show the existing gate/chain link across the road.

Sheet 6

- 8G. Remove the ped ramps and crosswalk. Add medians and traffic signage to reflect 3/4 movement access.
- 8H. There needs to be a sheet that shows the interim improvements/conditions identified in the TIS.
- 8I. Add R3-5R sign (2x).
- 8J. Sight triangle is not needed for 3/4 movement access.
- 8K. Acceleration lane for interim conditions. Add a sheet showing interim conditions per the TIS.
- 8L. Add storage length and taper rate/length.
- 8M. 50' min spacing is needed between the tree and STOP sign.

TIS

Sheet 1

- 8N. Comments provided on 12/27/24 seg:1. Update intersection aux. Laneage needs evaluation to reflect PCEs.2. Provide ALL 2050 total traffic intersection operations worksheets.

Sheet 13

- 8O. Discuss providing an east-west site road at the northern end of the property that would connect to Stephen D Hogan Parkway.

Sheet 14

- 8P. Since this is an industrial development, truck site traffic needs to be converted to PCEs for evaluation.
- 8Q. There are no recommended improvements.
- 8R. Summarize ALL recommendations, accel lane, turn lanes, etc.

Sheet 15

- 8S. Discuss providing an east-west site road at the northern end of the property that would connect to Stephen D Hogan Parkway.

Sheet 16

- 8T. Update per PCE adjustment.

Sheets 21-22, 24-25, & 36

- 8U.

Sheet 3

- 8V. 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. The Site Plan should be updated based on recommendations from the TIS.



Sheet 22

- 8W. Add an east-west site road at the northern end of the property that would connect to Stephen D Hogan Parkway.

Sheet 24

- 8X. Reflect sb to eb acceleration lane.
8Y. Update laneage per PCE adjustment.

Sheet 25

- 8Z. Add SB to EB acceleration lane for the year 2026 with project.

Sheet 126

- 8AA. Provide ALL study intersection worksheets.

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

Site Plan

Sheet 2

- 9A. Move this hydrant to the location specified. TYP

Sheet 3

- 9B. Repeat request. This candela setting must be a minimum of 1.0 because it is part of the path of exit discharge.

Sheet 28

- 9C. Please correct per notes provided.

Plat

Sheet 5

- 9D. 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. Stagger these hydrant connections so they are not connecting at the exact same location.

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

Sheet 2

- 11A. PROS: Placement and amenities do not fulfill the requirements or intent of public lands dedication which must provide significant recreation, education, or conservation value. It was previously suggested that bike/ped trail connectivity be implemented which is not shown here. Without such connectivity or enhanced recreational amenities, consider alternate placement of public lands dedication South of Building 1 as highlighted below. The current proposal puts the public use land dedication area at a location that is not central to the site, visible, or easily accessible to the public. An alternative location (at the “front door” of the project, so to speak) that would not only serve employees but also better serve the public. Future revisions must fulfill the intent if public land dedication.

Sheets 6 & 19

- 11B. PROS: Consider alternate public lands dedication placement here with appropriate amenities for recreational value.

12. Land Development (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

All Sheets

- 12A. Delete the word “subdivision” from the Site Plan title.

Sheet 1

- 12B. Delete indicated items in legal description.

12C.

Sheets 2, 4, & 5

- 12D. Add the indicated street names.



- 12E. Label adjacent unplatted parcels.
- 12F. Public Land connotes this will be dedicated to the City of Aurora. (Change this label and dedicate easements here).

Sheet 3 & 7

- 12G. Label this: Lot 1, Block 2 Picadilly Crossing Subdivision Filing No. 1.
- 12H. Make this a solid/continuous line.

Sheets 3, 4, & 5

- 12I. And Tract A - confirm if this is going to be a Tract granted to the City.

Sheet 6

- 12J. Label as "Water Easement."
- 12K. Label adjacent unplatted parcel.

Sheet 7 & 8

- 12L. Add the indicated street name.
- 12M. Label adjacent unplatted parcel.

Plat

Sheet 1

- 12N. Add the Tract A Note.
- 12O. Add street names.
- 12P. Update to be within 30 days of the plat recording date.
- 12Q. And Tract A - confirm if this is going to be a Tract granted to the City (2x).
- 12R. Insert "and Tract A" where indicated.
- 12S. Extend this line for the longer named Months.
- 12T. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b. (Advisory Comment) Provide a Statement of Authority for the person signing on behalf of the entity named in the title commitment. (Advisory Comment) Send in the Certificate of Taxes Due to 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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a. (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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.

Sheet 2

- 12U. Edit to "Lane."

Sheet 3

- 12V. S - - E (match description).
- 12W. N - - W (match description).
- 12X. S - - W (match description).
- 12Y. Edit to "Granted."
- 12Z. Edit to "Street."
- 12AA. Show this as a Tract (Tract A).
- 12BB. Change to "Water Easement."
- 12CC. Describe the monument found or set here (Typ.)
- 12DD. Add street name.

Sheet 4

- 12EE. Add Bar Scale at indicated locations. (Typ.)
- 12FF. Ensure accuracy of scales (1" = 1'?? 1" = 10'?). Shouldn't these be 1' and 10'?



- 12GG. Change to “Water Easement.”
- 12HH. Delete this portion outside of the Plat - or dedicate it to a separate document.
- 12II. Revise to shorten to R.O.W. line.
- 12JJ. Edit to “W.E.”
- 12KK. Describe the monument found or set here (see all instances).
- 12LL. Add “Subdivision” (see all instances).
- 12MM. Add “Unplatted”

Sheet 5

- 12NN. Add “Unplatted” (see all instances).
- 12OO. Label this as a Tract, if this is not a Tract, then label and show the easement(s) only with dashed lines.

Sheet 6

- 12PP. Edit to “Street” (see all instances).
- 12QQ. Add street name (see all instances).
- 12RR. Show this as Tract A.
- 12SS. Public Lands connotes this will be dedicated to the City of Aurora. (Change this label and dedicate easements here).
- 12TT. Label this as a Tract, if this is not a Tract, then label and show the easement(s) only with dashed lines.
- 12UU. Edit to “Granted.”
- 12VV. Insert “E.”
- 12WW. Add a Bar Scale.

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

- 13A. No further comments provided during 3rd review period.

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

- 14A. No further comments provided during 3rd review period.