



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

May 23, 2025

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

Re: Third 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 third submission, which we started to process on May 2, 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 June 13, 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 July 23, 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\1127-51rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS See responses on DA Comments

- A minor amendment to the FDP to allow for fencing along the arterial is under review. That amendment will need to be approved prior to the approval of this site plan as shown. [Planning]
- Provide an 8' wide detached sidewalk with landscape strip along E 32nd Parkway. Along 33rd Drive, the existing 4.5' sidewalk can remain, but 5'x5' passing zones every 200' shall be provided, and the existing sidewalk must be confirmed to be ADA. [Civil Engineering]
- Numerous minor labeling comments throughout. See the plat for full comments. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1B. There were no community comments or concerns on this review cycle. Acknowledged.

2. Completeness and Clarity of the Application (Comments in teal)

[Site Plan Page 3]

- 2A. Advisory: A minor amendment to the FDP to allow for fencing along the arterial is under review. That amendment will need to be approved prior to the approval of this site plan as shown. Acknowledged.

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

- 3A. There were no more zoning or land use comments on this review. Acknowledged.

4. Streets and Pedestrian Issues (Comments in teal)

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

5. Parking Issues (Comments in teal)

- 5A. There were no more parking comments on this review. Acknowledged.

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

- 6A. There were no more architectural or urban design issues on this review. Acknowledged.

7. Signage Issues (Comments in teal)

- 7A. There were no more signage comments on this review. Acknowledged.

8. Addressing (Phil Turner / 303.739.7271 / pturner@auroragov.org)

- 8A. 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. Acknowledged.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****9. Civil Engineering** (Kendra Hanagami / 303.739.7295 / khanagam@auroragov.org / Comments in green)[Site Plan Throughout] [See responses on DA Comments](#)

- 9A. There is no sidewalk easement shown on the plat, to match the "sidewalk easement (width varies)" shown along E 33rd Drive. Please show any proposed sidewalk easements on the plat, or note that the sidewalk easement will be dedicated by separate document, typ. all. Per documented correspondence that I am aware of, along 33rd Drive, the existing 4.5' sidewalk can remain, but 5'x5' passing zones every 200' shall be provided, and the existing sidewalk must be confirmed to be ADA compliant during civil plan submittal, and replaced as necessary. Also, the sidewalk easement for the ultimate 6' detached sidewalk (with 0.5' buffer off the back) and 8' wide landscape strip shall be dedicated at this time.
- 9B. Please show the 5'x5' passing zones every 200' on the site plan, or provide additional correspondence identifying updated requirements.

[Site Plan Page 3] [See responses on DA Comments](#)

- 9C. Repeat comment: Per the pre-app notes provide an 8' wide detached sidewalk with landscape strip. It was previously provided in the 1st review. My understanding of the correspondence on the sheet is that a 10' wide landscape strip shall be provided to match the FDP along E 32nd Parkway. If there are conflicts (utility or otherwise), and the detached sidewalk must deviate from the 10' landscape strip, please provide the locations and alternate alignment to resolve those deviations. For the conflict locations, please provide the existing depths and sizes of utilities that would need to be relocated. Can you share this documentation if that was previously agreed upon? Also if the 10' landscape strip is provided, any necessary sidewalk easements (include 0.5' beyond back of sidewalk in the dedication) shall be dedicated with the plat or by separate document.
- 9D. Advisory Note: Subdivision plat must be executed and submitted to the City prior to submittal of the signature set (3rd review) civil plan set.
- 9E. Repeat comment: Label the sidewalk easement, typ. All.
- 9F. Repeat comment: Landscape strip width should match what is shown in the Majestic Commercenter Masterplan.
- 9G. Repeat comment: Ensure the existing utilities near the street corner are relocated and do not interfere with the proposed sidewalk or curb ramps, typ. all circled. Per comment response, the sidewalk has been revised to be a direct offset of the property line. Since I was not involved in those conversations, please provide documentation from COA Engineering Team that allows for this variance.
- 9H. Please add a callout here stating: "Proposed ADA curb ramps will be verified to be ADA compliant and checked for conformance during the civil plan submittal."
- 9I. Sorry for the confusion, if the actual ROW width is 80' along E 32nd Pkwy, please leave this label as 80' and not 114'.
- 9J. Sorry for the confusion, if the actual ROW width is 60' along E 33rd Dr, please leave this label as 60' and not 80'.
- 9K. Please add a callout: "Existing 4.5' wide sidewalk and proposed 5'x5' passing zones to be checked for ADA compliance during the civil plan submittal process, and replaced as necessary."

[Site Plan Page 4] [See responses on DA Comments](#)

- 9L. Sorry for the confusion, if the actual ROW width is 60' along E 33rd Dr, please leave this label as 60' and not 80'.
- 9M. Please add a callout: "Existing 4.5' wide sidewalk and proposed 5'x5' passing zones to be checked for ADA compliance during the civil plan submittal process, and replaced as necessary."
- 9N. New comment based on new information: The plat did not show the curve data for the fire lane easement. Ensure that the 23' and 26' fire lanes have radii that meet the criteria fire lane easement radii per section 5.C.1.a of the 2025 Roadway Manual.

[Site Plan Page 5] [See responses on DA Comments](#)

- 9O. Please add a callout at the street corner stating: "Proposed ADA curb ramps will be verified to be ADA compliant and checked for conformance during the civil plan submittal."
- 9P. New comment based on new information: The plat did not show the curve data for the fire lane easement. Ensure that the 23' and 26' fire lanes have radii that meet the criteria fire lane easement radii per section 5.C.1.a of the 2025 Roadway Manual.

[Site Plan Page 6] [See responses on DA Comments](#)

- 9Q. Please provide a label indicating a 23' wide fire lane easement along the rear parking, per the plat.



[Plat Page 3] [See responses on Plat Comments](#)

- 9R. Repeat comment: Please provide sidewalk easements as necessary, per comment about providing a 10' wide landscape strip on the site plan.
- 9S. The sidewalk easement for the ultimate 6' detached sidewalk (with 0.5' buffer off the back) and 8' wide landscape strip shall be dedicated at this time. There is a sidewalk easement shown on the site plan (width varies). Please show any proposed sidewalk easements on the plat, or note that the sidewalk easement will be dedicated by separate document, typ. all.
Per documented correspondence that I am aware of, along 33rd Drive, the existing 4.5' sidewalk can remain, but 5'x5' passing zones every 200' shall be provided, and the existing sidewalk must be confirmed to be ADA compliant during civil plan submittal, and replaced as necessary.
- 9T. All easement dedications and vacations by separate document are required to be executed prior to civil plan approval. As of this review, no easement dedications or vacations of existing easements have been accepted by the City for review, and civil plans will be returned. Please submit the required documents to:
dedicationproperty@auroragov.org.

[Plat Page 4] [See responses on Plat Comments](#)

- 9U. Repeat comment: Curve table included, but it is missing most of the fire lane easement curves.
Ensure all fire lane radii meets the requirements of Section 5.C.1.a of the 2025 RW Manual.

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

- 10A. There were no more Traffic Engineering comments on this review. [Acknowledged.](#)

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

- 11A. There were no more Fire/Life Safety comments on this review. [Acknowledged.](#)

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

[Site Plan Page 6] [See responses on DA Comments](#)

- 12A. Roof drain should not encroach into water meter easement or over the fire service line. Move roof drain away from the water lines.

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

- 13A. Storm drain development fees due: \$16,642.80 [Acknowledged.](#)

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

[Plat Throughout] [See responses on Plat Comments](#)

- 14A. Revise the Margins of the plat as indicated.
- 14B. See the Advisory Comments on the first page of the plat.
- 14C. Update Note #5
- 14D. Extend the Month's line for longer named months. (City Approvals)
- 14E. Send the Statement of Authority
- 14F. Add the email address for the Surveyor.
- 14G. The Graphic Scale seems to be different - please check (Typ.)
- 14H. Add tic marks at the change of direction on the easement lines (Typ).

[Site Plan Throughout]

- 14I. The Pocket Easement names should match the Plat easement names, as indicated. (Typ.)