



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

7/30/2024

Mark Shefchik  
Ryan Companies US Inc.  
533 S Third St. Ste. 100  
Minneapolis, MN 55415

**Re: Second Submission Review: Project Lowry – Site Plan Amendment**  
**Application Number:** DA-2385-00  
**Case Numbers:** 1982-6005-09

Dear Mr. Shefchik:

Thank you for your second submission, which we started to process on July 9<sup>th</sup>, 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 August 25<sup>th</sup>, 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](mailto:sgubrud@auroragov.org).

Sincerely,

Stephen Gubrud, Planner I  
City of Aurora Planning Department

cc: Blake Pottter, Ryan Companies  
Michael Hart, Kimley-Horn and Associates  
Brit Vigil, ODA  
Filed: K:\\$DA\2300-2399\2308-00rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Location and design of nearby RTD stop.
- Labeling of easements.
- Access Design Pending TIS Results
- Lot Coverage Exceedance for APZ Zone District

### PLANNING DEPARTMENT COMMENTS

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

- 1A. There were no public comments received during the initial review period therefore no neighborhood meeting is required at this juncture.
- 1B. Two responses from outside referral agencies were received. Please find these comments below following the comments provided by City review staff.

#### **2.Zoning and Land Use**

##### Site Plan

##### Sheet 1

- 2A. This lot coverage exceeds the 35% cap within the APZ II N subdistrict. Have further discussions with Buckley SFB occurred regarding this matter? If so, please document these discussions

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

##### Site Plan

##### Sheet 39

- 3A. Label pond "South."

##### Sheet 42

- 3B. Twenty-one (21) trees are being provided even though some are being relocated.

#### **4. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided is a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **5. Civil Engineering** (Sara Siggue / 303-960-1349 / [ssiggue@auroragov.org](mailto:ssiggue@auroragov.org) / Comments in green)

##### Site Plan

##### Sheets 12 & 13

- 5A. Label the roadway classification.

##### Sheet 29

##### 5B.

##### Sheet 64

- 5C. The existing streetlights shall be evaluated and if current 2023 photometric standards are not met, additional public streetlights may be required.
- 5D. Please label the roadway name and its classification.



**6. Traffic Engineering** (Steve Gomez/ 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in orange)

Site Plan

Sheet 11

- 6A. NB left and SB right turn lanes may be required pending the results of TIS. Access may also need to be restricted to 3/4 movements pending results of TIS
- 6B. Show the entire section of Tower Road and ALL opposing driveways/accesses.

Sheet 12

- 6C. SB right turn lane may be required pending results of TIS

Sheet 42

- 6D. Change language to state: “triangles.”

TIS

Sheet 1

- 6E. 1. Use SHAC NR-B classification for Tower Road  
2. Convert trucks to PCE'S for auxiliary lane evaluation. 1 truck = 3 PCE'S  
3. Remove ALL two-stage side street unsignalized left turns  
4. See comments throughout the report

Sheet 17

- 6F. Show the left turn lane and storage length, not TWTL.
- 6G. Show separate right turn lane due to PCE.

Sheet 18

- 6H. This is appropriate for a comment response; Remove it from the report and summarize that ITE rates were used since they were more conservative. The engineer should fully review Chapters 4 and 9 of the ITE Trip Generation Handbook, 3rd edition, and Chapters 5, 6, and 7 of the ITE Trip Generation Manual, 11th edition regarding the appropriate use and collection of local trip generation data.

Sheets 23 & 24

- 6I. PCE needs to be utilized for auxiliary lane evaluation.

Sheet 30

- 6J. The majority of vehicles entering/exiting the site will be heavy vehicles. Need to convert to passenger car equivalence (pce). 1 truck = 3 PCE'S.
- 6K. Tower Rd is classified as a major arterial and will posted for 45 MPH when improved. Use 45MPH.
- 6L. Use NR-B.

Sheet 31

- 6M. 100' to accommodate 1 truck plus 1 car.
- 6N. Please update Table 5 to reflect redline comments.

Sheet 33

- 6O. Update recommendations based on comments and updated analyses.
- 6P. Pm+pt, due to 4-lane Tower Road.

**7. Fire / Life Safety** (Rich Tenorio/ 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

Site Plan

Sheets 2

- 7A. Justify and Label all RELEASED FIRE LANE EASEMENTS BY RECORDATION NUMBER. (TYP THROUGHOUT THIS PLAN SET).

Sheets 14, 16, 17 & 19

- 7B. Show the Vacation of Fire Lane Easements by recordation.

Sheet 16

- 7C. Should read “Sheet 14” where indicated.

Sheet 21

- 7D. The Fire Lane Easement is only required to be 26' at these locations. Show Fire Lane as 26' Fire Lane. Easements separate from Water Easements by recordation.



*Sheets 25, 26 & 30*

- 7E. Show all inside and outside turn radii at all Fire Lane Easements.  
TYP all Grading Sheets.

*Sheet 31*

- 7F. Grade to the bottom of the lowest sign is required to be a minimum of 84" or 7'-0."

*Sheet 32*

- 7G. Show the location of all existing and proposed fire hydrants on the Landscape Plan.  
(TYP all Landscape Sheets)

**8. Aurora Water** (Casey Ballard/ 303-258-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

*Site Plan*

*Sheet 20*

- 8A. Deflection in a manhole or inlet is not to exceed 90 degrees.  
8B. Where is the grease interceptor discharging to?  
The interceptor should not be under a curb/gutter. It should be fully within the landscaped area or fully in the pavement.

*Sheet 21*

- 8C. Advisory: Up to 90 degrees of deflection are allowed on fire service, excluding the bend up to the riser room. During the civil plan review please include call outs on the fittings to ensure this requirement is met.  
8D. I would advise maintaining five-feet from storm lines and light poles as measured from the outside of pole support/storm pipe.

*Sheet 35*

- 8E. Adjust callouts to match proposed easement locations (see redlines on sheet 36).

**9. Forestry** (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

*Site Plan*

*Cover Sheet*

- 9A. Please contact Aurora Forestry to schedule an appointment to access the property. A tree inventory and appraisal needs to occur for trees to be removed

**10. PROS** (Scott Hammons/ 303-739-7131 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in mauve)

*Site Plan*

*Sheet 36*

- 10A. Approved, no further comments at this time.

**11. Land Development Services** (Rebecca Westerfield / 720-587-2657 / [rwesterf@auroragov.org](mailto:rwesterf@auroragov.org) / Comments in magenta)

*Site Plan*

*Sheet 1*

- 11A. Revise the property description to include the recording information for Associated Grocers of Colorado Filing No. 2., Section, Township, Range, and Principal Meridian, County, and State.

*Sheet 2*

- 11B. Label all existing easements with reception numbers and make sure easement terminology matches that on the record plat.  
11C. Include the width of all existing easements, if the width varies state such.  
11D. Easements that are to be released - contact [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) for easement concerns.  
11E. Show record and measured bearings and distances for the exterior boundary.  
11F. Label all abutting roads, Lots and blocks, and subdivision names with recording information



and/or label as unplatted.

11G. Label all existing easements with recording information.

11H. Confirm the width of the drainage easement.

11I. Easements that are to be released - contact [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) for easement concerns.

Sheets 4, 6-8

11J. Easements that are to be released - contact [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) for easement concerns.

Sheets 5& 7

11K. Label the width for all existing easements or label as easement width varies.

Sheet 6

11L. Label all existing easements with recording information.

Sheets 7 & 10

11M. Will a drainage easement be required for the detention pond?

Sheets 8-10

11N.

**12. RTD (C. Scott Woodruff/ 303-299-2943 / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))**

12A. **Bus Stop Program:** This stop may require an ADA-compliant temp stop, dependent on the length of any closure associated with construction please coordinate any closures with Michelle Sims ([Michelle.Sims@rtd-denver.com](mailto:Michelle.Sims@rtd-denver.com)) a minimum of 14 days before the closure.

12B. **Engineering:** This bus stop needs to be modified to be 50' long by tree lawn deep to accommodate the different routes that service this location. This boarding area needs to have a slope perpendicular to the flow line less than 2% - 1.5 preferred with a minimum of 5' wide by 8' deep unobstructed at the front end of the boarding area for ADA ramp deployment. Please see the attached redline drawing for further reference.

**13.Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

13A. Please see the attached letter regarding comments from Xcel Energy.



**Siting and Land Rights**

**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 12, 2024

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

Attn: Stephen GuBrud

**Re: Project Lowry – 2<sup>nd</sup> referral, Case # DA-2385-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still has a conflict with **Project Lowry** in that the PSCo easement at Reception No. 429963 Book 2735 Page 16 on April 13, 1983 in Adams County needs to be shown on the plan.

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)



