



Planning Division
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

February 8, 2024

Michael Kapoor
Majestic Realty Co.
20100 E 32nd Parkway, Suite 150
Aurora, CO 80011

Re: Initial Submission Review – Tower Crossing Retail Phase 2 – Site Plan and Plat
Application Number: **DA-1127-47**
Case Numbers: **2023-6055-00, 2023-3057-00**

Dear Mr. Kapoor:

Thank you for your second submission, which we started to review on January 17th, 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 some issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission after your administrative decision date of February 28th, 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.

Your Administrative Decision date is set for February 28th, 2024. Please remember that all abutter notices 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 your 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.

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

cc: Jonathan Hertel, Majestic Realty Co.
Justin Andrews, ODA
Filed: K:\SDA\1100-1199\1127-47rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure consistency between the existing plat elements in this submission and the plat submitted for Echo Suites Aurora (RSN 1759323). [Planning]
- Update the City of Aurora notes provided to include a note regarding the specific rock mulch treatment. [Landscaping]
- The new walk along the ROW should be a minimum of 5.5 ft. [Civil Engineering]
- Numerous comments are present in the Traffic Impact Study including directional distribution, adding highlights to LOS/Delay chart, statement regarding Tower's additional northbound through lane, and signalization warrant worksheets required for 32nd & Full Access intersections. [Traffic Engineering]
- Please provide the required Approved Area for Fire Apparatus Turn Arounds at both locations where the paved roadway ends. [Fire/Life Safety]
- The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. [Aurora Water]
- Stormwater development fees totaling \$24,715.80 are due. [TAPS]
- Send in the updated Title Commitment, Certificate of Taxes Due, closure sheet for the description, and State Monument Records. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no community comments on this application.

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

[ISP Page 1]

2A. Include landscape area in the site data table as well.

[Plat Page 3]

2B. The area of Tract C does not appear to line up with this same Tract C as shown on the plat for the Echo Suites Aurora project (RSN: 1759323) that is being reviewed at this time as well. Please coordinate consistency between the existing parcels and tracts of these two plats.

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

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

4. Streets and Pedestrian Issues (Comments in teal)

4A. There were no more Streets or Pedestrian Issues identified on this review.

5. Parking Issues (Comments in teal)

5A. There were no parking items on this review.

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

6A. There were no more Architectural or Urban Design Issues on this review.

7. Signage Issues (Comments in teal)

7A. There were no signage comments on this review.



8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[ISP Page 10]

- 8A. Update the City of Aurora notes provided to include a note regarding the specific rock mulch treatment. Identify the color, type, and size.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[ISP Page 2]

- 9A. Revise note 8 to the full version: "Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct."
- 9B. Remove this note on the Typical Private Drive - East section. Pavement thicknesses will be reviewed/approved on the civil plans. Pavement sections for private sites are not determined by a geotech report, the sections must either match or exceed standard COA pavement sections from Tables 5.01.2.03.1 - 5.01.2.03.4.

[ISP Page 4]

- 9C. No portion of curb and gutter or landscaping is permitted within the fire lane easement.

[ISP Page 5]

- 9D. Add the following note: Interim turnarounds that meet City of Aurora criteria are required if the MCC Retail Project - RSN 1770665 is not under construction by the completion of these private streets.

- 9E. The new walk along the ROW should be a minimum of 5.5'.

[ISP Page 6]

- 9F. Remove the cross pans from the site plan submittal. They will be reviewed/approved on the civil plans.

- 9G. Please clarify where the SWE is. It isn't clear if it encompasses the ramp and the landing.

10. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

[ISP Page 6]

- 10A. Traffic signal easement must be provided.

- 10B. Provide taper lengths & lane lengths of turn lanes.

[Traffic Impact Study]

- 10C. Several comments to address including directional distribution, adding highlights to LOS/Delay chart, statement regarding Tower's additional northbound through lane, signalization warrant worksheets required for 32nd & Full Access intersections. See the redlines related to these comments throughout the study document.

11. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

- 11A. Are these roads built to the Roadway Standards from the 2023 Roadway Manual?

[ISP Page 6]

- 11B. Please show the Hydrant Spacing on alternating sides of the streets every 500 feet. All hydrants are located on the same side of the road. This requirement was previously noted via email on 1/11/24.

- 11C. Please provide the required Approved Area for Fire Apparatus Turn Arounds at both locations where the paved roadway ends. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved area for turning around Fire Apparatus. This is required per the IFC and The Roadway Manual.

12. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

[ISP Page 1]

- 12A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.



[ISP Page 5]

12B. Per updated criteria, the easement label must reflect the utility it covers. (i.e. water easement or water and sanitary easement). Please revise the Plat to match.

13. Revenue-Aurora Water/Taps (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)

13A. Storm Drain Development Fee totaling \$24,715.80 is still due.

14. Land Development Review (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

14A. 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.)

14B. Advisory Comment: Send in the Certificate of Taxes Due 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 at the time of your final submittal of the electronic Plat for recording.)

14C. 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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.

14D. Send in a closure report for the plat exterior boundary per COA 2023 Subdivision Plat Checklist Item #19.d.

14E. See the Plat for a few minor labeling redlines.

15. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk acknowledges the requested items that have been added to the plat for the above-captioned project.

15B. The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to any existing facilities via xcelenergy.com/InstallAndConnect; and, that additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way Agent.