



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

AuroraGov.org

February 27, 2025

Ted Laudick
ACM ASOF IX Aurora 310 JV LLC
450 E 17th Ave Ste 400
Denver, CO 80022

Re: Second Submission Review: Marketplace at GVRE Offsite Improvement Site Plan - Infrastructure Site Plan
Application Number: DA-1662-37
Case Number: 2024-6052-00

Dear Ted Laudick:

Thank you for your resubmission, which we started to process on February 7, 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 referral agencies.

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 March 20, 2025.

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.

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 303.739.7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire
Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy Comment Letter

cc: Jeff Blankenship, Silverbluff Companies 18335 E 103rd Ave Ste 204 Denver, CO 80022
Lorianne Thennes, ODA
Filed: K:\\$DA\1662-37rev2.docx



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Relocate access to Tract A, get name for Road A (Planning)
- Revise Picadilly access, revise signage (Traffic)
- Approval of 56th Avenue ISP required (Engineering)
- Reference adjacent case numbers (Landscape)
- Easements required (Water)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Narrative/Letter of Introduction

- 1A. Use/reference the revised site plan title.
- 1B. List all property owners.
- 1C. Use the correct street name for “Road A”.
- 1D. Clarify what landscape is being designed installed with these plans and that omitted areas will be designed and installed with subsequent development.
- 1E. Revise the referenced Master Plan.

Site Plan

- 1F. Legal description is not for this site. Please revise.
- 1G. The revised access to Tract A is not acceptable. As proposed, all landscape along Picadilly Road would have to be removed. Provide an alternative location for the pond maintenance access.
- 1H. Use the correct street name for “Road A”.
- 1I. Use the correct subdivision title for the plat. Show all lots and easements.
- 1J. The Tract A area should match the plat area.
- 1K. It appears all right-of-way (ROW) will be dedicated by the proposed plat. There should not be any ROW to be dedicated by a separate document, so remove that from the Legend.
- 1L. Clearly show and label the ROW in black.
- 1M. Show and label all existing and proposed easements.
- 1N. The match lines between Sheets 6 and 7 do not align. There is a gap. Verify all matchlines.
- 1O. Per Public Works, all sidewalks are required. Please remove “future” references.

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

- 2A. Update the sheets that contain the references to the adjacent Infrastructure Site Plans as noted.

3. Addressing (Phil Turner / pturner@auroragov.org)

- 3A. 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)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

- 4A. Advisory reminder: The 56th Avenue Site Plan is required to be approved before the approval of the commercial site and constructed and initially accepted before issuance of TCO/CO.



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5. Traffic Engineering (Dean Kaiser / djkaiser@auroragov.org / Comments in orange)

- 5A. Revise the Picadilly access to be consistent with the updated Marketplace Site Plan (RSN 1839706). The $\frac{3}{4}$ access has been removed.
- 5B. Street name signs must be Series D3-1 style per MUTCD.
- 5C. Use sign R7-2 as shown on Sheet 13.
- 5D. D3-1 signs can be used at STOP sign locations.

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

- 6A. The Pond A and all maintenance access must be within a drainage easement as part of Tract A and B.
- 6B. Tract A needs to be called out as a drainage easement in its entirety.
- 6C. Force mains for Pond A must be within a drainage easement. Show the drainage easement limits and include it on the plat.

7. Land Development Services (Maurice Brooks / 720.587.7294 / mbrooks@auroragov.org / Comments in magenta)

- 7A. Dedicate any needed easements or rights-of-way by separate documents or by subdivision plat. (Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.)

8. Xcel Energy

- 8A. See attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

February 12, 2025

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

Attn: Debbie Bickmire

**Re: 56th and Picadilly Marketplace Offsite Improvement – 2nd referral
Case # DA-1662-37**

As stated previously, Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for **56th and Picadilly Marketplace Offsite Improvement**. Please be aware PSCo owns and operates existing high-pressure natural gas *transmission* facilities along the west property line. For **ANY** activities in this area, an **engineering review** will be necessary via:

<https://co.my.xcelenergy.com/s/partner-resources/build-remodel/encroachment-requests>

For future planning and to ensure that adequate utility easements are available within the adjoining developments and per state statutes, particularly for multiple feeders and main line utilities, PSCo requests minimum 10-foot-wide utility easements to be dedicated abutting all remaining property lines where these easements are not already present or proposed.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect.

Comment response requested.

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