



Planning
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

December 20, 2024

Matt Hopper
Aerotropolis Regional Transportation Authority
8390 E Crescent Pkwy Ste 300
Greenwood Village, CO 80111

Re: Second Submission Review – Picadilly Rd (38th to 56th Ave) - Infrastructure Site Plan
Application Number: DA-2342-05
Case Number: 2024-6040-00

Dear Matt Hopper:

Thank you for your submittal. We have reviewed your proposed Site Plan 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 agencies.

Your estimated Administrative Decision date hearing date is set for Wednesday, January 15, 2024. Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the decision 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.

A technical corrections submittal will be required following the Administrative Decision to address all outstanding redline comments. 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning and Development Services

cc: Dave Center, ARTA
Margie Krell, Aecom
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2342-05rev2.rtf



Second Submittal Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

Letter of Introduction

- 1A. Show the adjacent zone districts on the site plan.
- 1B. Revise site area per comments on the site plan. Add the length of Picadilly being improved (miles).

Site Plan

- 1C. Verify acreage and percentage of site calculations.
- 1D. Verify the basis of bearing.
- 1E. Add (E. 38th Ave. to E 56th Ave.) to the site plan title.
- 1F. Illustrate the city boundary on the Vicinity Map.
- 1G. Show the intersecting streets and platted lots on the Vicinity Map.
- 1H. Increase the size of the amendment block.
- 1I. Show the adjacent zoning on the Overall Site Sheet or the individual site plan sheets.
- 1J. Private streets are in access easements, not right-of-way. Please revise the labels.

2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in teal/red)

- 2A. Fix overwrites and spelling errors.
- 2B. Advisory comment. If the applicant was wanting to irrigate this sod with above-ground sprays and rotors, they will NOT be permitted to do so. The passage of the Non-Functional Turf Ordinance by Aurora Water in October of 2022 prohibits the use of sprays and rotors in the curbside area. The applicant's response to comments indicated that they would default to note number 6 under the City of Aurora Landscape notes that reference the Irrigation Ordinance. That ordinance/document has not been amended to reflect the changes imposed by the Non-Functional Turf ordinance. A subsurface irrigation such as Netafim may be used. This comment is being provided in case the applicant was not aware of this requirement and would like to remove the sod and provide shrubs and ornamental grasses.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. Update the existing curb ramps at E. 44th Place, E. 48th Avenue, and E. 50th Avenue to current standards. The ramps should not direct pedestrians into the crossspan.

4A. Traffic Engineering (Steve Gomez / segomez@auroragov.org / Comments in amber)

- 4A. The maximum permitted land shift is six-feet.
- 4B. Add signage per the comments on the redlines.
- 4C. There are no receiving ramps on the east side of Picadilly that align with existing ramps on the west side of Picadilly. Remove the existing ramps noted on the redlines.
- 4D. Verify all landscaping within ALL sight triangles meets COA 4.04.2.10 requirements.

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

- 5A. Advisory comment: the sidewalk easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements to their respective property. Submit the separate documents to dedicationproperty@auroragov.org.



6. Denver Public Schools (Heather Covey / planning@dpsk12.org)

6A. Given the proximity, we request advance information for timelines and construction impacts to roadway access for school operations, especially during pick-up and drop-off times.

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

7A. Comments acknowledged. No resubmittals necessary.