

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



December 29, 2023

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 initial submission, which we started to review on November 30th, 2023. 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 another submission. Please revise your previous work and send us a new submission on or before January 16th, 2024 to maintain your administrative decision date.

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 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:\\$DA\1100-1199\1127-47rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A previous conceptual site plan showed multiple pad sites in the area between the two proposed roads. If multiple lots end up being proposed here, we will require at least one east/west cross access road between them. This possible road does not need to be shown at this time but should be considered when planning the future layout of pad sites and site circulation. [Planning]
- Please upload the correct letter of introduction with the next submission and include an explanation as to why the ISP does not include a fully paved street with a continuation of sidewalks along the southern portion of the street through the site. [Landscaping]
- The fire lane easement is not reflected on the plat or site plan and the full width of the fire lane easement is required to be paved. [Civil Engineering]
- Numerous comments are present in the Traffic Impact Study including providing internal trip capture data, site distribution not matching previous QuikTrip 4235 TIS, SB Tower left storage adjustment availability, and 32nd & access signal warrant validity. [Traffic Engineering]
- Please show the Fire Hydrants in the Roadway Sections. All Fire Hydrants shall be located not less than 3 feet 6 inches and not more than 8 feet from the back of curb to the center of the Hydrant. [Fire/Life Safety]
- Dimension 10 ft minimum separation between water and sanitary mains. [Aurora Water]
- Stormwater development fees totaling \$27,715.80 are due. [TAPS]
- Send in the updated Title Commitment, Certificate of Taxes Due, closure sheet for the description, and State Monument Records for the aliquot corners. [Land Development Review]
- Please see the attached comment letter from Xcel Energy.

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)

[Letter of Introduction]

2A. This Letter of Introduction appears to be for the Food Bank of the Rockies project, not the Tower Crossing Phase 2 ISP.

Note about PIP

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)

[ISP Page 5]

4A. Sections of the road between the Freddy's site and IHOP site in the previous ISP are not shown in the Plat. Are they planned to be removed or privately maintained by the individual lot owners?

[ISP Page 6]

4B. Advisory Comment: A previous conceptual site plan showed multiple pad sites in the area between the two proposed roads. If multiple lots end up being proposed here, we will require at least one east/west cross access road between them. A looping connection at the bottom of this site alone will not be sufficient. This possible road does not need to be shown at this time, but should be considered when planning the future layout of pad sites and site circulation.

4C. Advisory comment: Pad sites along the High Line Canal will be asked to provide a pedestrian connection to the canal's trail to avoid the creation of social trails. It is recommended that you begin working with the canal ownership group to coordinate a trail connection on the southeastern end of the site.

[Plat Page 3]

4D. A previous ISP application showed stub connections at the end of Tract A. Are they, and any future street connected to them, planned to be removed or privately maintained by the individual lot owners?



5. Parking Issues (Comments in teal)

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

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

[ISP Page 6]

6A. Advisory Comment: As part of the MU-C zone district standards, one public plaza or outdoor meeting area clearly visible from a street and containing at least 400 square feet must be incorporated into this development. While not a requirement of this specific application, if not planned for at this stage it will become the responsibility of one of the individual lots when they submit for a site plan. The general location of this plaza will need to be shown in the next master plan amendment along with the timing of when it will be proposed/constructed.

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 1]

8A. PLEASE NOTE: The Letter of Introduction for this project was not the correct letter but for a different project within Majestic The Food Bank of the Rockies. Please upload the correct letter with the next submission and include an explanation as to why the ISP does not include a fully paved street with a continuation of sidewalks along the southern portion of the street through the site.

[ISP Page 7]

8B. Fix the sheet numbering so that it is consecutive and follows the sheet numbering sequence before this sheet.

8C. Plant call-outs are missing.

[ISP Page 8]

8D. Adjust match line text on this sheet.

[ISP Page 10]

8E. Change to "infrastructure".

8F. This note #10 can be removed since it is included above as note #5.

8G. Why isn't the remainder of this southern road being included in this ISP? Why do the sidewalks end on either side of the north south streets? Why is this portion gravel?

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[ISP Page 1]

9A. Please revise this note #9 to the original version. The City of Aurora will not own or maintain private street lights. Additional public streetlights may be required per the comment on sheet 6 with the photometric evaluation on the civil plans.

[ISP Page 2]

9B. The full width of the fire lane easement is required to be paved.

9C. The fire lane easement is not reflected on the plat or site plan.

9D. Remove the sidewalk easement from all section details.

[ISP Page 4]

9E. Label the inside and outside radius of the fire lane easement, typical.

[ISP Page 5]

9F. A sidewalk easement is not required for this walk since it will be privately owned and maintained.

9G. Why is this portion not paved? Fire lanes are required to be paved.

9H. Either a compliant turn around is required at the end of the proposed private streets or the fire lane should be paved and a sidewalk should be provided.



- 9I. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 9J. Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."
- 9K. Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."
- 9L. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- 9M. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."
- 9N. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 9O. Remove the detail number from the site plan, ramps will be reviewed in detail on the civil plans. There is no COA detail S9.14 in the 2023 manual.
- 9P. The section detail shows a fire lane easement. Please identify the fire lane easement on all sheets.
- 9Q. Label the longitudinal slope towards the ROW, max 4% down to the ROW, typical.
[ISP Page 6]
- 9R. Is this ramp within the proposed/existing ROW or within a sidewalk easement? If not, please provide a sidewalk easement.
- 9S. The streetlights within 32nd Parkway will be required to be evaluated with the civil plans. If the photometric values along the frontage of this project do not meet current requirements, additional streetlights may be required to be installed.
- 9T. Label the curb return radii, typical.
- 9U. Remove the cross pans from the site plan submittal. They will be reviewed/approved on the civil plans.
- 9V. If the sidewalk is being replaced, it should be replaced with a sidewalk that matches the Majestic Commercenter Master Plan. The MCC Master plan identifies an 8' walk with a 10' curbside landscaping. A sidewalk easement can be provided for the portion of sidewalk outside of the ROW.
- 9W. Private streetlights are required. Private streetlights should meet photometric standards from the 2023 Roadway Manual in section 4.10. Please add the following note: "Private street lights will remain privately owned and maintained in perpetuity."
[Plat Page 3]
- 9X. Please remove these sidewalk easements from the plat per comments on the site plan.

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

[ISP Page 5]

10A. Signalization proposed for 2025 Build-Out, Stop sign will not be required per TIS.

[ISP Page 6]

10B. Illustrate proposed access on this side of street.

10C. Illustrate 75' Traffic Signal Easements at corners.

[Traffic Impact Study]

10D. Numerous comments including providing internal trip capture data, site distribution not matching previous QuikTrip 4235 TIS, SB Tower left storage adjustment availability, and 32nd & access signal warrant validity. Please see the TIS for the full detailed comments.

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

[ISP Page 2]

11A. Please show the Fire Hydrants in the Roadway Sections. All Fire Hydrants shall be located not less than 3 feet 6 inches and not more than 8 feet from the back of curb to the center of the Hydrant and be unobstructed on the street side.

[ISP Page 5]

11B. Please show Fire Hydrants in the suggested locations on the Overall Site, Landscaping and Utility Plans.

11C. Please show a completed paved or concrete Fire Lane Easement at the south end of the site. A gravel surface will



not be permitted. If the Fire Lane Easement is not completed as described, then provide the required Approved Area for Fire Apparatus Turn Arounds at both locations where the paved roadway ends.

11D. Please show Fire Lane Signage on the Plans and include the symbol with the Legend.

12. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)

12A. There were no comments from PROS on this review.

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

[ISP Page 4]

13A. Please clarify what this Tract A is covering (access, water, sanitary, fire lane, etc). Ensure this matches the plat.

[ISP Page 5]

13B. Add a note indicating if the storm sewer is public or private and who will maintain it.

13C. Label slope. Max 3:1 at the east inlet.

13D. Dimension 10 ft minimum separation between water and sanitary mains.

13E. A maintenance path must be HS20 loading rated in order to support maintenance vehicles.

[ISP Page 6]

13F. For all wet utilities please revise the nomenclature from utility easement to the utility the easement covers (i.e. water easement or sanitary easement). Please ensure the plat matches this labeling as well.

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

14A. Development Fee due: 19.90 acres x \$1,242 = \$27,715.80.

14B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

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

15A. 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.)

15B. 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.)

15C. 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.

15D. Send in the closure sheet for the description.

15E. Send in the State Monument Records for the aliquot corners used in the plat.

15F. Numerous labeling corrections throughout. See the full red line comments on the plat and site plan.

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

16A. Please be aware PSCo owns and operates existing intermediate pressure natural gas distribution facilities on the north side of Lot 3, and requests that the PSCo easement at Rec. No. 328925 is shown and labeled on the plat.

16B. PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision: "Ten-foot (10') wide utility easements are hereby granted around the perimeter of commercial/industrial lots and platted areas including, tracts, parcels and/or open space areas. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form."

16C. Would it make sense to have 13-foot sidewalk and utility easements?



- 16D. Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats.
- 16E. The subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations.
- 16F. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 16G. For additional easements that may need to be acquired by separate PSCo document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way Agent.
- 16H. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.