

Planning Division
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October 31, 2023

Ted Laudick
Skydance Metro Dist No 1
4100 E Mississippi Ave Ste 500
Denver, CO 80246

Re: Technical Submission Review – Skydance Infrastructure Site Plan No 1 - Site Plan and Plat

Application Number: **DA 2283 01**
Case Numbers: **2022-3083-00; 2022 -6052-00**

Dear Mr. Laudick:

Thank you for your third submission, which we started to process on Tuesday, October 17, 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 several important issues remain, you will need to make another submission on or before Thursday, November 30, 2023. Submit all 23 pages of the site plan set upon the next technical review. This review was not complete as only 12 pages were submitted. The application will continue to resubmit till there are no further outstanding 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 let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner II

cc: Will Sokol Silverbluff Companies 18591 E 64th Avenue Denver, CO 80249
Ariana Muca, Case Manager
Cesarina Dancy, ODA
Filed: K:\\$DA\2283 01tech1.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please clarify whether the streets are private vs. public; this can be part of page 3 of the overall site plan map (Planning).
- Public Works will not approve the Site Plan until the Preliminary Drainage Letter/Report is approved (Public Works).
- Landscape sheets were not submitted; therefore the review was incomplete (Traffic).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No citizen comments were received upon the first submittal.

2. Introduction Letter

2A. Please clarify whether the streets are private vs. public.

3. Completeness and Clarity of the Application

3A. No further comments.

4. Landscape (Bill Tesauro / btesauro@cgasolutions.com / Comments in teal)

4A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

5A. No further comments.

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

7. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

7A. Landscape sheets were not provided; therefore a full review was not complete.

Site Plan

Page 4 of 12

7B. Previous comment not addressed: Show interim connection to existing Picadilly Rd, including signing/stripping, see site plan for example.

7C. Skydance TIS February 2, 2022 shows this intersection as 4-legged intersection with exclusive EB & WB left turn lanes.

7D. Remove STOP bar.

7E. Move label off crosswalk.

7F. Add street name signs, typ.

Site Plan

Page 5

7G. Previous comment not addressed: Show interim connection to existing Picadilly Rd, including signing/stripping, see above example.

7H. Previous comment not addressed to move label off leg.

Site Plan

7 of 12

7I. Previous comment not addressed: Show entire intersection with laneage consistent with Skydance TIS February 2, 2022.

7J. Label streets.



- 7K. Previous comment not addressed: show entire intersection including striping to show lane alignment.
7L. Remove STOP bar.

8.Utilities (Casey Ballard / 720-859-4365/ cballard@auroragov.org/ Comments in red)

Sheet 4 of 12

- 8A. Screen back existing utilities.

Sheet 6 of 12

- 8B. Ensure proposed utilities are darkened while existing utilities are screened.

9.Aurora Water Revenue (Diana Porter / dsporter@auroragov.org)

- 9A. A fee of \$200,820.00 is required ahead of recordation.

10. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 10A. No further comments.

11.Real Property (John Doose/ 9703790008 / jdoose@auroragov.org / Comments in magenta)

- 11A. No further comments.

12.PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 12A. No further comments.

13.Mile High Flood District (Haley Koesters / 303-455-6277)

- 13A. No new comments.

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

- 14A. No new comments.