



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

May 15, 2025

Brian Holmes
Ware Malcomb
990 S Broadway STE 230
Denver, CO 80209

Re: Technical Submission Review – Majestic Commercenter Building No.29 Parking Lot - Site Plan Amendment and Plat
Application Number: DA-1127-35
Case Numbers: 2015-6012-04; 2019-3058-00

Dear Brian Holmes:

Thank you for your technical submission, which we started to process on April 30, 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 community members.

Since several issues remain, you will need to make another technical submission. 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.

Please 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 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner II
City of Aurora Planning Department

cc: Jacob Cox, ODA
Filed: K:\\$DA\1100-1199\1127-35tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The request for head-in parking to be 18 ft deep is a major adjustment and may need to be heard in front of Planning Commission. [Planning]
- Storm Drain Development Fees totaling \$6757.72 are due prior to recordation of the site plan or plat. [Revenue/TAPS]
- Send the off-site easement documents to dedicationproperties@auroragov.org to process these easements that are needed for this plat and site plan. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments received on this review cycle.

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

[Site Plan Page 1]

2A. The request for head-in parking to be 18 ft deep is a major adjustment and would require approval by the Planning Commission. Since this site plan has already been through decision, a major adjustment request would require the site plan to go through another decision and public hearing before the Planning Commission. Additionally, a public hearing fee would be charged. It appears that drive isles are only required to be 23' in width and the plan is showing 26'. Reduce the drive isle widths so that the parking stalls can meet standards.

3. Planning Comments (Comments in teal)

[Site Plan page 4]

3A. Repeat Comment: Have the sidewalk along the truck spaces connect to the rest of the internal sidewalk network. This parking lot was constructed without site plan approval and so the constructed condition should not be used as justification for the currently shown condition.

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

4A. There were no more Landscaping comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravelli@auroragov.org / Comments in green)

5A. There were no more Civil Engineering comments on this review.

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

6A. Approved, previous request for 19' parking stalls turned into variance request to keep 26' wide parking aisles.

7. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

7A. There were no more Fire/Life Safety comments on this review.

8. Aurora Water (Steven Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

[Site Plan Page 4]

8A. There were no more Aurora Water comments on this review.

9. Revenue/TAPS (Melody Oestmann / moestman@auroragov.org)

9A. Storm Drain Development Fee Due: 5.441 acres x \$1242/acre = \$6757.72.

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

10A. Offsite easements and license agreement have not been started.



[Site Plan Page 4]

10B. Confirm the identified easement names with Aurora Water Dept. (See Site Plan)

10C. Confirm with Fire/Life Safety Dept to see if this gate/fence should be in a License Agreement.

[Plat Throughout]

10D. Send the off-site easement documents to dedicationproperties@auroragov.org to process these easements that are needed for this plat and Site Plan.

[Plat Page 1]

1A. The Title Commitment will need to be updated and Note #5 will need to be updated.

1B. Send the Statement of Authority for the person signing for the owner.

1C. Extend the signature lines for the City Engineer and the Director of Planning.

[Plat Page 2]

1D. Send the Monument Record for the East Quarter Corner of Section 27.

2. Xcel Energy Public Service Co (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

2A. There were no more comments from Xcel Energy on this review.