



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

AuroraGov.org

December 27, 2024

Tom Cave
3550 Chambers LLC
1618 Emerald St
Broomfield, CO 80020

Re: Third Submission Review: Ge'ez Canter – Site Plan, Conditional Use, and Plat
Application Number: DA-2165-02
Case Numbers: 2024-6019-00, 2024-6019-01, 2024-3024-00

Dear Tom:

Thank you for your third submission, which we started to process on December 9th, 2024. 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. Please revise your previous work and send us a new submission on or before January 20th, 2025. 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.

The tentative Planning & Zoning Commission hearing date for this project is currently set for February 26th, 2025. This date is subject to change pending the results of the subsequent review. Please remember that all abutter notices for public hearings must be sent 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 the public 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 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner II
City of Aurora Planning Department

cc: Jennifer Carpenter, LAI Design Group
David Carpenter, Colliers Engineering and Design
Justin Andrews, ODA
Filed: K:\\$DA\2100-2199\2165-02rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Remediate Repeat Comments from Various Departments
- Resolve Issues Relating to TIS Analysis.
- Ensure Easements on the Site Plan Match Those on the Plat.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no additional public comments received during the second review phase. Since no further concerns have been raised, a neighborhood meeting is not required at this time.
- 1B. Two comments from outside referral agencies were received. Please find these comments below following the comments provided by City review staff.

2. Zoning and Subdivision Use Comments

Site Plan

Sheet 8

- 2A. **Repeat Comment:** Please indicate the zoning of adjacent properties.

3. Streets and Pedestrian Comments

- 3A. Plaza and pedestrian facilities are sufficient, no further comments at this time.

4. Landscaping Issues (Tammy Cook / 954-684-0532 / tcCook@auroragov.org / Comments in bright teal)

- 4A. Approved, no further comments at this time.

5. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Farhad Sarwari / 303-739-7420 / fsarwari@auroragov.org / Comments in green)

Site Plan

Cover Sheet

- 6A. 3rd Review Comments in green were made by PW/Development Services, Engineering reviewer Farhad Sarwari. Minor comments: Ramps across the streets, Pavement materials, Streetlights. The plat should match the site plan with regard to ROW dedications and Easements. (The Sidewalk Easement is missing on the Plat)

Sheet 2

- 6B. Indicated sidewalk easement is not found on the Plat.
- 6C. **Repeat comment:** Please add the following note: "Proposed streetlight locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 6D. **Repeat Comment:** These 6 ramps should be shown and proposed within the scope of this plan set.
- 6E. All public lights are missing on Sheet 19.
- 6F. Please use a different color for streetlights. They are nearly invisible.
- 6G. Please add the following note: "Proposed streetlight locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

Sheet 7

- 6H. **Repeat Comment:** Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.



6I. **Repeat Comment:** Please label street classification for all the streets (ARTERIAL).

6J. **Repeat Comment:** Please define the material type on the set.

Sheet 19

6K. **Repeat Comment:** Public streets shall have public streetlights in conformance with COA standards and to be shown on this sheet (normally inside a table). For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:- Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations. This information (if it's not already shown) can be added to the street sections provided if desired.

6L. **Repeat Comment:** Please add the following note: "Proposed streetlight locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

6M. Public streetlights are missing on this sheet and are only shown on Sheet 2.

7. Traffic Engineering (Jason Igo / 303-739-7420 / jigo@auroragov.org / Comments in orange)

Site Plan

Sheet 9

7A. The roadway clear zone is not 50'. This label is confusing. Roadway clear zones for 33rd Place and 35th Avenue is 10'.

7B. The new roadway manual has it at 15".

Traffic Impact Study

Sheet 1

7C. Verify analysis sheets with table 1. The 2050 PM SB left doesn't match the analysis sheets. This movement doesn't meet Aurora's operational Standards and must be mitigated.

Sheet 7

7D. This doesn't match the LOS in the attached analysis. This movement needs to be mitigated due to the excessive amount of delay. This is almost 4 minutes of delay. The analysis sheet had over 500 seconds of delay.

Sheet 102

7E. The volumes in the analysis do not match the volumes Figure 9a.

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

Site Plan

Sheet 2

8A. Please show the location of the Fire Sprinkler Riser Room for all indicated buildings and clearly label them "Fire Sprinkler Riser Room".

8B. Please show the location of the FDC for all indicated buildings and include the FDC Symbol in the legend.

8C. Please show additional Fire Apparatus travel on the Truck Turn Template within the Fire Lane Easement to include the turns at the islands between the Hotel and restaurant Building to show the Fire Apparatus can make those turns or provide the minimum required inside turn radius.

8D. Please relocate the restaurant Building FDC to the East Wall facing the Fire lane Easement.

8E. Please relabel the ADA Path to Accessible Route in the Legend.

Sheet 3

8F. Please include the Fire Hydrants in the roadway section details.

Sheet 8

8G. Please relocate the restaurant Building FDC to the East Wall facing the Fire Lane Easement.

8H. Label the piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private)

9. Aurora Water (Ashley Duncan / 303-345-8542/ aduncan@auroragov.org / Comments in red)

Site Plan

Cover Sheet

9A. Advisory Note: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.



Sheet 8

- 9B. Make sure the callouts are pointing to the correct thing.
- 9C. If these hydrants are not in ROW they will need to be within a pocket easement.
- 9D. Connect this service line downstream of the line with the grease interceptor. Some potential options are: lay the sanitary service line first and then water and fire on top, or pull the second sanitary service line out of the building just enough so that it can go to the east and connect right after the grease interceptor. You can reach out to aduncan@auroragov.org to discuss options if needed.
- 9E. Make sure all proposed new easements are on the plat

10. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

Sheet 2

- 10A. Match the plat easement name for the indicated easements.
- 10B. Correct spelling typo for indicated easement.
- 10C. Please fix the indicated text overlap.

Sheet 8

- 10D. Show the indicated easements on the plat.

Plat

Sheet 1

- 10E. Delete the recorder's certificate block.
- 10F. Insert "City of Aurora" at indicated locations.
- 10G. Delete these Notes - they are not Plat notes.
- 10H. Update the Title to be within 30 days of the plat approval.
- 10I. Insert "Filing No. 1" at the indicated locations.
- 10J. Change to a colon here.
- 10K. Add names of owners.
- 10L. Please change this from a grayscale to a line drawing - the final map may not be clear enough to read (Be Advised).
- 10M. (Collectively hereafter "Owner").
- 10N. ("City")
- 10O. Add: "The portion of the R.O.W. of E. 35th Avenue; N. Helena St. and E. 33rd Place abutting the property shall be included as a public improvement for this subdivision and will be improved by the owner to the City of Aurora specifications;"
- 10P. Add this Note: All owners of Lots or Tracts adjacent to (insert name of any arterial, collector, and continuous Type 1 local streets here) shall be required to comply with the requirements of the Aurora City Code restricting the ability to build a fence along those streets.

Sheet 2

- 10Q. Add the full stamping at indicated locations.
- 10R. Label the indicated easement.

Sheets 2-6

- 10S. Granted to the City of Aurora as Street Right-of-Way _____ sq. feet.
- 10T. Continuous/solid line.
- 10U. Rebar? Add the length of the pin.
- 10V. Insert "City of Aurora" at indicated locations.
- 10W. Insert "Filing No. 1" at the indicated locations.
- 10X. Dedicate and show the easements for the water meters and Fire Hydrant on the plat (Typ.)
- 10Y. Add tic mark for indicated easement lines.

Sheet 3

- 10Z. Confirm this easement name with Aurora Water.
- 10AA. (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.) (Advisory Comment) Send in the Certificate of Taxes Due to 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.)(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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.

Send in the closure sheet for the description. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

Sheet 13

10BB. Add the full stamping.

11. RTD (C. Scott Woodruff/ 303-299-2943 / clayton.woodruff@rtd-denver.com)

11A. The RTD engineering review has no exceptions to this project at this time. This review is for Design concepts and to identify any necessary improvements to RTD stops and properties affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property. Thank you.

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

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

12A. Please refer to the 2 previous submittal comments. Note that there are comment responses found on the previously linked website.