



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

*AuroraGov.org*

January 13, 2025

Ted Laudick  
ACM ASOF IX Aurora 310 JV LLC  
450 E 17<sup>th</sup> Ave Ste 400  
Denver, CO 80022

**Re: Initial Submission Review: 56<sup>th</sup> and Picadilly Marketplace Offsite Improvement Site Plan - Infrastructure Site Plan**  
**Application Number: DA-1662-37**  
**Case Number: 2024-6052-00**

Dear Ted Laudick:

Thank you for your initial submission, which we started to process on December 19, 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 referral agencies.

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 Tuesday, February 4, 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.

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 303.739.7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

Debbie Bickmire  
Senior Planner  
City of Aurora Planning Department

Attachment: Xcel Energy Comment Letter

cc: Jeff Blankenship, Silverbluff Companies 18335 E 103rd Ave Ste 204 Denver, CO 80022  
Lorianne Thennes, ODA  
Filed: K:\\$DA\1662-37rev1.docx



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Rename Site Plan, clarify E 56<sup>th</sup> Ave. improvements, show adjacent area streets (Planning)
- Align Road A with Skydance access, revise signage (Traffic)
- Sidewalks on 54<sup>th</sup> and Road A required, show ultimate conditions for Picadilly and 56<sup>th</sup> (Engineering)
- Show and label existing and proposed adjacent hydrants (Life Safety)
- Note timing and responsibility for curbside landscape, label adjacent site plans with landscape (Landscape)
- Downstream sanitary sewer required, provide additional stubs (Water)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. Three (3) registered neighborhood organizations, thirty-four (34) abutting property owners and seven (7) outside agencies were notified of the application. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by one (1) outside agency and is attached to this letter.

#### **2. Completeness and Clarity of the Application**

##### *Narrative/Letter of Introduction*

- 2A. Revise title of the site plan Marketplace at GVRE Offsite Improvement Site Plan.
- 2B. Contact Phil Turner at ([pcturner@auroragov.org](mailto:pcturner@auroragov.org)) to get the correct road name for “Road A” and update all references accordingly.
- 2C. If all of the proposed improvements, except curbside landscape. Will be completed, why or where will temporary hammerheads be constructed?
- 2D. What “concept” is referenced on Page 2? Additionally, there are no attachments as referenced.
- 2E. Specify the right-of-way will be dedicated by a concurrent subdivision plat application.
- 2F. The Project Phasing is not consistent with the previous discussion. Please update.
- 2G. Clarify what areas will / will not be landscaped. Include the trigger for future landscape design and installation and by whom. Who will be responsible for these items as well as irrigation and maintenance?
- 2H. Address the minor site plan criteria for approval and how the proposed ISP meets the criteria.

##### *Site Plan*

- 2I. To minimize confusion, please revise title of the site plan Marketplace at GVRE Offsite Improvement Site Plan.
- 2J. The Overall Site Plan includes E. 56<sup>th</sup> Avenue to Tibet Road, however, this was not included in the initial scope of the proposed plans. Please clarify and revise the site location as needed.
- 2K. Is the south half of E. 54<sup>th</sup> Avenue currently owned by Clayton Properties? If so, add the Owner list and a signature block. Additionally, verify if the south half of the right-of-way will be included in the proposed subdivision plat or dedicated by separate document.
- 2L. Expand the area shown in the Vicinity Map and include all “site” areas to be improved with this site plan. Show and label intervening streets and city boundary, and the City and County of Denver.
- 2M. Update the Land Use Data to clarify what is included in the hard surface area.
- 2O. Unless otherwise required, only include the proposed street section, benchmarks and Infrastructure Notes one time.
- 2P. Show and label all adjacent subdivision plats, including Denver, and adjacent zone districts on the Overall Site Plan.
- 2Q. Show all existing and proposed lots, blocks, tracts, easements, etc.. for the proposed Green Valley Ranch East Subdivision Flg. No. 23 and include the area of Tract A on the Site Plan sheets.
- 2R. Reference the Picadilly Road ISP and include the case number.
- 2S. Show and label all existing and proposed easements. Are there any easements within or to/from Tract A?
- 2T. Label and dimension the maintenance access in Tract A. Clarify permanent vs. temporary improvements.
- 2U. Clarify with labels the location of the ultimate right-of-way for Picadilly Road and E. 56<sup>th</sup> Avenue.



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- 2V. It is unclear why E. 56<sup>th</sup> Avenue is shown to Tibet Road. The extension of sanitary sewer is noted labeled “by others.” Please provide more information and if applicable, identify the plans that include the design for the sewer.

**3. Landscaping** (Kelly Bish / 303.739.7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in teal)

- 3A. Update Note 4 on Sheet 2 to reflect this project. Also note whether the Metro District or adjoining retail parcels are responsible for the installation, irrigation and maintenance and the timing of the installations.
- 3B. Label what appears to be the 100-Year water surface elevation on Sheet 10.
- Sheet 17*
- 3C. There will not be a future ISP. Please include the landscaping for the south side of E. 56th Avenue with the next submission.
- 3D. Update the label indicated to state, *For the curbside landscape for N. Picadilly Road, refer to Picadilly Road Infrastructure Site Plan (38th Avenue to 56th Avenue) Case Number 2024-6040-00.*
- 3E. Add the arrow/line where indicated.
- 3F. Update note two of the City of Aurora notes per the review comment provided.
- 3G. Please update the maintenance notes to indicate what median(s) are being referenced.

*Sheet 18*

- 3H. Update the curbside tree lawn planting requirements table per the comments provided.

*Sheet 19*

- 3I. Re-organize the sheets so that this sheet is the last sheet.
- 3J. Update the Water Use Exhibit per the comments provided.

*Sheet 20*

- 3K. Provide the landscaping around the monument sign.
- 3L. Include a detail of the proposed monument sign i.e. elevation, materials, colors, height etc.
- 3M. Why is there a 50' measurement being provided? Is there a requirement for signs to be 50' from the corner?
- 3N. Adjust the location of the plant labels.
- 3O. Add the notes where indicated.
- 3P. The Key Map may have to be enlarged and include the street names.

*Sheet 21*

- 3Q. It would be good to have some color from shrubs or via perennials.
- 3R. Which applicant is responsible for the sign and associated landscaping? Landscaping is being provided on both the ISP and the grocery store plans. Please clarify with the next submission.
- 3S. What is the random line in the tract with the signage?
- 3T. Update the note where indicated.
- 3U. Please differentiate between proposed and existing contours.
- 3V. There is a section of sidewalk that is shown within the detention pond tract, and no future development is proposed within this tract. Will the section of sidewalk included in this tract be constructed with the pond?
- 3X. Adjust landscaping and remove from the sidewalk.
- 3Y. Add the street name where indicated.
- 3Z. Label the trees.

**4. Addressing** (Phil Turner / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
  - Street lines
  - Building footprints (If available)



- 4B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **5. Civil Engineering** (Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 5A. Provide the case numbers for the 56<sup>th</sup> and Picadilly Rd. ISPs. They are required to be approved, constructed, and accepted prior to issuance of TCO for the commercial buildings.
- 5B. Add the notes provided on Sheet 2.
- 5C. Revise to Street Lighting Information pedestrian activity level to medium due to adjacent commercial.
- 5D. Construction of the Road A sidewalk is required on both sides of the street with this application.
- 5E. Why is an interim condition proposed at Street A/E. 56<sup>th</sup> Ave. intersection? E. 56<sup>th</sup> Avenue is required to be built and accepted prior to the TCO for the commercial buildings.
- 5F. Sidewalk is required to be constructed on both sides of E. 48<sup>th</sup> Avenue with this application. Show the sidewalks tying into the Picadilly Rd. sidewalks.
- 5G. Why is an interim condition proposed for Picadilly? Picadilly is required to be built and accepted prior to TCO for the commercial buildings.
- 5H. Label curb return radii.
- 5I. Provide a 15' lot corner radius at the intersection of local streets.
- 5J. Provide a minimum 1% grade in streets. Please note, this application is subject to the 2025 Roadway Manual requirements.

### **6. Traffic Engineering** (Dean Kaiser / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

#### *Site Plan*

- 6A. The Road A alignment to Skydance roadway approach at 56<sup>th</sup> is an issue. Review the Skydance plans (RSN 1651534) and revise as necessary.
- 6B. Adjust where the curb and gutter for Road A tie into E. 56<sup>th</sup> Avenue.
- 6C. Illustrate the traffic signal easement(s) at the Road A/Picadilly Road intersection.
- 6D. What design speed is used for E. 56<sup>th</sup> Avenue? The sight distance triangles are excessive.
- 6E. Per the Roadway Manual, street name signs must be revised to D3-1 signs. Revise signage per the comments on the redlines.
- 6F. Stop bars must be 4' from crosswalks and stop signs must be included as part of this ISP and located accordingly.
- 6G. Add the note provided on Sheet 17 and show sight triangles on the landscape plans.

### **7. Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

- 7A. Show the fire hydrants in the street sections.
- 7B. Show the locations of the proposed hydrants along all adjacent streets, including Picadilly Road.
- 7C. Indicate the "No Parking" area delineated by a 15-foot measurement to either side of the hydrant and the required No Parking Signs on Sheet 15.

### **8. Aurora Water** (Steven Dekoski / 303.739.7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 8A. Downstream sanitary sewer must be installed and initially accepted prior to issuance of TCO or CO.
- 8B. Existing stubs not utilized must be disconnected and capped at the main.
- 8C. Provide a stub for future Road A to the south.

### **9. PROS** (Scott Hammons / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in mauve)

- 9A. If there are no proposed PROS maintained medians in this ISP, please remove the PROS note on Sheet 17.



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**10. Land Development Services** (Maurice Brooks / 720.587.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

10A. Dedicate any needed easements or rights-of-way by separate documents or by subdivision plat. Easement dedications to be submitted to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org), releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**11. Xcel Energy**

11A. See attached comment letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

January 2, 2025

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Debbie Bickmire

**Re: 56th and Picadilly Marketplace Offsite Improvement, Case # DA-1662-37**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for **56th and Picadilly Marketplace Offsite Improvement**. Please be aware PSCo owns and operates existing high-pressure natural gas *transmission* facilities along the west property line. For **ANY** activities in this area, an **engineering review** will be necessary via:

<https://co.my.xcelenergy.com/s/partner-resources/build-remodel/encroachment-requests>

For future planning and to ensure that adequate utility easements are available within the adjoining developments and per state statutes, particularly for multiple feeders and main line utilities, PSCo requests minimum 10-foot-wide utility easements to be dedicated abutting all remaining property lines where these easements are not already present or proposed.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect).

Donna George  
Right of Way and Permits  
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