



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

AuroraGov.org

March 3, 2025

John Torp
Brennan Investment Group
PO Box 158
Louviers, CO 80131

Re: Fourth Submission Review: Picadilly Crossing at Allen Annexation– Site Plan and Plat
Application Number: DA-2380-01
Case Numbers: 2024-6026-00, 2024-3036-00

Dear John:

Thank you for your fourth submission, which we started to process on January 30th, 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 19th, 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.

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 303.739.7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner II
City of Aurora Planning Department

cc: Max Newstrom, Ware Malcomb
Justin Andrews, ODA
Filed: K:\\$DA\2300-2399\2380-01rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include design for deferred ROW dedication. Include street cross section illustrating compliance to roadway manual standards.
- Update landscape plan to show ultimate curbside landscape design for ROW.
- Ensure street names are being labeled on all indicated sheets.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No neighborhood comments have been received regarding this submittal. Therefore, a neighborhood meeting will not be required at this time.
- 1B. No external referral agencies have provided additional comments during the 3rd review.
- 1C. Please be aware there are Storm Drain Development Fees associated with this project totaling \$48,286.48. Please contact Melody Oestmann at moestman@auroragov.org or 303-739-7244 to receive a copy of this invoice. These fees must be paid prior to recordation of the Site Plan.

2. General Planning Comments

- 2A. No further comments at this time.

3. Streets and Pedestrian Comments

Generally

- 3A. Based on further internal conversations, Planning requests that the north-west ROW dedication along the eastern edge of the site show the final design and a cross-section be provided illustrating how the ROW will comply with roadway manual standards.

4. Architecture and Urban Design Comments

- 4A. No further comments at this time.

5. Signage & Lighting Comments

- 5A. No further comments at this time

6. Landscaping Comments (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan

Sheet 19

- 6A. Depending upon the street cross sections proposed along the northern and eastern property boundaries, an additional note regarding the potential curbside landscaping for those streets may be required to document the responsible part of the installation, maintenance, and irrigation of those areas.
- 6B. 160 shrubs required, of that total 120 MUST be shrubs. The rest can be ornamental grasses. Only 25% of the total required shrubs can be ornamental grasses. 120 shrubs are being provided counting those within the parking lot islands.
- 6C. Add to this note: See the ultimate curbside landscape design based upon the deferral of public improvements on Sheet X.
- 6D. This will change to a street frontage buffer when the street is included with the next submittal. One (1) tree and ten (10) shrubs per 40 lf.
- 6E. Remove the one extra asterisk from 52 and add it above.
- 6F. These buffer requirements have nothing to do with either building 1 or 2. It is its own requirement and should be listed in its own table for street frontage buffer. If the northern street should not be provided, then this would be a non-street buffer and again, NOT affiliated with either building but its own category of non-street buffer.
- 6G. Combine these two (see highlighted items).



- 6H. There is not a deferral for E. 6th Avenue only Stephen D. Hogan Parkway.
- 6I. Remove the t referring to the note.
- 6J. Confirm shrub requirements at indicated locations.
- 6K. Is this note applicable to this site? Urban Drainage and Flood Control District is now Mile High Flood District.

Sheet 20

- 6L. Once the street along the north is shown, then the buffer will be based upon a street frontage buffer and will be measured from the right-of-way and/or back of walk. The plant material highlighted in green will need to be shifted north to comply with the street frontage buffer requirements.
- 6M. All the shrubs within the western buffer can be removed. Count the shrubs along the parking lot towards the buffer and detention pond requirements.
- 6N. Should all the islands be hatched? Only some of them are.

Sheet 21

- 6O. Once the street along the north is included, then the buffer will be based upon a street frontage buffer and will be measured from the right-of-way and/or back of the walk. The plant material within the green highlighted area will need to be shifted north to comply with the street frontage buffer requirements.
- 6P. Once the street along the east is included, then the buffer will be based upon a street frontage buffer and will be measured from the right-of-way and/or back of the walk. If the buffer can no longer be accommodated, then an adjustment is required.

Sheet 22

- 6Q. Include the 10' wide landscape buffer dimension off of E. 6th Avenue as well.
- 6R. Native seeds are permitted by code. Please be advised that rotors and spray heads are no longer permitted in the curbside landscape and that an alternative method of irrigation will be required for establishment.

Sheet 23

- 6S. Once the street along the east is included, then the buffer will be based upon a street frontage buffer and will be measured from the right-of-way and/or back of the walk. If the buffer can no longer be accommodated, then an adjustment is required.
- 6T. Why is parking lot screening provided along this portion of the parking lot, but not on Sheet 21?

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

- 7A. 4th Review Comments in green were made by PW/Development Services, Engineering reviewer Farhad Sarwari. Ready for Technical Referral, Minor comments; Incorrect ROW shown.

Sheet 6

- 7B. Please refer to the Plat for THE NESTH FLG #01 under the subdivision layer on the Aurora Property Info Map. The area shaded in green shall be part of ROW per our maps (yellow lines are ROW lines, see snip below).
- 7C. Please label it as: THE NESTH FLG #01.

8. Traffic Engineering (Steven Gomez / 303.739.7336 / segomez@auroragov.org / Comments in orange)

Site Plan

Sheet 2 & 7

- 8A. Provide connection as discussed with COA Planning.

Sheet 6

- 8B. Add taper rate.

Sheet 8

- 8C. Provide and callout acceleration lane and taper length/rate per SHAC.
- 8D. Add STOP and R3-5R signs.
- 8E. Move the STOP sign.
- 8F. Move sight triangles.



8G. Add raised porkchop island.

Sheet 23

8H. Verify mature plant heights meet COA 4.04.2.10 requirements. Remove/replace as necessary.

Truck Turning Templates

Sheet 1-2

8I. Trucks are not allowed at this access.

Sheet 2-5

8J. Employee/visitor parking/circulation shall be separate from truck parking/circulation. Trucks only circulate within the truck parking area.

TIS

8K. No further comments.

9.Fire / Life Safety (Stephen Kirchner / 303.739.7489 / stkirchn@auroragov.org / Comments in blue)

Site Plan

9A. Approved, no further comments.

10. Aurora Water (Samantha Bayliff / 303.739.7388 / sbayliff@auroragov.org / Comments in red)

Sheet 13

10A. Approved, no further comments.

11. PROS (Adison Petti / 303.739.7160 / apetti@auroragov.org / Comments in red)

Sheet 2

11A. PROS is marking this review as complete/ready for technical review but requests the addition of the following note to the cover sheet before signature. Thank you.

“Per the annexation agreement, the developer is responsible for public land dedication equal to 2% of the total annexation area minus any qualified ROW as determined by PROS. Required land dedication shall be satisfied by a cash-in-lieu payment before subdivision plat/replat. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land, per the calculation formula provided by PROS.”

12. Land Development (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

Sheets 2, 4, 5 & 7

12A. Add street name(s).

Sheet 6

12B. For easement confirm: & Water?

13.Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

13A. No further comments were provided during this review.

14.Buckley Space Force Base (Porter Ingram / 303.668.2510 / robert.ingrum@spaceforce.mil)

14A. No further comments were provided during this review.