



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

AuroraGov.org

April 3, 2025

Nate Abbott
Galloway And Company Inc
5500 Greenwood Plaza Blvd Ste 200
Greenwood Village, CO 80111

Re: Third Submission Review: 56th Avenue and Picadilly Road Marketplace at GVRE – Site Plan, Conditional Uses and Plat
Application Number: DA-1662-36
Case Numbers: 2024-3061-00; 2024-6050-00; 2024-6050-01; 2024-6050-02

Dear Nate Abbott:

Thank you for your third submission, which we started to process on March 18, 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 referral agencies.

It has been determined that this application may move forward with a Planning and Zoning Commission public hearing on May 14th if outstanding architectural comments are satisfactorily addressed and a revised site plan is submitted. Within the next two weeks, the revised site plan must be submitted and include renaming Road A, updating the surrounding site plan case numbers, and revising the architecture per Section 3 of this letter.

The noticing requirements for the public hearing include a mailed notice to abutting property owners and HOA groups within a one-mile radius and posting property notice signs on the site. Staff will provide the mailed notice and property posting sign(s) which are to be mailed and placed by the applicant. Subsequent technical review(s) will be required after the public hearing if the application is approved.

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 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 303.739.7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP
Planner II
City of Aurora Planning Department

cc: Andrew Pires, Galloway & Company Inc
Lorianne Thennes, ODA
Filed: K:\SDA\1662-36rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical comments on the site plan and plat by various departments
- Compliance with 360-degree building architecture requirements- roof line breaks and façade articulation
- Coordination of offsite improvements

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No additional comments were received by outside agencies.

2. Completeness and Clarity of the Application

Narrative/Letter of Introduction

- 2A. No additional comments on the Narrative/Letter of Introduction.

3. Site Plan Comments

- 3A. Sheet 1: **Repeat comment:** Provide proposed heights for buildings, and fuel canopy in the table.
- 3B. Sheet 1: Add project name to signature block.
- 3C. Sheet 2: Revise ISP title to "56TH AVE AT GREEN VALLEY RANCH EAST" Case # is 2025-6007-00, all instances and sheets.
- 3D. Sheet 2: Supporting infrastructure Case # is now incorrect with this submittal. Revise to 2024-6052-00, all instances and sheets.
- 3E. Sheet 2: Picadilly Rd ISP Case # is now incorrect with this submittal. Revise to 2024-6040-00, all instances and sheets.
- 3F. Sheet 2: Revise title to "56TH AVE AT GREEN VALLEY RANCH EAST" Case # is 2025-6007-00, all instances and sheets.
- 3G. Sheet 2: Rename Road A to **Skydance Boulevard** – all instances and sheets.
- 3H. Sheet 3: **Repeat comment:** Provide details for the air tank, propane cage, and DEF dispenser (elevations, dimensions). **The applicant's response noting that details will be provided in the future is acknowledged.** These details shall be provided, reviewed, approved and updated on the site plan before recording.
- 3I. Sheet 32: **Repeat comment:** Each façade greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade (or at least two feet), and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed 100 horizontal feet. **Treatments that could be implemented to achieve the intent of the code requirement include incorporating canopies, awnings, intermittent vertical offsets/inlays within proposed bump-outs, or other similar techniques.**
- 3J. Sheet 32: **Repeat comment:** Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 linear feet of façade. Dimension heights and setbacks or roof line breaks. **Treatments that could be implemented to achieve the intent of the code requirement include incorporating changes in material(s) and color(s), the addition of an intermittent offset or overhang, the creation of a cornice with horizontal relief, or other similar techniques.**
- 3K. Sheet 32: Visible portions of roof parapets may not remain unfinished; they shall be treated with cladding and materials and be finished in a “completed” state. No visible framing or structural elements may be present.

4. Plat Comments

- 4A. Sheets 2 & 3: Rename Road A to **Skydance Boulevard**.



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

5A. Landscaping has reviewed the submittal and has no additional comments at this time.

6. Addressing (Phil Turner / pcturner@auroragov.org)

6A. **Repeat comment:** 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)

6B. **Repeat comment:** 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

7. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

- 7A. Sheet 1: Advisory comment: The ISP's for Picadilly, 56th, and adjacent local streets are required to be approved prior to the approval of this site plan.
- 7B. Sheet 5: Minimum 26' inside radius and minimum 52' outside radius for fire lane easement. (typical).
- 7C. Sheet 11: Repeat: Minimum slope is 2% on unpaved areas per 3.J.4 of the 2025 Roadway Manual. (typical).
- 7D. Sheet 14: Do not show this curb cut unless it's associated with a plan under review.

8. Traffic Engineering (Dean Kaiser / djkaiser@auroragov.org / Comments in orange)

Site Plan

- 8A. Sheet 1: Add this note for traffic signal payment and construction: (Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of 56th Avenue and Picadilly Road at such time that the traffic signal is constructed. Based on the analyses provided for this site application, the intersections of 56th Avenue and Skydance Boulevard and Picadilly Road and 54th Avenue need to be constructed by the applicant. Traffic signalization plans will be required within the Civil Plans submission detailing all City of Aurora standards per the 2025 Roadway Manual. Reimbursement of all non-site quadrant corners will be made by both the City of Aurora and the County of Denver (per the September 2012 Intergovernmental Agreement - Reception #201300001992). 56th Avenue and Skydance Boulevard is 75% from the City of Aurora and Picadilly Road and 54th Avenue is 75% total (50% from the County of Denver and 25% from the City of Aurora).
- 8B. Sheet 2: 56th & Picadilly already warranted, City installing Temp Signal 56th & Skydance and 54th & Picadilly warranted under 2026 Background conditions, meaning 2026 full build, signalization required. Add this note for traffic signal payment and construction: (Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of 56th Avenue & Picadilly Road as traffic signal escrow for final traffic signal construction. Based on the analyses provided for this site application, the intersections of 56th Avenue & Skydance Boulevard and Picadilly Road & 54th Avenue need to be constructed by the applicant. Traffic signalization plans will be required within the Civil Plans submission detailing all City of Aurora standards per the 2025 Roadway Manual. Reimbursement of all non-site quadrant corners will be made by both the City of Aurora and the County of Denver (per the September 2012 Intergovernmental Agreement - Reception #201300001992). 56th Avenue and Skydance Boulevard is 75% from the City of Aurora and Picadilly Road and 54th Avenue is 75% total (50% from the County of Denver and 25% from the City of Aurora).
- 8C. Sheet 2: Remove additional note language per redlines.
- 8D. Sheet 4: Provide W11-2 and W16-7P sign assemblies here.



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8E. Sheet 7: Signal Equipment Easement, monument sign cannot be in it.

Traffic Study

- 8F. Page 1: Report nearly acceptable, just needs 3/4 access at Picadilly & W Access recommendation statement (analysis and site plan identify that).
- 8G. Page 56: Need to add a description of SB Picadilly 3/4 left turn at W Site access upon Picadilly ISP amendment.
- 8H. Page 56: Add additional note, 56th and Picadilly is being temporarily signalized by COA, and then the future 56th Ave & Picadilly Road intersection is getting the final signal installed. Signal payment will be required. For the other two locations, 56th & Skydance and 54th & Picadilly, need to identify that the applicant is to construct these warranted traffic signals for build-out and COA/Denver reimbursement will be provided for quadrants not encompassed by the site plan.

9. Fire / Life Safety (Erick Bumpass / 303.739.7627 / ebumpass@auroragov.org / Comments in blue)

Site Plan

- 9A. Sheet 5: Please relocate the FDC to the suggested location at the southwest corner of the retail building. The FDC must be within 100 feet of a Fire Hydrant. Please show "Flush Mount FDC".

10. Aurora Water (Steven Dekoski / 303.739.7490 / sdekoski@auroragov.org / Comments in red)

- 10A. Sheet 15: The water main must be on the lot it serves. The water service should be crossing the water main. This will not be permitted.
- 10B. Sheet 15: What is this line?
- 10C. Sheet 15: Remove the fixture unit table for the site plan. This needs to be included in the civils.
- 10D. Sheet 18: Place water meter and easement on this island.
- 10E. Sheet 18: To be reviewed as part of the plumbing sheets for the building permit.
- 10F. Sheet 18: Use 2 -45s, not 90's on fire lines.
- 10G. Sheet 18: Install the water main in the drive aisle in front of the commercial building. Add water easement to the fire line, and public access easement.
- 10H. Sheet 18: Relocate this water main to the drive aisle fronting the building. AW will not accept the water main and easements under the parking stalls.
- 10I. Sheet 19: This line is to be moved to the public access drive aisle.
- 10J. Sheet 19: Connect to the existing water main at the drive isle.
- 10K. Sheet 19: Remove this stub at the main as it does not align with the drive aisle.
- 10L. Sheet 19: This does not address previous comments and will not be permitted. The service line cannot cross back over the water main and utility easement. Provide a landscaped island and water easement for the water meter or look for another location that meets AW's standards.
- 10M. Sheet 19: Add water to this easement.

11. Aurora Water / Taps Office (Melody Oestman) / moestman@auroragov.org

- 11A. Advisory comment: storm drain development of \$36,256.46 due prior to the recording of the plat and site plan.

12. Land Development Services (Maurice Brooks / 720.587.7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

- 12A. Sheet 1: Add the Gross Area to the description: "containing a gross land area of 1,750,877 sq. ft or 40.195 acres."
- 12B. Sheets 2, 3, 9, 10, 15, 16, 21 & 22: In Tracts A & B: "no Block in Tracts."
- 12C. Sheets 2, 4, 6, 9, 11, 15, 17, 21, 22, 23, 25 & 27: Add street name: Skydance Boulevard.
- 12D. Sheets 3, 5, & 7: Confirm with Fire/Life Safety if this easement line is correct.
- 12E. Sheets: 3, 4, 5, & 7: Add: Lot, and Block and area (Typ.).
- 12F. Sheets 4, 5, 7, 9, 11, 12, 14, 15, 17, 18, 20, 21, & 22: Dedicate this PSCO easement privately - remove it from the plat and site plan.



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- 12G. Sheet 6: Add the missing words
- 12H. Sheet 6: The easement names are different from the plat.

Subdivision Plat

- 12I. Sheet 1: 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.)
- 12J. Sheet 1: 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.)
- 12K. Sheet 1: 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.
- 12L. Sheet 1: 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.
- 12M. Sheet 1: Move the Gross area to the description as shown.
- 12N. Sheet 1: Send the Statement of Authority (The Statement of Authority must reflect the parent and sister company)
- 12O. Sheet 2: Tie this subdivision to an independent Section Corner - add Bearing and Distance (Tie)
- 12P. Sheet 2: Confirm with Fire/Life Safety if this easement line is correct. (Typ.) Shown in several locations.
- 12Q. Sheet 2: Check the names of the easements (some names are different between the Plat and the Site Plan.)
- 12R. Sheet 2: Add the Street name as indicated.
- 12S. Sheet 2: Delete “Dedicated by this plat” in the Street R.O.W. notations.
- 12T. Sheet 2: Note 5: update the Title Commitment information to be within 30 days of the plat recording.
- 12U. Sheet 2: Confirm this easement name with Aurora Water Dept. - is there a Water line in this easement?
- 12V. Sheet 3: Dedicate this PSCO easement privately - remove it from the plat and site plan. There are two private easements to delete.
- 12W. Sheet 3: There are several easements that cross the Lot lines as indicated. Show the distances on each side of a Lot line (per checklist – item 16.b.)
- 12X. Sheet 3: Delete “Dedicated by this plat” in the Street R.O.W. notations.
- 12Y. Sheet 3: If the easement lines change on the Plat, then those changes should be represented on the Site Plan.

13. Land Development Services – Easements (Grace Gray / 303.739.7277 / ggray@auroragov.org)

- 13A. **Advisory comment:** All new easements are to be dedicated by plat. Easement releases to be submitted to releaseeasements@auroragov.org.