



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

March 18, 2025

Dan Woodward
Ryan Companies US, INC
533 S Third St. Suite 100
Minneapolis, MN 55415

Re: Second Submission Review – Project Frontier at Majestic Commercenter - Site Plan and Plat
Application Number: DA-1127-51
Case Numbers: 2025-6000-00, 2025-3000-00

Dear Dan Woodward:

Thank you for your second submission, which we started to process on February 24, 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 important issues remain, you will need to make another submission to maintain your administrative decision date. Please revise your previous work and send us a new submission on or before April 8, 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.

Your Administrative Decision date is tentatively scheduled for May 21, 2025. Please remember that all abutter notices for 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 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.

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: Eric Pearson, Cage Civil Engineering
Jonathan Hertel, Majestic Realty
Justin Andrews, ODA
Filed: K:\\$DA\1100-1199\1127-51rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The fueling canopy columns will need to meet City design standards. [Planning]
- Provide an 8' wide detached sidewalk with landscape strip along E 32nd Pkwy, and provide a 5.5' wide detached sidewalk with landscape strip along E 33rd Dr. [Civil Engineering]
- The emergency access on 33rd Drive doesn't meet access spacing. [Traffic Engineering]
- More information is requested, and some corrections are identified for gating systems throughout the site. [Fire/Life Safety]
- Move water main into the drive isle. Combine fire lane easement and water utility easements. [Aurora Water]
- Numerous minor labeling comments throughout. See the site plan for full comments. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

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

[Letter of Introduction]

2A. An amendment to remove the prohibition on fencing along arterials has yet to be submitted. Currently this requirement of the master plan is remains.

[Site Plan Page 2]

2B. Add the note: "There will be no outside, overnight storage of vehicles under repair or service on the site". Reach out to your case manager about this note if the VMB itself is anticipated to operate 24/7.

[Site Plan Page 3]

2C. Per the comment left on the LOI, an adjustment will need to be requested for fencing along E 32nd Pkwy unless an amendment to this prohibition in the MCC master plan is submitted and approved.

3. Zoning and Land Use Comments (Comments in teal)

3A. There were no more zoning or land use comments on this review.

4. Streets and Pedestrian Issues (Comments in teal)

4A. There were no streets or pedestrian issues identified on this review.

5. Parking Issues (Comments in teal)

5A. There were no more parking comments on this review.

6. Architectural and Urban Design Issues (Comments in teal)

[Site Plan Page 4]

6A. Please indicate where the exterior staircase and ramp will be located on the overhead site plan. Can it be moved further away from E 33rd Dr?

[Site Plan Page 15]

6B. For fueling canopies:

- The cross section of canopy columns shall have a minimum width of 24 in. and depths of 16 in. (Round columns shall have a minimum diameter of 24 in.)
- All columns shall be faced with brick, metal panels, stucco, or decorative masonry block.

7. Signage Issues (Comments in teal)

7A. There were no more signage comments on this review.



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

8A. There were no more Landscaping comments on this review.

9. Addressing (Phil Turner / 303.739.7271 / pcturner@auroragov.org)

9A. 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)

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 AND AGENCIES

10. Civil Engineering (Kendra Hanagami / 303.739.7295 / khanagam@auroragov.org / Comments in green)

[Site Plan Throughout]

10A. North shall point towards either the top or the right-hand margin of the sheet only and shall be shown on each sheet and/or each enlargement (as needed). (3.D.3 of the 2025 COA Roadway Manual)

[Site Plan Page 3]

- 10B. "New comment based on new information: Per the pre-app notes provide an 8' wide detached sidewalk with landscape strip along E 32nd Pkwy. It was previously provided in the 1st review."
- 10C. Landscape strip width should match what is shown in the majestic commercenter masterplan.
- 10D. "New comment based on new information: Per the pre-app notes provide a 5.5' wide detached sidewalk with landscape strip along E 33rd Dr. It was previously provided in the 1st review."
- 10E. Is this an existing street light along E 33rd Dr? If so, please add a callout and add to the legend.
- 10F. "Please add a callout here stating: "Existing curb ramp will be verified to be ADA compliant through survey and checked for conformance during the civil plan submittal. This curb ramp will be updated if non-compliant, and the design shall be shown on the civil plans if required."
- 10G. Repeat comment: label the sidewalk easement, typ. all
- 10H. The typical arterial roadway section is 114' ROW as is shown in the majestic commercenter masterplan. Please revise accordingly.
- 10I. Landscape strip width should match the typical section for a collector shown in the roadway manual.
- 10J. "New comment based on new information: Ensure these existing utilities are relocated and do not interfere with the proposed sidewalk or curb ramps, typ. all circled."
- 10K. "Advisory: Ensure the proposed gutter here works with the accessible stalls and routes, since the curb is flush, typ. all."
- 10L. "Advisory: During civil plan submittal this accessible route and landing will need to be checked for ADA compliance."
- 10M. "New comment based on new information: This access needs to have curb returns and ADA compliant curb ramps per section 4.A.7.a of the roadway manual since there are more than 20 parking spaces. The 1st submittal showed a curb return."
- 10N. Collector ROW is typically 80' wide. Please update and revise, typ. All.
- 10O. Please add a legend hatch to indicate this material and ensure that it meets the criteria for fire lanes. Per section 5.C.1.b of the roadway manual for alternative surfaces, a variance must be requested and approved by Engineering and Fire Life Safety, typ. All.

[Site Plan Page 4]

- 10P. "New comment based on new information: Per the pre-app notes provide an 5.5' wide detached sidewalk with landscape strip. It was previously provided in the 1st review."
- 10Q. Landscape strip width should match the typical section for a collector shown in the roadway manual.



- 10R. Collector ROW is typically 80' wide. Please update and revise, typ. all
- 10S. Is this an existing street light? If so, please add a callout and add to the legend, typ. all.
- 10T. "Repeat comment: Please provide mountable curb with compliant transitions where the fire lane access is proposed."
- 10U. Please add a legend hatch to indicate this material and ensure that it meets the criteria for fire lanes. Per section 5.C.1.b of the roadway manual for alternative surfaces, a variance must be requested and approved by Engineering and Fire Life Safety, typ. All.

[Site Plan Page 5]

- 10V. "Repeat comment: Please include additional flow direction arrows, particularly for the cross and running slopes of the fire lane, accesses, and accessible routes. Added green arrows for example requested slopes (once sidewalks are revised). (3.J.1.e of the 2025 COA Roadway Manual)".

[Site Plan Page 6]

- 10W. "Repeat comment: Please include additional flow direction arrows, particularly for the cross and running slopes of the fire lane, accesses, and accessible routes. Added green arrows for example requested slopes (once sidewalks are revised). (3.J.1.e of the 2025 COA Roadway Manual)".

[Site Plan Page 9]

- 10X. "New comment based on new information: Per the pre-app notes provide an 8' wide detached sidewalk with landscape strip. It was previously provided in the 1st review."
- 10Y. "New comment based on new information: Per the pre-app notes provide an 5.5' wide detached sidewalk with landscape strip. It was previously provided in the 1st review."

[Site Plan Page 10]

- 10Z. "New comment based on new information: Per the pre-app notes provide an 5.5' wide detached sidewalk with landscape strip. It was previously provided in the 1st review."

[Site Plan Pages 16 & 17]

- 10AA. These roadway classifications and widths do not match those shown in the roadway manual. Please update accordingly and per previous comments.

[Plat Page 3]

- 10BB. Minimum scale is 1" = 2000' showing the location and name of all arterial roadways within one mile of the proposed development and all other roadways in the vicinity of the proposed development. The project area shall be indicated by shading. This map is required on the cover sheet or first sheet of all submittals. The map is also required in all drainage reports. (3.F.2 of the 2025 COA Roadway Manual).

[Plat Page 4]

- 10CC. New comment based on new information: No curve table included. Please include one on this sheet.
- 10DD. Repeat comment: Ensure all fire lane radii meets the requirements of Section 5.C.1.a of the 2025 RW Manual.
- 10EE. Please check the sheet scales.

11. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

[Site Plan Page 4]

- 11A. Call out width of all accesses.

[Site Plan Pages 5]

- 11B. The emergency access on 33rd Drive doesn't meet access spacing.

[Site Plan Page 11]

- 11C. Landscaping section in the new COA Roadway Specification is Section 8.B.1.

12. Fire / Life Safety (Richard Tenorio / 303.739.7628 / rtenorio@auroragov.org / Comments in blue)

[Site Plan Page 3]

- 12A. Identify the gates at the gate entrance on E 32nd Pkwy.
- 12B. The fire lane easement should be extended to E 32nd Ave.
- 12C. Identify the Fire Sprinkler Riser Room door.



- 12D. Fire lane access path must meet the requirements for fire access roads. Fire apparatus access roads shall be designated and maintained to support the 85,000 lbs. imposed loads of the fire apparatus and shall be surfaced so as to provide all weather driving capabilities. No speed reducing devices or traffic-calming features of any type that alter the elevation of the roadway shall be permitted on any fire apparatus access road, unless approved by the fire code official.
- 12E. Provide the details for the proposed driving surface along the access path on the west side of the building, also the type of surface and any alternative materials must be approved on the site plan.
- 12F. This fire lane easement at the E 33rd Dr entrance may need to loop through this parking area if this access gate at this location is removed from the site or a alternative hammer-head could be provided for a turn-around. Fire apparatus will still need to access this end of the parking area for entry into the fire sprinkler riser room, to connect to the FDC and to the fire hydrant serving the fire department connection.

[Site Plan Pages 4]

- 12G. Provide a detail for the canopies, indicate if the roof structures are solid or open. canopies greater than 4' must be provided with a dry fire sprinkler system.
- 12H. Show the Accessible Route along the north side of the Maintenance Building. The route must lead to the public way and also terminate into the accessible parking loading areas.

[Site Plan Page 5]

- 12I. Show and label the location for all man gates along the fence.
- Must swing in the direction of egress.
 - Must have panic hardware for free egress.
 - Provide a Knox Box at each location for fire access if not directly adjacent to a vehicle gate.
- 12J. Identify these doors as exit doors, fire doors, and where they lead to (along the east side)

[Site Plan Page 7]

- 12K. The moving portion of gating systems must have a minimum clear height of 6" from grade to the bottom of pickets (the lowest part of the gate).

[Site Plan Page 9]

- 12L. Provide a detail of this roll-over curb for fire dept. access at both ends of the 26' Fire Lane Access Path on the northwest side of the building.

[Site Plan Page 13]

- 12M. Label the Fire Riser Room Door (TYP)

[Site Plan Page 16]

- 12N. The Photometric Plan must show and label the location of the internal site Accessible Route. Provide a minimum of 1 foot-candle of lighting within the Accessible Route. (additional notes in the comment)
- 12O. The sidewalk here must be provided with a minimum of 36" along the full length of the Accessible Route. (pinch point here).

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

[Site Plan Page 5]

- 13A. The water main must be centered in the water utility easement and drive isle.
- 13B. Remove the identified connection to the water main in E 32nd Pkwy.

[Site Plan Page 6]

- 13C. Move water main into the drive isle. Combine fire lane easement and water utility easements.
- 13D. A license agreement will be required for the encroachments into utility easements. (typ).

14. TAPS (Melody Oestmann / moestman@auroragov.org)

- 14A. Storm drain development fees due: \$16,642.80

15. Land Development Review (Grace Gray / 303.739.7277 / ggray@auroragov.org / Comments in magenta)

[Plat Throughout]

- 15A. Please change the margins on the Plat pages to be 2" of space on the left side of the page and ½" in the sides and bottom (Typ.)
- 15B. Vicinity Map: add the street names within ½ mile of the site.



- 15C. Delete the Logo in the North Arrow on the Vicinity Map.
- 15D. Update Note #5: Title Commitment information
- 15E. Change the Covenant language as indicated.
- 15F. See the changes in the description.
- 15G. Change the name of the Plat name to “Commercenter” in the Title of the page and the Dedicatory language to match the previous Subdivision plat names. (Typ.)
- 15H. Send in the Statement of Authority for the person(s) able to sign for the ownership.
- 15I. Add the physical address and the email address of the Surveyor.
- 15J. Delete the Logo in the company name (Typ.)

[Plat Page 1]

- 15K. (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 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.)
- 15L. (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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.
- 15M. 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.

[Plat Page 2]

- 15N. Delete the Logo in the North Arrow (Typ.)
- 15O. Please check the Scale for the drawings (Typ.) (See pages 2 – 5)
- 15P. Tie out a different Subdivision Corner with a separate/independent Section Corner (per Subdivision Plat Checklist)
- 15Q. Legend: change the Lot lines and Right of Way lines to be solid/continuous lines in the Legends (Typ.)
- 15R. Advisory- The easements on either side of the Lot line that was taken off the previous subdivision, release those easements by separate document. send them to releaseeasement@auroragov.org
- 15S. Add the missing text as indicated
- 15T. Add the Recording info for all the Street R.O.W.

[Site Plan Throughout]

- 15U. Change to Southeast Quarter in the Title of page (Typ.)
- 15V. The Title should be changed to: **Lot 1, Block 1, Majestic Commercenter Subdivision Filing No. 16.**
- 15W. Make the Lot/Subdivision/R.O.W. boundary line a solid/continuous line (typ.)
- 15X. check with Aurora Water Dept for the name of this easement (Typ.)
- 15Y. Add the Plat name: Lot 1, Block 1, Majestic Commercenter Subdivision Filing No. 16 (Typ.)
- 15Z. These old easements and Lot line need to be removed. Start the easement release process by sending the documents to releaseeasements@auroragov.org.

16. Xcel Energy Public Service Co (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 16A. There were no more Xcel Energy comments on this review.