



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

AuroraGov.org

February 25, 2025

Steve Nichols
Triple Creek Capital LLC
2953 S Peoria St. Ste. 200
Aurora, CO 80014

Re: First Submission Review: Picadilly and Stephen D Hogan Annexation – Zoning Map Amendment
Application Number: DA-2404-00
Case Numbers: 2025-2000-00

Dear Steve:

Thank you for your first 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 only minor issues remain, you can proceed with a technical 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.

The Planning & Zoning Commission hearing date for this project is set for February 26th, 2025. 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.

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: Garrett Graham, PCS Group
Justin Andrews, ODA
Filed: K:\\$DA\2400-2499\2404-00rev1



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure measurements on the annexation map match those contained in the legal land description.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no public comments received during the first review phase. Since no further concerns have been raised, a neighborhood meeting is not required at this time.
- 1B. There were two comments received from outside referral agencies. Please find these comments from Xcel Energy and Arapahoe County Planning Division following staff comments below.

2. Zoning and Subdivision Use Comments

Generally

- 2A. The proposed zoning of MU-C (Mixed-Use Corridor) meets the intent and goals of the underlying Commercial Hub Comprehensive Plan Placetype.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3.PROS (Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in mauve)

- 3A. Approved, no further comments at this time.

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

Legal Description and Annexation Map

Sheet 2

- 4A. Highlighted information should match the information in the legal land description (update).

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

- 5A. Please see the attached comment letter.

6.Arapahoe County Planning Division (Ava Pecherzewski/ 303-739-7294 / mbrooks@auroragov.org)

- 6A. Thank you for the opportunity to review and comment on this project. The subject parcel is zoned A-1 in the County but it is designated as an Employment Center in our Comprehensive Plan. The Employment Center category allows for offices, warehousing and light industrial uses, and major educational facilities. Secondary allowable uses include hotels, restaurants, childcare centers, convenience shopping, and residential uses. Annexation of the parcel and zoning to a mixed-use corridor zone would be consistent with our Comprehensive Plan designation for this property. Although the parcels to the west and north are developed with residences and zoned A-1 and RR-B, respectively, their Comprehensive Plan land use designation is also Employment Center, so it is expected that future development of the parcels to the west and north would also fall within this mixed-use category that is proposed for the adjacent parcel in Aurora.



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

February 6, 2025

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

Attn: Stephen GuBrud

Re: Picadilly and Stephen D Hogan Annexation and Zoning, Case # DA-2404-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Picadilly and Stephen D Hogan Annexation and Zoning**. Please be advised that PSCo has existing underground electric distribution facilities within this area. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

The City of Aurora must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Nathan Steele, Government and Community Relations Manager at Nathan.A.Steele@@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to any of the existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document (i.e. transformer), the Designer must contact a Right-of-Way Agent.

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

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com