

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



January 5, 2024

Megan Waldschmidt
Westside Investment Partners
4100 E Mississippi Avenue, Suite 500
Denver, CO 80246

Re: Initial Submission Review – Skydance Neighborhood 1 – Site Plan and Replat
Application Number: DA-2283-03
Case Numbers: 2023-4024-00; 2023-3060-00

Dear Ms. Waldschmidt:

Thank you for your initial submission, which we started to process on December 11, 2023. 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. Please revise your previous work and send us a new submission on or before January 31, 2024. There is an outstanding balance of \$38,032 for this application that must be paid prior to the resubmission.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Development Services Department

cc: A1 Cunningham, PCS Group
Cesarina Dancy, ODA
Filed: K:\\$DA\2283-03rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the Letter of Introduction (see Item 1)
- Include additional information in the Lot Tracking Table and verify the types of lots proposed (see Item 3)
- Verify that green courts and open spaces comply with the UDO and Master Plan (see Item 3)
- Add a midblock pedestrian crossing at Road G (see Item 4)
- Provide an approval letter from the Skydance Design Review Committee (see Item 6)
- Address all comments on the Landscape Plan (see Item 7)
- Add the requested information on sidewalks, curb return radii, and longitudinal slopes (see Item 9)
- Update the Traffic Letter to address the inconsistency with the Master Plan (see Item 10)
- Modify the locations of fire hydrants (see Item 11)
- Provide clarity on the types of units proposed for Aurora Water (see Item 12)
- Show the details of all amenities in open spaces and resolve the inconsistency in acreage (see Item 13)
- Address all comments on the Site Plan and Plat from Land Development Services (see Item 14)
- Respond to comments from Xcel Energy and Aurora Public Schools (see Items 15 and 16)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No neighborhood comments have been received since the initial application referral. Therefore, a neighborhood meeting will not be required at this time.

2. Completeness and Clarity of the Application

- 2A. There is an outstanding balance of \$38,032.00 for this application submittal. This payment must be made prior to making a second submission.
- 2B. Please update the Letter of Introduction to provide clarification on the acreage and product / lot types in the Site Plan.
- 2C. Update the sheet numbers to be in numerical order (1-37 instead of C-01, L-1, etc.) and remove “of 37” from all sheets in case additional sheets are added as part of future amendments.
- 2D. Include references to the project names and case numbers for all Infrastructure Site Plans that include improvements adjacent to or within the subject Site Plan.
- 2E. Add additional information to the Data Block per redline comments.
- 2F. Move the Amendment Block so there is more space to add future amendments and add a large box underneath it. If more room is needed on the Cover Sheet, the street sections or notes can be moved to Sheet 2 so there is enough space for amendments.
- 2G. Ensure that the lot number and size is identified for all lots in the Site Plan. Some of them are not labeled.

3. Zoning and Land Use Comments

- 3A. Update the Lot Tracking Table on Sheet 2 to modify the formatting and to include additional information. An example has been provided from High Point at DIA to illustrate what should be included. Some of the categories may not be applicable yet, but this will ensure consistency with future applications. A PROS Tracking Table is also recommended.
- 3B. Add a lot type legend on Sheet 3 and label each lot with a pattern and/or color showing if the lot is front-loaded standard, front-loaded small, alley-loaded street facing, or alley-loaded green courts.
- 3C. Please clarify if any duplexes are proposed. The building footprints on the Landscape Plan and Sheet 2 appear to show duplexes, but other documentation states that there are only single-family detached homes.



- 3D. Remove all references to townhomes on Sheet 2 as there are no townhomes within this phase and that application hasn't been submitted yet.
- 3E. Per Section 146-4.2.3.C.1.b, sidewalks in Green Courts "should be located to accommodate pedestrian access while maximizing use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy." Please consider moving the trees towards the perimeter and the trail connection more towards one of the sides of the green court so there is more usable open space.
- 3F. Per Section 146-4.2.3.A.5.a, each Small Residential Lot shall contain at least 180 square feet of area and have minimum length and width dimensions of 10'. Please identify this on the lot typical for the small lot. A lot with frontage on a green court open space does not have this requirement.
- 3G. Please identify the width of all green courts adjacent to Picadilly Road. Per Tab 9 of the Master Plan, they are required to be a minimum of 48' wide.
- 3H. Label the width of the open space (PA-3) to verify compliance with Tab 9 of the Master Plan. It should be a minimum of 70'.
- 3I. Per Tab 9 of the Master Plan, the open space tracts adjacent to Picadilly Road should be owned and maintained by the HOA/Metro District. This conflicts with the ownership note on the first sheet of the Plat. Please clarify.
- 3J. Identify the exact locations of the primary and secondary monument signs on all applicable sheets. Per Tab 10 of the Master Plan, there should be one primary sign and one secondary sign within the boundaries of this Site Plan.
- 3K. Some of the zone districts are identified incorrectly (i.e. MU-4 instead of MU-A). Please update per redline comments.
- 3L. All lots that aren't being developed as part of this Site Plan should be clearly labeled as future development that will be submitted as a separate application.

4. Streets and Pedestrian Comments

- 4A. Please add a midblock pedestrian crossing between the future neighborhood park and the open space (Tract A) across Road G to improve connectivity between these two spaces. Verify with Traffic Engineering that this is acceptable.
- 4B. Coordinate with Phil Turner, City Addressor, to receive the official street names prior to resubmitting and note those street names on the Site Plan and Plat.
- 4C. Please clarify if the custom street name "Skydance Boulevard" has been approved by the addressing committee. If not, please discuss this proposal with Phil Turner.

5. Parking Comments

- 5A. In the Data Block, include the parking required (2 parking spaces per dwelling unit) and parking provided for each unit.

6. Urban Design Comments

- 6A. Per Tab 12 of the Master Plan, the Site Plan requires approval from the Skydance Design Review Committee. The DRC should be established in the near future so the application can be reviewed and the approval is not delayed.

7. Landscaping Comments (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

Sheet 1

- 7A. Add the requested note.

Sheets 9 and 16

- 7B. Is this detention area to be constructed as part of the Phase 1 Site Plan and this application? If so, the landscaping around this area should be included in the Landscape Plan.

*Sheet 26*

- 7C. Add “Not for Construction” to all Landscape Plan sheets.
- 7D. Labels streets on the map.
- 7E. Remove the contractor notes as the city does not review landscape construction drawings.
- 7F. Update the note to reflect what is being required of the same note on the Cover Sheet.
- 7G. Remove the references to the previous landscape code.

Sheet 27

- 7H. In this example, there is plant material being provided in the rear lot so for these situations or lot typical types, provide / list the quantity of plants to be provided for the rear yards.
- 7I. Add the requested note regarding matching landscape designs.
- 7J. Ensure that the lot typicals being provided represent the various lot type conditions, such as single-family homes fronting a green court. There are three lot types included that are different lot widths. 50', 60' and 45' and are labeled as interior standard, interior large and interior alley loaded. Are those all being represented here?
- 7K. Dimension the lot typicals and label the alley.
- 7L. More than one boulder is required per the UDO.
- 7M. Please do not state the UDO requirements. The city inspectors will use the quantities listed here to inspect the front / side / rear yard landscaping.
- 7N. Reference to the Landscape Plan sheets for the curbside landscaping.
- 7O. Provide an overall plan indicating the different lot types and label them to correspond with Sheet 2.
- 7P. Provide a legend to indicate what is considered a shrub vs. an ornamental tree vs. an evergreen tree.
- 7Q. Include the approximate location of the utilities going to the lots and include the proposed building setback lines.
- 7R. Specifically list the quantities of plan material required.

Sheet 28

- 7S. Label all of the open space tracts and label all streets.
- 7T. Provide the project name and case number for all ISPs for the surrounding streets.
- 7U. Revise how the property boundary lines are shown.
- 7V. Adjust planting that is shown in the crosswalk.

Sheets 30, 32, and 33

- 7W. The curbside landscape should be installed at the same time as the CO for these homes.

Sheet 34

- 7X. The ornamental trees are required to be 2” caliper.
- 7Y. Any deciduous trees located along the collector or arterial streets are required to be 2.5”, not 2” caliper.
- 7Z. Ornamental grasses should be shown as 5 gallon in the plant list for the curbside landscape area.

Sheet 35

- 7AA. Provide a planting requirements table for the tract open spaces (1 tree per 4,000 square feet).
- 7BB. Provide a landscape table denoting the detention pond landscaping if the two identified ponds are being constructed in connection with this application.
- 7CC. Grass equivalents are not permitted in the curbside landscape. All ornamental grasses must be 5 gallon at the time of installation.
- 7DD. Include a water use table and note the square footage for the high, medium, and low water use areas as percentages for the overall landscape area.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 8A. Please provide a digital .SHP or .DWG file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****9. Civil Engineering** (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)*Site Plan*

- 9A. Add the requested note to the Cover Sheet.
- 9B. The Site Plan will not be approved until the ISPs showing the required infrastructure are approved.
- 9C. Tracts A, C, D, and E are to be privately owned and maintained.
- 9D. Please do not show proposed cross pans on the Site Plan. Proposed cross pans will be reviewed and approved with the Civil Plan.
- 9E. Provide dimensions for all existing and proposed sidewalks.
- 9F. Label all proposed curb return radii.
- 9G. Align the sidewalk with the curb ramp.
- 9H. Provide centerline radii for all horizontal curves.
- 9I. Include all street classifications.
- 9J. Add the requested information regarding street lights per redline comments on Sheet 4.
- 9K. Please label proposed longitudinal slopes for roadways and alleys per section 4.05.1 of the COA Roadway Design & Construction Specifications.
- 9L. Add the requested slope notes to Sheet 12.

10. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)*Traffic Letter*

- 10A. Intersection #112 is not included on the associated Site Plan and will require a Master Plan Amendment. Site generated figure is needed to show this change as well.

Site Plan

- 10B. Add the notes regarding traffic signalization costs for 60th Avenue and Picadilly Road and signing / striping.
- 10C. Show the proposed mail box kiosk locations within the site.
- 10D. Label all signage per redline comments.

11. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)*Sheet 1*

- 11A. Add the requested notes to the Cover Sheet.
- 11B. Add the fire hydrant detail to the street section detail.
- 11C. Include additional information in the Data Block.

Sheet 2

- 11D. Will the project be phased? If so, provide the requested notes. Ensure that the phasing details match the timeline of the PIP.

Sheet 3

- 11E. Show the existing waterline on 56th Avenue and that it ties into the Picadilly Road line.
- 11F. An existing hydrant is defined as one that is currently installed. Please change the label for any fire hydrants that do not meet this definition.
- 11G. Show the existing hydrant that is approximately 200 feet north of the intersection of Picadilly Road and 60th Avenue on the east side of Picadilly Road.
- 11H. In the next submittal, show only the hydrants called out by the reviewer. Remove any other hydrants.

Sheet 4-33

- 11I. See the notes on Sheet 3 for fire hydrant placement.
- 11J. Will mail kiosks be provided? If so, please show and label.
- 11K. Identify who the accessible route is for.

Sheet 36

- 11L. If mail kiosks are provided, please include a detail on this sheet.

**12. Aurora Water** (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)*Site Plan*

- 12A. Please confirm if the lot on Sheet 2 is a duplex or single family. Duplexes unit must have individual water and sewer service connections. Show individual service tap connections if this is a duplex / single family attached product. Service laterals can't be under the driveway or garage slabs. Show additional water meter easements as needed. Non fee-simple lots typically require irrigation water meters to serve common area landscaping on shared lots.
- 12B. All single-family attached products must be individually served water and sewer tap connections.
- 12C. Off-site water and sewer utilities must be installed and initially accepted to support this filing of development. Water quality and detention facilities must be constructed and certified prior to issuance of any TCO or CO.

13. PROS (Scott Hammons / 303-739-7147 / shammons@auroragov.org / Comments in purple)*Site Plan*

- 13A. The Master Plan states that the park tract will be 7.35 acres. However, the park tract is shown as 6.5 acres. Will the difference be made up somewhere else in the development?
- 13B. Call out the grade on all trails.
- 13C. Show details of all amenities.

14. Land Development Services (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

- 14A. Address all redline comments on the Site Plan and Plat.
- 14B. Send in the State Monument Records for the aliquot corners used on the Plat.
- 14C. 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.
- 14D. Advisory Comment: Send in the Certificate of Taxes Due showing they are paid in full up to and through the Plat approval date of recording. This can be 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.
- 14E. Advisory Comment: 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. Please check these items before sending the Plat in for recording.

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

- 15A. See the attached comment letter.

16. Aurora Public School District (Nicholas J. Leach / 651-470-3889 / njleach@aurorak12.org)

- 16A. In accordance with Section 146-4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 159 proposed single family units is 2.5997 acres. This school land requirement is based on the number and types of residential units in this submittal and is subject to change if the proposed land uses change. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of first Plat recording.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

January 5, 2024

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

Attn: Sarah Wile

**Re: Skydance Infrastructure Site Plan/Subdivision Filing No. 2 – 2nd referral
Case # DA-2283-02**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has a **conflict** with **Skydance Infrastructure Site Plan No. 2**. PSCo requests that 10-foot-wide utility easements (not "gas") are dedicated abutting all property lines located along public rights-of-way for natural gas and electric distribution facilities. Please note that 6-foot-wide utility easements (not "gas") are typically placed on the side of single-family residential lots where natural gas is placed (on the side of the lot that is drivable pavement {minimum 8-feet wide, 6-inches thick} with a minimum 5-foot clearance from any structure and space for service truck access and plowing in snowy conditions).

Within tracts, 10-foot-wide utility easements are needed abutting the drive/street areas, where feeders and multiple lines are typically installed for continuity throughout the development and connectivity with neighboring communities.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to the existing facilities via xcelenergy.com/InstallAndConnect; and, if additional easements are needed by separate PSCo document, a Right-of-Way and Permits Agent must be contacted.

Comment response requested.

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

AURORA PUBLIC SCHOOLS - STUDENT YIELD
1/4/2024

Skydance - Neighborhood 1 (DA-2283-03) - 1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	159	0.7	111
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	159		111

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	54	0.16	25	80	0.2	32	111
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		54		25	80		32	111

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	54	0.0175	0.9461
MIDDLE	25	0.025	0.6360
HIGH	32	0.032	1.0176
TOTAL	111		2.5997