

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



January 6, 2023

Randy Bauer  
Clayton Properties Group II  
4908 Tower Road  
Denver, CO 80249

**Re: Initial Submission Review: Prairie Point Golf Course – Site Plan**  
**Application Number:** DA-1609-25  
**Case Numbers:** 2022-3093-00; 2022-6062-00

Dear Mr. Bauer:

Thank you for your initial submission, which we started to process on December 12, 2022. 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 27, 2023.

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 estimated Administrative Decision date is tentatively set for March 8, 2023. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause your administrative decision 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.

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](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner

cc: Jeff Marck, Terracina Design  
Anthony Files, Terracina Design  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1600-1699\1609-25rev1



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Reach out to the adjacent property owner to answer questions or concerns (see Item 1)
- Add a Data Block to the Cover Sheet (see Item 2)
- Update the Letter of Introduction (see Item 2)
- Lengthen all parking spaces to 19' to comply with the UDO (see Item 4)
- Provide building perimeter landscaping and parking lot landscaping (see Item 7)
- Update the Traffic Letter to address the requested information (see Item 11)
- Add accessible parking and provide a sidewalk to connect it with the building (see Item 12)
- Provide a Tree Protection Plan (see Item 15)
- Pay storm drainage development fee (see Item 16)

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments, and Concerns

- 1A. One comment was received from an adjacent property owner with questions / concerns about the changes that are happening within overall development. Neighborhood meetings are generally required by code per Section 146-5.3.1. However, because only one comment was received as part of this application, staff suggests that you reach out directly to the property owner to answer questions or address concerns. Staff can participate in this conversation if desired. Please provide a summary of the outreach with the next submittal. If additional comments are received regarding this application or other applications, a neighborhood meeting may be required.

*Name: Susan Spancers*

*Email: [spancers@qadas.com](mailto:spancers@qadas.com)*

*Comment: Because so many changes seem to be happening, I think it would be appropriate to hold a public face to face meeting. We need to know what changes are taking place and what to expect going forward. We need to hear it directly. I probably won't be able to request that the meeting not be held 1/20/23 through 1/29/23 because I will be away on vacation, but just in case, please schedule before or after this date.*

#### 2. Completeness and Clarity of the Application

- 2A. Change the title of the Site Plan to just be "Site Plan" instead of "Golf Site Plan."
- 2B. Update the year in the signature block to be 2023, or leave it blank.
- 2C. Ensure that the Site Plan Notes reference the current UDO code sections, not the previous zoning code.
- 2D. The Sheet Index needs to include all sheets within the Site Plan, including landscaping and building elevations. Please add these with the next submittal.
- 2E. Remove the lines from within the Amendment Box so there is more flexibility for staff when noting future amendments.
- 2F. Provide a Data Block on the Cover Sheet that encompasses the entire Site Plan.
- 2G. Update the Letter of Introduction to include additional information and to be more specific about what is proposed as part of this Site Plan per redline comments. In addition, the referenced code criteria is from the previous zoning code and needs to be updated to the current UDO criteria.
- 2H. Remove the Engineer's Statement from all sheets.
- 2I. Include the Site Plan Case Number when referencing all adjacent applications.

#### 3. Zoning and Land Use Comments

- 3A. Label the maintenance building and note the square footage on Sheet 6.
- 3B. Turn off the layer showing the interior of buildings on all sheets.
- 3C. Gray back building footprints more for buildings outside the scope of this Site Plan and add a note to all applicable sheets that states that they have not been reviewed / approved and are subject to change.



- 3D. Ensure that the dark gray areas that represent areas outside of this Site Plan are shown accurately. There are a few areas throughout the plan set where the dark gray cuts through the middle of lots or streets.

#### **4. Parking Issues**

- 4A. Call out and dimension all parking spaces.  
4B. Parking spaces are required to be 19' long per the UDO. Please update dimensions with the next submittal.

#### **5. Architectural and Urban Design Issues**

- 5A. Identify the material of the retaining wall and fence.  
5B. Call out the building materials on the actual building elevations.  
5C. Include a key map on each building elevation sheet that identifies the location of each elevation relative to its location within the Site Plan.  
5D. For the maintenance building elevations, there are only three elevations provided and two of them are for side yards. There are four sides of the building so there should be four elevations included.

#### **6. Signage Issues**

- 6A. Please clarify if any monument signs are proposed for the golf course. If so, please identify the locations on the Site Plan and include a detail within the plan set.

#### **7. Landscaping** (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

[Site Plan Page 2]

- 7A. Provide Case Numbers.

[Site Plan Pages 29-51]

- 7B. Make the building perimeter linework for the comfort station darker.  
7C. Label and dimension the 25' landscape buffer.  
7D. Omit one parking space and enlarge the island to include 1 tree and 6 5-gallon shrubs.  
7E. Make the building perimeter line darker.  
7F. Provide 6 5-gallon shrubs in the island.  
7G. Provide the CN for the E. Nova Drive ISP.  
7H. Provide material for fences.  
7I. Provide building perimeter landscaping.  
7J. Label the gate height, material, sheet, and detail.

[Site Plan Page 52]

- 7K. Provide a landscape table for the building perimeter landscaping for the comfort stations and the maintenance building. Provide parking lot landscaping for the maintenance building.

#### **8. Transportation Planning** (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org))

- 8A. There were no comments from Transportation Planning in this review cycle.

#### **9. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 9A. Please submit 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](mailto:CADGIS@auroragov.org).



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **10. Civil Engineering** (Kristen Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

[Site Plan Page 1]

10A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

10B. Add the requested note.

10C. Site Plans are not stamped by a civil engineer. Please remove the engineer statement on all sheets.

[Site Plan Page 6]

10D. Label slopes of swales.

10E. Only some of the storm pipes are labeled as private. Indicate maintenance for private pipes on all sheets.

10F. Review comments regarding slopes.

10G. Indicate the pavement material.

10H. Check the grading where noted.

10I. Label existing and proposed easements.

[Site Plan Pages 7-28]

10J. Provide existing contour labels.

10K. Label slopes.

### **11. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

[Site Plan Page 1]

11A. Site Plan will not be approved until Prairie Point Master Plan documents have been approved.

11B. Add the requested note.

[Site Plan Page 6]

11C. Show and callout base signing and striping.

[Site Plan Page 25]

11D. Show connection to sidewalk.

[Traffic Letter]

11E. The pre-app narrative indicated large events will be held at the golf course. Provide discussion on these events, type, frequency, trip generation, overflow parking, traffic control, traffic impacts to Kings Point Drive and mitigation needed to safely accommodate the event traffic/pedestrians.

### **12. Fire / Life Safety** (Steve Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

[Site Plan Page 1]

12A. Add the requested notes.

12B. Provide a Data Block with the requested information.

[Site Plan Page 6]

12C. Is this a 6" vertical curb? If not, bollard protection must be provided per standard 208-2.

12D. Provide a sidewalk to connect accessible parking and building.

12E. A pocket utility easement will be required for the proposed fire hydrant.

12F. Utilize these parking spaces for van accessible parking.

12G. Show size of lateral supporting fire hydrant.

12H. Provide a minimum 23' fire lane.

[Site Plan Page 28]

12I. Elevations of building are required. Please provide separate elevations.

12J. Provide a separate sign package and detail sheet. See examples provided.

12K. Provide a fire lane street section detail which includes fire hydrant location.

[Plat Page 3]

12L. The Plat needs to show a 23' fire lane easement and pocket utility easement for the new fire hydrant.



**13. Aurora Water** (Nina Khanzadeh / 720-859-4365 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

[Site Plan Page 4]

13A. The PDR needs to be approved prior to Site Plan approvals.

[Site Plan Page 6]

13B. Based on previous discussions regarding ISP East, please identify whether storm is private vs. public. If private, encompass within a drainage easement.

13C. Identify whether the pipe is public or private.

13D. The new hydrant should be within a pocket utility easement if outside of the ROW and in a landscaped area.

**14. PROS** (Curt Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

14A. Refer to PROS redline comments on Sheets 1, 6, 7, 8, 9, 13 and 14 from the Site Plan previously submitted from the Antelope Creek ISP and Plat. Those same comments appear to be relevant to this submittal.

**15. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

15A. Forestry requires bond for trees in escrow. The Tree Protection Plan should be submitted as a separate document when the Site Plan is submitted through Amanda. Please send two mylar copies of the Tree Protection Plan to Aurora Forestry.

**16. TAPS (Aurora Water)** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

16A. Storm Drainage Development Fee: 215.314 acres x \$1,242.00 = \$267,419.99. Fees are due prior to Subdivision Plat recordation. Commercial users with meters 1 ½ inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

**17. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

17A. Address all redline comments on the Site Plan and Plat

**18. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

18A. See attached comment letter.

**19. Mile High Flood District** (Laura Hinds / 303-455-6277 / [submittals@udfcd.org](mailto:submittals@udfcd.org))

19A. We have no objection to this referral. Please see the comments for project number 1678865 for comments related to Kragelund Tributary and Antelope Creek.

**20. Arapahoe County Engineering** (Emily Gonzales)

20A. See attached comment letter.

**21. E-470 Public Highway Authority** (Brandi Kemper / 303-537-3727 / [bkemper@e-470.com](mailto:bkemper@e-470.com))

21A. No comments from E-470.



**Right of Way & Permits**

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

January 3, 2023

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

Attn: Erik Gates

**Re: Prairie Point Golf Course, Case # DA-1609-25**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Prairie Point Golf Course**. The property owner/developer/contractor must complete the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](http://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 document for new facilities, the Designer must contact a Right-of-Way and Permits 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](mailto:donna.l.george@xcelenergy.com)



## **Engineering Services Division Referral Comments**

December 21, 2022

City of Aurora Planning & Development Services  
15151 E Alameda Parkway, Ste 2300  
Aurora, CO 80012  
Attn: Case Manager

RE: Prairie Point Golf Course Site Plan and Plat  
DA-1609-25 (1672237)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Thank you,

Emily Gonzalez, PE  
Arapahoe County Public Works & Development  
Engineering Services Division  
cc Arapahoe County Case No. O22-390