

Planning Division
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December 8, 2023

Tim Sanford
Kings Point Investment, LLLP
2707 Willamette Lane
Greenwood Village, CO 80121

Re: Third Submission Review – Vistas at Kings Point South – Master Plan
Application Number: **DA-1628-09**
Case Numbers: **2023-7004-00**

Dear Mr. Sanford:

Thank you for your third submission, which we started to process on November 30th, 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 December 28th, 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 February 7th, 2024. Please remember that all abutter notices and the 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.

Sincerely,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates
Planner

cc: Mike Weiher, Terracina Design.
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1628-09rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure that all discussions of Aurora Parkway and the Pine Drive extension are up to date with the currently understood plans for them. This being the full location of Aurora Parkway on this property, and the anticipated 2-lane Pine Drive collector being shown through this site. [Planning]
- Identify Aurora Parkway as an obligation of this property. Identify the extents required. [Civil Engineering]
- Ensure the location of access between the properties is being coordinated with the Overlook at Kings Point master plan. [Civil Engineering]
- An exclusive eastbound right turn lane at intersection 101 is required per SHAC. [Traffic Engineering]
- Verify who will be responsible for installing the 12" stub located near the northern boundary of this development since the Kings Point South MUS does not show this. [Aurora Water]
- The trigger for park construction appears to have been pulled from a different master plan and should be updated reflect current criteria. [PROS]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. There were no more community comments on this review cycle.

2. Completeness and Clarity of the Application

[Tab 6 Page 4]

- 2A. Based on meeting discussions and this submission, Staff acknowledges and is in agreement of the downgrade of Pine Drive from a 4-lane collector to a 2-lane collector. This road should be clearly outlined as part of the master plan public improvements requirements and a deferral at the time of PA-3 may be requested for Pine Dr at that time. The Pine Drive collector should be identified with the same solid line symbology as the other collector (Road A) in all Tabs.

3. Zoning and Land Use Comments

[Tab 3 Page 5]

- 3A. Add (future) or (anticipated) to the residential low density single family and residential medium density zone district legend items.

4. Streets and Pedestrian Issues

[Tab 3 Page 3]

- 4A. Show the general Pine Drive collector location as was done with the other proposed collector. Typical, all sheets.

[Tab 4 Page 5]

- 4B. The comment response states that Aurora Parkway will indeed be placed on the northern edge of this master plan. Please update the existing/planned streets section.

[Tab 7 Page 2]

- 4C. Show the Pine Drive collector with the same solid line symbology as was done with collector Road A.

[Tab 9 Page 6]

- 4D. Identify the street section for Pine Drive and show it with the same symbology as the Road A collector in the open space plan.

5. Parking Issues

- 5A. There were no parking issues identified in this review.

6. Architectural and Urban Design Issues

- 6A. There were no more architectural or urban design issues on this review.



7. Signage Issues

7A. There were no signage issues 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Tab 8 Pages 5 & 6]

9A. Identify Pine as right of way similar to Road A.

[Tab 10 Page 3]

9B. Identify Pine as right of way similar to Road A.

[Tab 10 Page 13]

9C. Repeat: where is this 80' 2-lane collector section proposed?

[PIP Page 5]

9D. Aurora Parkway in both directions would be required with the development of any of the internal planning areas, not due to a traffic volume or year requirement.

[PIP Page 6]

9E. See the comment on the overall exhibit. The construction of Pine Drive is an obligation of this master plan.

[PIP Page 9]

9F. Include Pine Drive as a requirement for planning area 3.

[PIP Page 18]

9G. Identify where this 80' 2-lane collector section is shown.

[PIP Page 19]

9H. The alignment of Aurora Parkway is now fully within this site. Please provide confirmation that ALL adjacent developers are aware and in agreement with this change.

9I. This statement is in direct conflict with the general note on this sheet. Please remove it.

9J. Repeat: Identify Aurora Parkway as an obligation of this property. Identify the extents required. (typical all exhibits). Please add a note at each end of the Aurora Parkway linework indicating that it will extend to Heritage Eagle Bend to the east and to Kings Point Drive to the west. (typical all sheets)

9K. Identify the section type for Pine Drive.

9L. As previously discussed, the deferral will be considered for the construction of Pine Drive (subject to Director approval) upon site plan submittal, but it should not be included on the master plan. Please remove this note and add a note that a turnaround will be required at the end of the street. (typical all sheets).

[PIP Page 20]

9M. Repeat: Identify Aurora Parkway as an obligation of this property. Identify the extents required. (typical all exhibits).

[PIP Page 22]

9N. Please ensure the location of this access is being coordinated with the Overlook at Kings Point master plan. Overlaying the two plans (this submittal and the OKS submittal from April) seems to indicate that the location of the access is slightly off.

10. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

[PIP Page 19]

10A. Show traffic signal and add in discussion of improvements.

[TIS Page 1]

10B. For future reference provide ADT volumes on graphics for all horizon years/scenarios per COA TIS guidelines.

10C. Exclusive EB right turn lane at intersection 101 required per SHAC criteria, typical.

10D. Verify traffic signal timings provide for appropriate ped crossing times.

10E. See full comments throughout report.

[TIS Page 2]



10F. Verify with CDOT split phasing is acceptable.

[TIS Pages 40 & 42]

10G. Show the Pine Drive Extension.

[TIS Page 47]

10H. Exclusive EB right turn lane required per SHAC criteria, typical.

[TIS Page 107]

10I. Verify timing allows for appropriate ped crossing time of Parker Road, typical.

[Pine Drive Variance Letter Page 1]

10J. Label Parker Rd for reference.

[Pine Drive Variance Letter Page 2]

10K. "Mainstreet" should be one word.

10L. Typo: add "Traffic".

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

11A. There were no more comments from Fire/Life Safety on this review.

12. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

[PIP Page 6]

12A. Verify who will be responsible for installing the 12" stub located near the northern boundary of this development since the Kings Point South MUS does not show this.

[MUR Page 1]

12B. Provide signature blocks for Aurora Water and Life Safety.

[MUR Page 6]

12C. Typo: January.

[MUR Page 7]

12D. Typo: This should be 1800 gpd/ac.

12E. Is a school no longer proposed for this development?

[MUR Page 15]

12F. Typo: Revise to "Aurora Water - Utilities".

[MUR Page 16]

12G. Revise to "Aurora Water - Utilities".

12H. Specify who will be responsible for this future main.

12I. Typo: This should be 16" per the Kings Point North MUS.

[MUR Page 19]

12J. Typo: This should be 16" per the Kings Point North MUS.

13. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

[Tab 8 Page 4]

13A. Because the excess dedicated neighborhood park land is credited toward open space, revise to 7.41 acres.

[Tab 8 Page 5]

13B. This proposed trigger is taken from a different master plan and based on different circumstances, which aren't applicable to this development. Therefore, the trigger should reflect current criteria which will ensure the park is in place to serve a critical mass of the future residents. Replace using the following language: Park to be constructed and available for public use prior to occupancy of 50% of all residences (before issuance of the 180th CO).

[PIP Page 10]

13C. For consistency with the Master Plan (Form J) revision, replace this as the text: The neighborhood park which comprises the entirety of this planning area is not warranted until a certain residential threshold is achieved. Construction will be timed so that the park is complete and open for public use prior to issuance of the 180th certificate of occupancy.



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

14A. No more comments from Xcel Energy were received on this review.

15. Douglas County School District (Shavon Caldwell / 303-387-0417 / scaldwell2@dcsdk12.org)

15A. No more comments were received from the Douglas County School District.