

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



August 31, 2023

Marco Diaz  
Utah Development Group  
324 S 400 W, Suite 175  
Salt Lake City, UT 84101

**Re: Second Submission Review – Sable Blvd Townhomes – Zoning Map Amendment, Site Plan, and Subdivision Plat**  
Application Number: **DA-2305-00**  
Case Numbers: **2023-2003-00; 2023-4006-00; 2023-3014-00**

Dear Mr. Diaz:

Thank you for your second submission, which we started to process on July 27, 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, including issues relating to adjustment requests. Another submission will be required prior to bringing this application to the Planning and Zoning Commission. Please revise your previous work and send us a new submission on or before September 18, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Jeff Neulieb, Kephart Community Planning and Architecture  
Jazmine Marte, ODA  
Filed: K:\\$DA\2305-00rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Development Review fees are due in the amount of **\$32,803.00**. Please refer to the invoice sent when the application was accepted. **This fee is due at the time of 3<sup>rd</sup> submittal.**
- This rezone exhibit is typically a survey based on the legal description provided on sheet 1. The boundaries of the rezone shall encompass the legal description area including the 1/2 section of adjacent rights-of-way proposed to be rezoned.
- Staff is concerned regarding the grade change and perception of this development from the adjacent right-of-way in this location. There are three adjustment requests impacting this side of the development:
  - Side setback reduction
  - Green court intervening in open space
  - Retaining wall heightAdditional mitigation measures are needed to offset these requests and ensure that the perception of development quality remains the same. It is suggested to provide enhanced side elevations along the development exterior. See notes on the elevation sheets for details.
- Please confirm that this is being coordinated with the northern property owner. This curb is also being shown as proposed on the site plan to the north. An ADA ramp is required in this location.

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No questions, comments, or concerns were received from adjacent property owners or registered neighborhood groups during this review. The requirement for the First Review Neighborhood Meeting has been waived.
- 1B. Comments were received from Xcel Energy during this review. Aurora Public Schools comments from the 1<sup>st</sup> Review have been added as a continued advisory note regarding the school land dedication requirements for this development. Please see the comments from Xcel attached to this letter. Provide a response as necessary in response to the comments letter.

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

##### *General*

- 2A. Development Review fees are due in the amount of **\$32,803.00**. Please refer to the invoice sent when the application was accepted. **This fee is due at the time of 3<sup>rd</sup> submittal.**

##### *Site Plan Comments*

##### *Sheet 1*

- 2B. Remove sheets per comments from Civil Engineering and revise this sheet index as applicable.

##### *Sheet 3*

- 2C. Provide one, less-detailed overall site plan sheet that shows the full extent of this development.

#### 3. Zoning and Subdivision Comments

##### *Rezone Exhibit*

- 3A. This rezone exhibit is typically a survey based on the legal description provided on sheet 1. The boundaries of the rezone shall encompass the legal description area including the 1/2 section of adjacent rights-of-way proposed to be rezoned.

##### *Letter of Introduction*

- 3B. Provide an additional discussion on architectural enhancements provided on the exterior side



elevations in the requests for side setback reduction, green court intervening open space, and retaining wall height. See the redlines on the site plan for details.

*Subdivision Plat Comments*

- 3C. Please verify that these lot encroachments are acceptable from Fire Life Safety.

*Site Plan Comments*

*Sheet 2*

- 3D. Please provide confirmation that Public Works Civil Engineering is amenable to this request.  
3E. Add the Section to these requests: Section 146-4.2.3. A.2 & Section 146-4.2.3.A.4.  
3F. For all requests: The section should read, "Section 146-.....". For example: the first request should read, "Section 146-4.2.2, Table 4.2-1".  
3G. Please include the Section text as it appears in the applicable UDO section.  
3H. Provide an additional discussion on architectural enhancements provided on the exterior side elevations in the requests for side setback reduction, green court intervening open space, and retaining wall height. See the redlines on the elevation plans for details.

*Sheet 5*

- 3I. Staff is concerned regarding the grade change and perception of this development from the adjacent right-of-way in this location. There are three adjustment requests impacting this side of the development:  
-Side setback reduction  
-Green court intervening in open space  
-Retaining wall height  
Additional mitigation measures are needed to offset these requests and ensure that the perception of development quality remains the same. It is suggested to provide enhanced side elevations along the development exterior. See notes on the elevation sheets for details.

*Sheet 8*

- 3J. No action is needed on this item: The activated open space and amenities provided in these green courts are excellent and a good mitigation measure for the adjustment requests.  
3K. Provide information in this table or elsewhere on this sheet for each green court area. The table should identify the total area of the green court and the percentage of that area that is usable open space or amenitized. This would include the half-green court on the east side of the development.  
3L. The comment response does not indicate if this half-green court is 50% open to comply with green court requirements. The 50% should be truly "open" and unencumbered by sidewalks and trees as feasible. If the area is not 50%, an adjustment will be required.  
3M. Ensure to call out the social gathering area between buildings B6 and A6. Identify amenities in this space.

**4. Streets and Pedestrian Comments**

- 4A. Streets and pedestrian comments have been addressed.

**5. Parking Comments**

*Site Plan Comments*

*Sheet 1*

- 5A. Clarify that these are surface guest parking spaces.  
5B. Accessible space requirements are only for non-residential and commercial land uses. Please change the requirement to 0.



## **6. Architectural and Urban Design Comments**

### *Site Plan Comments*

#### *Sheet 3*

- 6A. Vinyl is not a permitted fencing material. Update this keynote and provide a detail of the fence that utilizes a permitted material.
- 6B. A detail of this pedestrian railing is needed. Provide a detail showing the dimensions and construction materials to be used.

#### *Sheet 7*

- 6C. Amenities placed in the green court areas need to have a detail. Please provide details of the amenity features that include general dimensions and finishes.
- 6D. Label the total height of the combined retaining wall including the sloped separation. If it varies, list the maximum.

#### *Sheet 18-19*

- 6E. Suggestions regarding side elevation enhancements per the adjustment requests for side setback, green court standards, and retaining wall height:
  - If there is an opportunity to place windows on the 2nd elevation, please do so.
  - Low-level building-mounted light fixtures for human-scale design.
  - Window shutters and/or mullions
  - Enhanced roof fascia. Width or design that is more than just a metal band.

Staff is willing to discuss the design of this further and workshop ideas to meet adjustment criteria. This item would need to be addressed prior to the Planning and Zoning Commission in order to have staff support for the requests.

## **7. Signage & Lighting Comments**

### *Site Plan Comments*

#### *Sheet 1*

- 7A. Add a section for "Proposed Signage". If this is not known at this time, please indicate "To be determined under a separate permit". Please note that if any monument signs are proposed, the location must be shown on the site plan with dimensions from adjacent walks and a detail of the sign must be if show the sign dimensions and construction materials. If signage is provided under a separate permit, an amendment to this site plan will be required to incorporate the monument sign.

## **8. Landscaping Issues (Bill Tesauro / 954-868-0636 / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in bright teal)**

### *Site Plan Comments*

#### *Sheet 3*

- 8A. Please clarify the widths of the curbside landscaping, as the site plan has one at 7.5' and two at 8'. However, the landscape plans have them all at 7.5'. As such, please recheck and have the landscape plans and the site plans concur.

#### *Sheet 6*

- 8B. Please clarify the proposed DE (E-3) on the civil pans in the green court, as it appears that some proposed trees are within them on the landscape plans. As such, please obtain approval from the City to allow any trees in the DE of the green courts on the landscape plans. (TYPICAL on all green courts).

#### *Sheet 7*

- 8C. Please provide the fence detail.



*Sheets 9*

- 8D. Please correct the proposed quantities for the COA trees from 16 to 13 on all the plant lists.

*Sheet 10*

- 8E. Please provide a detail of the proposed fence.

*Sheet 11*

- 8F. Please clarify the widths of the curbside landscaping, as the site plan has one at 7.5' and two at 8'. However, the landscape plans have them at 7.5'. As such, please recheck and have the landscape and site plans concur.

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

- 9A. Addressing comments have been addressed.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

*Site Plan Comments*

*Sheet 3*

- 10A. Remove the cross pan. If a cross pan is appropriate here, it will be reviewed/approved as part of the civil plans. Cross pans are not permitted on streets with storm sewers.
- 10B. S9.4 is a midblock crossing ramp. Please remove the reference to the detail. The ramp details will be reviewed/approved as part of the civil plans.
- 10C. Remove reference to wood. Railing material/type will be reviewed/approved as part of the civil plans.
- 10D. Please confirm that this is being coordinated with the northern property owner. This curb is also being shown as proposed on the site plan to the north. An ADA ramp is required in this location.

*Sheet 4*

- 10E. For simplicity, please remove the cross pans from the site plan. If a cross pan is appropriate here, it will be reviewed/approved as part of the civil plans.
- 10F. Please show the full connection to the existing pavement.

*Sheet 7*

- 10G. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
- Roadway Classification (typical section name)
  - Adjacent Land Use Category, as applicable
  - Number of lanes
  - Back-to-back curb width
  - Pedestrian Activity Level
  - Pavement Type: R3, for all lighting calculations

This information (if it's not already shown) can be added to the street sections provided if desired. This was a comment on the photometric sheet on the last submittal and the comment response indicated that it was added but it is not clear to me where it was added.

*Sheet 15*

- 10H. SL-1.

*Sheet 16*

- 10I. Remove COA details from the site plan.
- 10J. For simplicity, please remove the fixture type and pole type for the public streetlights from the site plan. The fixture type and pole type will be approved on the civil plans. Simply identifying the streetlights as SL-1 and SL-3 will be adequate for approval on the site plan.

*Sheet 17*

- 10K. For simplicity, please remove the fixture type and pole type for the public streetlights from the site plan. The fixture type and pole type will be approved on the civil plans. Simply identifying the streetlights as SL-1 and SL-3 will be adequate for approval on the site plan.

**11. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org)) / Comments in amber)*Traffic Impact Study Comments*

- 11A. 2023-08-21 (DJK)  
The updated 8 hr warrant investigation is good, Sable & Montview will need signalization by 2040.  
  
Two minor comments, need an updated Site Plan per site plan process currently under review, and need to provide Delay values with all turning movement LOSs provided in tables.
- 11B. The Site Plan provided in AMANDA does not match this version. Western most accesses do not exist.
- 11C. A clip from the updated Site Plan has been added to the redlines.
- 11D. Add Delay (sec/veh) to each LOS.
- 11E. Add Delay (sec/veh) to each movement LOS.
- 11F. Add Delay (sec/veh) to each movement LOS.
- 11G. Provide Delay (sec/veh) for these LOS movements.

*Site Plan Comments**Sheet 1*

- 11H. Need to add a note:  
UTAH DEVELOPMENT GROUP, 324 S 400 W, SUITE 175 SALT LAKE CITY, UT, 84101, (801) 641-8956, SHALL BE RESPONSIBLE FOR THE PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF SABLE BOULEVARD & MONTVIEW BOULEVARD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT-TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF THE CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE THE SPECIFIC DOLLAR FUNDING REQUIREMENT.

*Sheet 3*

- 11I. New STOP sign needed with street name signs.



**12. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

*Site Plan Comments*

*Sheet 3*

- 12A. Where an accessible route crosses a drive-aisle provide curb ramps and a crosswalk.
- 12B. Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details. Within this detail show the adjacent street, vertical/mountable curb, curb ramp from street to sidewalk, and width of sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations that includes units of measurement and scales, and cross referencing.
- 12C. Show a crosswalk at all drive aisles entering into the property (TYP).
- 12D. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to:  
Provide an accessible route to all on-site amenities. These elements can include, but are not limited to; tennis courts, clubhouses, pools, laundry facilities, mail kiosks, and dumpsters.  
Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.

*Sheet 4*

- 12E. Where an accessible route crosses a drive-aisle provide curb ramps and a crosswalk.
- 12F. Show a crosswalk at all drive aisles entering the property (TYP).

**13. Aurora Water** (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

*Site Plan Comments*

*Sheet 1*

- 13A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

*Sheet 5*

- 13B. Banked meter pits shall be housed in a vault -- current design may not be able to accommodate the vault. There are several instances of this comment; please see the redlines for details.
- 13C. The water service lateral seems to be misplaced.
- 13D. All inlets in ROW shall be designated as public (TYP).
- 13E. FFEs shall be at least 1 ft above the 100-yr WSEL. Please show the 100-yr WSEL to verify that this requirement has been met. (TYP).
- 13F. Advisory for the coming Civil Plan review:  
Show a pothole log for all connections to existing water and sanitary mains and for all utility crossings. Ensure minimum utility crossing clearances are met.
- 13G. Is this supposed to be a chase drain?

*Sheet 10*

- 13H. No plantings within 5 ft of water meters (TYP).

**14. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 14A. Forestry comments have been resolved.

**15. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

- 15A. Advisory Comment (No action needed at this time): General comments from PROS regarding updated 2023 land dedication and development fees are included below. As a reminder, cash-in-lieu of land dedication is due prior to plat approval and recording, and park development fees are due per





unit at the time of building permit issuance.

15B. Cash-in-lieu of Land Dedication

- 70 units x 2.65 persons per single-family household = 186 persons. At the rate of 3.0 acres per 1,000 residents for the neighborhood park, and 1.1 acres per 1,000 residents for the community park, the land dedication requirement is a total of 0.76 acres (0.56 and 0.20 acres respectively). Being infill development, this project is exempt from open space dedication requirements and can also take advantage of the City's less-than-market-rate per acre value for land of \$62,000 per acre.
- The resultant cash-in-lieu payment for land dedication will be 0.56 acres x \$62,000 per acre = **\$47,120.**

15C. Park Development Fees

- The 2023 per unit fee for single-family residential is **\$2,128.58** for a total of **\$149,000.60.**

**16. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 16A. See the Advisory Comments on the first page of the plat.
- 16B. Add the Key Maps on the graphic pages. See other comments on the plat.
- 16C. On the site plan: change the Lot lines to be solid lines.

**17. Revenue** (Melody Oestmann / 303-739-7395 / [moestman@auroragov.org](mailto:moestman@auroragov.org))

- 17A. Advisory Note: Storm Drain Development Fee due: 4.4-acres x \$1,242.00 = \$5,464.80.

**18. Aurora Public Schools** (Nicholas Leach / 651-470-3889 / [njleach@aurorak12.org](mailto:njleach@aurorak12.org))

- 18A. Continued Advisory Note: In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 70 townhome units is .4603 acres. The proposed development will replace one residential unit previously located in the development area. The difference between the school land obligation for the current development and what would be required based on the one unit the project is replacing is .4439 acres. Aurora Public Schools will accept cash-in-lieu of land for the .4439-acre obligation valued at the market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat approval.
- 18B. See the student yield table from the first review letter for details.





**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](mailto:Donna.L.George@xcelenergy.com)

August 21, 2023

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

Attn: Daniel Osoba

**RE: Sable Boulevard Townhomes – 2<sup>nd</sup> referral, Case # DA-2305-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is still a conflict** with **Sable Boulevard Townhomes**. There do not appear to be any utility easements within any of the lots for natural gas and/or electric distribution facilities. Plat Note 6 indicates there are utility easements but there are none. Will the gas and electric meters possibly be banked?

Please note that for plats, Xcel Energy's standard distribution easement requirements are as follows:

- **Commercial/School/Apartment Properties**
  - Gas main 6'
  - Electrical distribution line 10'
  - Joint trench 15'
  - Transformer 15' x 15'
  - Switch cabinet 20' x 20' or 15' x 25' depending on model
  - 10' easement is required along all lot lines abutting any public rights-of-way
- **Residential Property**
  - Gas distribution line, front lot 6'
  - Electrical distribution line, rear lot 8'
  - Joint trench 10'
  - Multi-Unit developments require a 10' easement along all lot lines abutting any public rights-of-way
  - Transformer and Switch cabinet remain the same as commercial property
- **Gas Line Clearances – all lots**
  - All gas lines must maintain a minimum 5' of clearance from any structure, therefore, easement must adjust accordingly
- **Gas Lines Not Adjacent to Road Surface – all lots**
  - Must be adjacent to drivable pavement/walkway that is a minimum of 8' wide & 6" thick to allow service trucks access & plowing in snowy conditions

Please be aware PSCo owns and operates existing electric distribution facilities along the west and a part of the north (overhead) as well as south (underground) property lines. The property owner/developer/ contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities 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 (i.e. transformers), the



Designer must contact a Right-of-Way and Permits Agent.

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.

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)