



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

*AuroraGov.org*

April 11, 2024

Karen Voit  
Lendlease Horizon LLC  
5500 Greenwood Village Plaza Boulevard, Suite 130  
Greenwood Village, CO 80111

**Re: Initial Submission Review:** Horizon Uptown Phase 7 – Site Plan and Plat  
**Application Number:** DA-1469-15  
**Case Number:** 2024-4010-00; 2024-3011-00

Dear Ms. Voit:

Thank you for your initial submission, which we started to process on March 18, 2024. 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 outside agencies.

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 May 2, 2024.

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,

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

cc: Tyler Scarlett, Merrick & Company  
Brit Vigil, ODA  
Filed: K:\\$DA\1469-15rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Ensure compliance with all HUDSG requirements (see Item 3)
- Provide a preliminary approval letter from the HUDRB (see Item 5)
- Remove non-functional turf and update lot typicals for landscaping (see Item 6)
- Provide additional labels and dimensions for ROWs (see Item 7)
- Address all comments on the Traffic Impact Study (see Item 8)
- Update fire hydrant and fire lane easement locations (see Item 9)
- Revise the layout of the utilities where requested (see Item 10)
- Clarify the proposed open spaces relative to the Horizon Uptown Master Plan (see Item 11)
- Pay storm drainage development fees (see Item 12)
- Address comments from Xcel Energy (see Item 14)

### **PLANNING DEPARTMENT COMMENTS**

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

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

#### **2. General Planning Comments**

- 2A. Update the Letter of Introduction to include additional information where requested.
- 2B. Include additional street names in the Vicinity Map for context.
- 2C. Remove “of 36” from all sheets in case additional sheets are added in the future and ensure that numbering is sequential throughout the entire Site Plan (1, 2, 3, etc.). The Landscape Plan and Photometric Plan sheets are different than the rest of the plan set.
- 2D. Remove PE stamps from the title block on all sheets as these should not be included in a Site Plan.
- 2E. Change all references to adjacent Site Plans to “Phase” instead of “Filing” as Site Plans should not have the word “Filing” in them to avoid confusion with Subdivision Plats. Also include the Site Plan case numbers instead of any other numbers. Please contact your Case Manager if you need assistance finding these.

#### **3. Zoning and Land Use Comments**

- 3A. On the lot typicals, please note the minimum porch size for the attached cottage units. The HUDSG require that they are a minimum of 80 square feet and at least 6’ deep. The lot typicals for cottage units already includes porch dimensions.
- 3B. Add unique colors for all lot types on Sheet 4 instead of having some with colors and some with patterns.
- 3C. Clarify whether PA-67 and PA-68 are proposed within this phase or if they are being relocated to the north along 11<sup>th</sup> Avenue. Please coordinate with PROS on this issue prior to resubmitting so that everyone is on the same page about where and when these open spaces will be provided.
- 3D. Note the future APS school site on applicable sheets.
- 3E. Identify the proposed site features (benches, tables, bike racks, trash cans, etc.) in the green court.
- 3F. Provide a fence plan for the various lot types. See Phase 5 or Phase 6 Site Plans for an example.

#### **4. Parking Comments**

- 4A. Update the parking requirements and notes in the Data Block per example provided from Horizon Uptown Phase 6 Site Plan.

#### **5. Architecture and Urban Design Comments**

- 5A. Please provide a preliminary approval letter from the Horizon Uptown Design Review Board prior to the administrative decision.



**6. Landscaping Comments** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

*General Comments*

- 6A. Provide the missing plant labels and update incorrect quantities where identified.
- 6B. Label the streets.
- 6C. While the HUDSG may allow the use of sod in curbside landscapes, it is no longer permitted in accordance with the Non-Functional Turf Ordinance that was passed in October 2022. All curbside landscape areas must comply with Section 146-4.7.5C. Update the Landscape Plan and the appropriate table to include the curbside landscape requirements.
- 6D. Turn off the survey information and utility callouts on the Landscape Plan. Just include the utility easement information with labels and dimensions.
- 6E. Ensure that plants and plant labels are included on the same sheet.

*Sheet 17*

- 6F. Only provide the city-required notes from Planning, Public Works, and Building / Life Safety. No contractor notes should be provided as the city does not review landscape construction drawings.

*Sheet 18*

- 6G. Include a plan that shows the tract areas and ensure that the tract areas shown on the plat match the table.
- 6H. Street tree requirements are not cumulative. Please update.
- 6I. Update the Landscape Requirements table per redline comments.

*Sheet 19*

- 6J. Provide the curbside landscaping for all streets in accordance with Section 146-4.7.5.C.
- 6K. Include stop signs on the Landscape Plan.
- 6L. Add the missing plant labels.
- 6M. Only include the property line, not the limit of disturbance.
- 6N. Remove the requested label.

*Sheet 23*

- 6O. Include the scale for the lot typicals.
- 6P. Add a legend to the sheet that includes the gray hatch and crosshatch.
- 6Q. Based upon the size of the lots, the setbacks, and easements, the entirety of the city's plant list may not be appropriate for these lots. Please include a plant list that is specific to the lot conditions.
- 6R. Address other redline comments on the lot typicals.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering** (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)

- 7A. Remove copywrite notes restricting reproduction of the approved plans and reports.
- 7B. In the street sections, include the type of curb, gutter, and fire hydrant location. Also identify the ADT and corresponding clear zone.
- 7C. Label the proposed curb return radii where requested.
- 7D. Label the roadway classification for all streets.
- 7E. Label and dimension all existing and proposed easements.
- 7F. Add a note that the cross pan shown is not approved with the Site Plan.
- 7G. Dimension existing sidewalks.
- 7H. Provide slope arrows for the alleys.
- 7I. Include longitudinal slopes for the streets.
- 7J. Include the note regarding street light locations per redline comments on Sheet 26.

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

- 8A. Show base signing / striping, including callouts.
- 8B. Label all site accesses as full movement, right-in right-out, etc.
- 8C. Provide intersection sight triangles at all intersections per COA TE-13.



- 8D. Provide all ROW / parking widths.
- 8E. Pedestrian ramps should be shown with detectable domes.
- 8F. Verify mature plant height for all plants within all sight triangles.
- 8G. Address all comments on the Traffic Impact Study.

**9. Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

- 9A. Update the IRC to 2021 on Sheet 1.
- 9B. Specify the types of units being built.
- 9C. Show fire hydrants in the street section details.
- 9D. Update the requested notes on Sheet 2.
- 9E. Address redline comments on street sections.
- 9F. Relocate requested fire hydrants.
- 9G. Provide a hydrant spacing detail.
- 9H. Show the locations of all fire hydrants and mail kiosks on all Landscape Plan and Utility Plan sheets.
- 9I. Show the locations of all existing and proposed water mains and fire hydrants within or abutting the site.
- 9J. Based on hose reach requirements and the current configurations, Tracts B and C do not need to be designated as fire lane easements. If they are designated as fire lane easements, all signage and other requirements are applicable.

**10. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

- 10A. The Site Plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.
- 10B. Label side slopes.
- 10C. Add a note indicating whether the storm sewer is public or private and who will maintain it.
- 10D. Add the requested note on Sheet 12.
- 10E. Label the size of all water and sanitary lines and ensure they are matching the approved MUS.
- 10F. Revise the layout to remove utilities from alleys where requested on Sheet 14. This alignment should be used as a last resort as meter placement and cleanout placement is a major concern with alleys.
- 10G. Revise the storm alignment to not run along the C&G as shown. This makes maintenance a challenge if excavation is required and will prevent any landscaping in the area.
- 10H. Label the slope of the swale.
- 10I. Easement dedication is required for any public utilities outside of the ROW.
- 10J. Provide slope arrows within roadways.
- 10K. Are sanitary flows being routed to the east or west on Sheet 15? Please clarify.
- 10L. Address comments on manholes on Sheet 16.

**11. PROS** (Abigail Scheuermann / 303-739-7169 / [ahscheue@auroragov.org](mailto:ahscheue@auroragov.org) / Comments in purple)

- 11A. The proposal is part of the Horizon Uptown Master Plan. Therefore, the requirements of Tab 9 and Form J apply.
- 11B. The Master Plan identifies several open space areas triggered by this development. These include PA-67 (0.65 ac), PA-68 (.61 ac), and PA-69 (.81 ac). These planning areas are identified as open space to include seating, informal play equipment, and a trail connection at least 6' wide within a 30' corridor east-west. These are required to be built by 50% of the certificates of occupancy for residential units within PA-18 and PA-19 and, therefore, need to be designed with this Site Plan. These are to be privately owned / maintained.
- 11C. The 5' sidewalk identified on Sheet 8 should be widened to 6'.
- 11D. Sheet 5 of the Site Plan labels the northern open space area as "PA-80". This appears to be mislabeled. PA-80 is identified as a neighborhood park located in PA-12 of the Master Plan. Based on the location, the northern park identified in this plan set appears to fall into PA-67, which is classified as open space / small urban park area on the Master Plan.
- 11E. The location of pet waste stations, benches, and trash receptacles should be identified on the Site Plan.



- 11F. The submittal of an additional sheet showing fencing would be helpful. Compliance with PROS standards is needed if adjacent to designated open spaces.
- 11G. Crossings should be included across alleys and ROWs to allow for safe connection to and from open space areas and trail connectors.

**12. Taps** (Melody Oestmann / 303-739-7244 / [moestman@auroragov.org](mailto:moestman@auroragov.org) / Comments in purple)

- 12A. Storm drain development fees are due prior to final mylars in the amount of \$38,579 if paid in 2024 (31.062 acres x \$1,242). Please contact Melody to receive the invoice.

**13. Land Development** (Roger Nelson / 303-739-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 13A. Address all redline comments on the Plat and Site Plan.
- 13B. 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.
- 13C. 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.
- 13D. 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.
- 13E. Advisory Comment: All missing reception numbers will need to be inserted prior to Plat acceptance.

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

- 14A. See attached comment letter.

**15. Aurora Public School District** (Josh Hensley / 303-365-7812 / [jd hensley@aurorak12.org](mailto:jd hensley@aurorak12.org))

- 15A. APS agreed to apply the school land dedication requirement for the purposes for calculating cash-in-lieu of land as Site Plans are approved for Horizon Uptown. The district will require cash-in-lieu of land when the balance of the obligation from approved Site Plans exceeds the 14 acre school site dedication for the development. At this time, the obligation for the number of units approved does not exceed the 14 acre school dedication. The school district does not have any concerns at this time with the 14 acre school site included in the Site Plan and Plat.



**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

April 4, 2024

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

Attn: Sarah Wile

**Re: Horizon Uptown Phase 7, Case # DA-1469-15**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the subdivision plat and site plan for **Horizon Uptown Phase 7** and has a **conflict**. Where will natural gas distribution facilities be located within Lots 7-17 of Block 1? While all other lots contain 10-foot-wide utility easements that are adjacent to a road/drivable pavement, the 10-foot easements abutting Tract F are not able to be utilized for natural gas main pipeline installation.

Please note that natural gas distribution facilities require minimum 6-foot-wide utility easements *within each lot* on the side of the lot that is drivable pavement (minimum 8-feet wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure.

Therefore, 6-foot-wide utility easements need to be added to the "alley" (Tract A) side of the lots.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

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

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
**4/9/2024**

**Horizon Uptown Phase 7 (DA-1469-15)**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	63	0.7	44
MF-LOW	54	0.3	16
MF-HIGH		0.145	0
TOTAL	117		60

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	
SF	0.34	21	0.16	10	32	0.2	13	44
MF-LOW	0.17	9	0.08	4	14	0.05	3	16
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		31		14	45		15	60

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	31	0.0175	0.5355
MIDDLE	14	0.025	0.3600
HIGH	15	0.032	0.4896
TOTAL	60		1.3851

**Horizon Uptown Tracking - 04/09/2024**

**Filing**

- Horizon Uptown NO 1
- Horizon Uptown CSP NO 2
- Horizon Filing 3
- Horizon Phase 4 DA-1469-12
- Horizon Phase 5 DA-1469-14
- Horizon Phase 6 DA-1469-13
- Horizon Phase 7 DA-1469-15
- Total**

SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
86	60		146	58	20	78	1.8006	Approved
		246	246	28	7	35	0.805	Approved
	203		203	51	10	61	1.3347	Approved
		104	104	12	3	15	0.3403	Approved
73	72		145	55	18	73	1.667	Approved
88	72		160	62	21	83	1.9122	Tech Subm
63	54		117	45	15	60	1.3851	1st Subm
310	461	350	1,121	311	94	405	9.2449	