



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

AuroraGov.org

October 10, 2024

Tom Clark
Ventana Capital, Inc.
9801 E Easter Ave
Centennial, CO 80112

Re: Second Technical Submission Review: Parkland Village 2, Phase 1 – Site Plan and Plat
Application Number: DA-2289-01
Case Numbers: 2022-4054-00; 2022-3092-00

Dear Mr. Clark:

Thank you for your second technical submission. 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 comments remain from multiple reviewers, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 1, 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 let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Diana Rael, Norris Design
Justin Andrews, ODA
Filed: K:\SDA\2289-01tech2



Second Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide documentation from the Waterstone development regarding responsibilities for the construction of Harvest Road. (see Item 3A)
- Include a unit tracker for each neighborhood in Village 2. An example from Village 1 is attached, provided for consistency in tracking. (see Item 1D)
- See Land Development Services Plat and Easements comments. (see Items 6 and 7)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Site Plan

- 1A. Remove “of 67” from each sheet. This is a formatting update required for all site plans.
- 1B. Add an “Amendments” box to the cover sheet.
- 1C. Sheet 1: Remove the recorder’s certificate; the County no longer uses this format. There should instead be a 3” by 7” box in the upper right corner for the Arapahoe County recording stamp.
- 1D. Please provide an overall Village 2 lot tracker, including small lot and unit type counts per the Master Plan adjustment in Tab 1. This does not have to be in the Site Plan sheets but can be an exhibit. The overall lot tracker should include all unit types in the overall neighborhood, as defined in the Master Plan. Although all filings have not yet been submitted for review, the tracker table should be a running count of unit diversity. That allows the neighborhood to be evaluated for conformance to the unit mix and a maximum 65% small lot per neighborhood as indicated in the Master Plan, rather than on a filing-by-filing basis.
 - The Master Plan adjustments for small lots in Tab 1 require: 1) Maximum continuous frontage of any housing type along an arterial shall be 1,000 feet; and 2) Groupings of housing types shall be dispersed throughout the neighborhood. No more than 2 contiguous blocks or 100 lots, whichever is greater, of the same housing type may be grouped. Contiguous is defined as side by side. The Master Plan also requires that each unit type be at least 10% of the overall neighborhood unit mix.

Landscape Plans

- 1E. Include a reference to Village 2, Phase 2 Site Plan for landscaping provided in that phase.

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

- 2A. Sheet 34 (L-103): For Duplex lot typical: Per the plan the shrub count should be 8.
- 2B. Sheet 39 (L-108): Note that the curbside landscaping provided on V2F2 CN#2021-7010-00, 2023-3028-00.
- 2C. Sheet 33 (L-102): Revise the plant counts for the single family typicals to match those on the plans.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

- 3A. Sheet 3: Provide correspondence from Waterstone identifying their acceptance of this responsibility in the next submittal.
- 3B. Sheet 5: add: "are required to be constructed and initially accepted before issuance of TCO or CO within this site plan in conformance with the approved Public Improvement Plan."
- 3C. Sheet 5: The PIP clearly identifies that the southern half of Alameda is required concurrently with this site plan.

4. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in orange)

- 4A. No further comments at this time.



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

5A. No further comments at this time.

6. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

6A. On page 4: change the easement name to Fire Lane, Sanitary Sewer, Water & Access easement (see sheet 7) (match the plat).

Plat

- 6B. See the Advisory comments on the second page of the Plat.
- 6C. Send in the Statement of Authority to confirm the owner's name.
- 6D. Check the name of the owner in the Deed of Trust Beneficiary block.
- 6E. See the changes to Notes 5, 10 & 11.
- 6F. Page 3: Add the Bar Scale to Detail B.

7. Easements (Grace Gray / 303-739-7294 / ggray@auroragov.org)

7A. All new easements are to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org.

8/4/2024 8:53 AM P:\VENTANA CAPITAL\PARKLANDS_OVERALL\CD\PLANNING\DWG - PARKLANDS - OVERALL LAND SALES MAP SMALL LOT EXHIBIT.DWG SMALL LOTS



NEIGHBORHOOD 1 SMALL LOT YIELD		
Product	Units	Percentage
● Small Lots	453	60.8%
Standard Lots	292	39.2%
TOTAL	745	

NEIGHBORHOOD 1 - SMALL LOT EXHIBIT

PARKLANDS
AURORA, CO

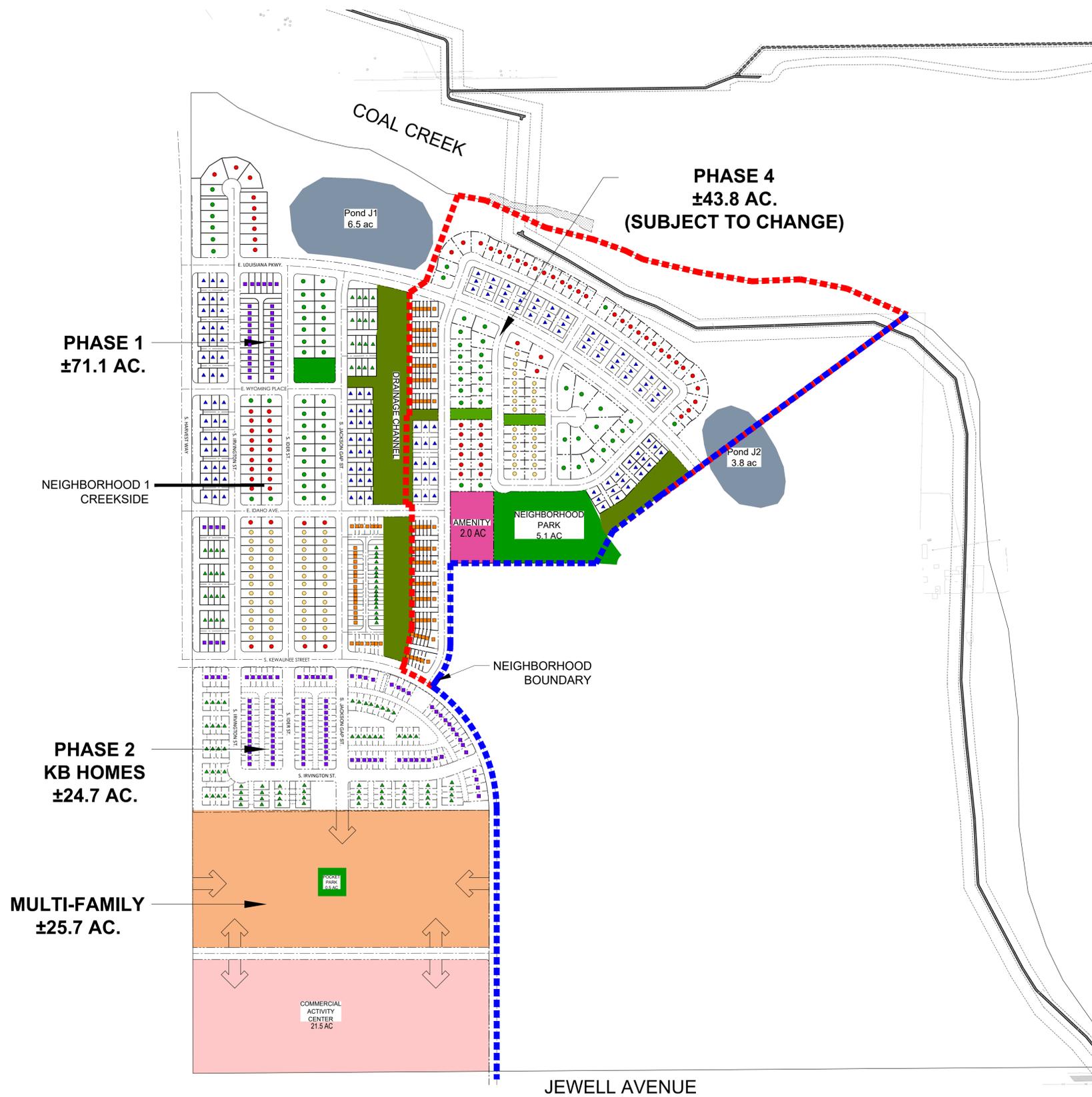
September 4, 2024

td terracina
design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867



Scale: 1"= 300'-0"
0 150 300 600

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NEIGHBORHOOD 1		
Product	Units	Percentage
● LARGE, FRONT-LOADED SINGLE-FAMILY	76	10.2%
● STANDARD, FRONT-LOADED SINGLE-FAMILY	80	10.7%
● SMALL, FRONT-LOADED SINGLE-FAMILY	75	10.1%
▲ SINGLE-FAMILY DETACHED, ALLEY-LOADED, MOTORCOURT	138	18.5%
▲ GREENCOURT (TOWNHOME & DUPLEX)	123	16.5%
■ ALLEY LOADED TWO-FAMILY (DUPLEX)	138	18.5%
■ ALLEY-LOADED SINGLE-FAMILY ATTACHED (TOWNHOME)	115	15.4%
Total	745	100%

PARKLANDS

NEIGHBORHOOD 1 YIELD