



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

*AuroraGov.org*

March 22, 2023

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

**Re: Third Submission Review – Parklands Village 1 Site Plan and Plat**  
Application Number: **DA-2289-03**  
Case Numbers: **2023-4015-00; 2023-3035-00**

Dear Mr. Clark:

Thank you for your 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 12, 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 t 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachment: Xcel Comments

cc: Layla Rosales, Terracina Design  
Anthony Files, Terracina Design  
Brit Vigil, ODA  
Filed: K:\\$DA\2289-03rev3



## Third Submission Review

- Clarify if an adjustment is requested that is greater than the MP adjustment request (Planning)
- Provide lot typicals for all proposed housing types and update lot tracking/dimensional tables (Planning)
- Provide access, landscape, and play area(s) in green courts, orient front motor court units to the street (Planning)
- Landscape comments are forthcoming (Planning)
- Provide hydrants on the east side of Harvest Road, show hydrants on the site plan (Life/Safety)
- Identify play equipment that is designed for ADA play (PROS)
- Split meter locations for motor courts, complete sanitary sewer connection (Utilities/Water)
- Provide analysis back-up for signal warrants (Traffic)
- Site Plan dimensions and areas should match the plat (Land Development Services)

### PLANNING DEPARTMENT COMMENTS

#### **1.Completeness and Clarity of the Application**

##### **Zoning and Subdivision**

- 1A. The narrative includes an adjustment request. Is this adjustment in addition to the adjustment(s) approved with the Master Plan? Please provide additional information and note the adjustment request on the cover sheet of the Site Plan.
- 1B. Include 6-pack, alley-loaded duplexes and townhome lot and utility connection typicals. Include the alley in the details. Ensure all are included in the lot summary tables on Sheet 8.
- 1C. There are inconsistencies between the lot typical setbacks and the lot data table. Please review and update.
- 1D. Revise the Lot Mix Tracker to identify green court and motor court lots separately and include associated dimensions for each.
- 1E. The Lot Data Table should include minimum lot area and minimum lot frontage. Actual lot dimensions are not necessary.
- 1F. Add the following note under the Lot Mix Tracker table: “Single-family attached dwelling units (townhomes) do not count against the maximum permitted number of Small Residential Lots.”
- 1G. The legal description of acreage should match the Project Data Table.
- 1H. Review the areas in the Tract Table (Sheet 2) for consistency with the plat.
- 1I. Show the distances, bearings, curve date, etc.. for the Site Plan boundary and on all lot lines.

##### **Green Court Standards**

- 1J. The response to comments states green courts have been removed, however, they are included in Blocks 2, 5, 9, and 12. A Green Court Dwelling is defined as, “A form of development in which three or more single-family attached, single-family detached, or two-family (duplex) dwelling units are organized so that habitable spaces of different dwelling units are arranged in a side-by-side, rather than a stacked configuration, and *where the front doors of one or more of the dwelling units do not face a public street or a private street, but instead face a Green Court open space.*”
- 1K. All alley-loaded lots that do not front a street shall meet the green court standards. Please be sure to reference ([Section 146-4.2.3.C](#)) for standards. The following is a short summary of some of the requirements that need to be incorporated *based on this review*:
  - Each Green Court Dwelling development shall have direct frontage and pedestrian access to a street that includes on-street parking and sidewalks on both sides.
  - All Green Court Dwellings shall have front entry features (porches or stoops) fronting a Green Court open space or a street. If porches are provided to meet this requirement, they shall be a minimum of 45 square feet in area and a minimum of five feet wide in the narrowest porch



dimension. Porches and stoops facing the Green Court open space may extend up to five feet beyond the building façade provided that no roof or associated structure exceeds one story in height.

- At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy. *This is also applicable to dwelling units fronting open space tracts and/or the drainage channel. Additional features need to be incorporated for those areas to create common, usable open spaces and play areas.*
- 1L. Add a note addressing green court area maintenance. It shall be provided by a homeowner's association or similar entity.
- 1M. Guest parking is required for lots without direct street frontage. Provide one space per five dwelling units. Spaces must be within 200' of the dwelling unit(s) front entrance.

### **Motor Court Standards**

- 1N. The rear setback for motor court lots is 10'. Revise the lot 4-pack lot typical.
- 1O. Add a lot typical for 6-pack motor courts.
- 1P. Add note that dwellings on lots abutting a public or private street shall have front doors facing that street.
- 1Q. The minimum lot frontage for a motor court lot is 50'. Please add a label on the typicals and revise the lot data table(s).
- 1R. Add a note identifying who will be responsible for the maintenance of the shared driveway.
- 1S. Each lot should have 180 sf of usable open space. Will there be any easements to allow shared areas between lots?

### **Streets and Access**

- 1T. Add a section for the alleys with 26' fire lane easements.
- 1U. Add additional sidewalk access as shown on the redlines.
- 1V. Sidewalks within park areas are required to be 6' minimum.
- 1W. Add sidewalks in green courts designed to create usable open space, and to provide access to each dwelling unit facing the green court or without direct access to a public sidewalk.
- 1X. Provide sidewalk access from S. Irvington Street to Tract A and the trail.
- 1Y. The sidewalk on Harvest Road northwest of S. Irvington Street is outside of the right-of-way. A sidewalk easement may be required.

### **Parking**

- 1Z. Provide guest parking for motor vehicles at the rate of one-half parking space per Green Court Dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves.

### **Letter of Introduction**

- 1AA. Clarify if the adjustment request discussed is in addition to the adjustments approved with the Master Plan.
- 1BB. Identify all of the types of housing proposed in the Site Plan.
- 1CC. Update the acreage and number of dwelling units proposed.
- 1DD. Revise the responses to the approval criteria per the comments on the redlines.

### **Landscape Plans**

- 1EE. There are comments on the landscape plans, however, the file is corrupted. The landscape comments and redlines will be sent separately when the file has been recovered.



## General

- 1FF. Revise the site plan title to remove “Filing 1.” This reference confuses with the plat. Consider renaming it to “Site Plan No. 1.”
- 1GG. Itemize the quantity of each housing type (single-family detached, single-family attached (duplex), and townhomes) separately in the Project Data Table.
- 1HH. Use the city standard signature block.
- 1II. Hose reach exhibits for motor courts were removed from the plans since the last submittal. Please confirm with Life/Safety that they are not required.
- 1JJ. Screen matchlines and reduce their width so the underlying information is not obscured. Review for gaps, especially between Sheets 15 and 17.
- 1KK. Revise the diagram and tables on Sheet 8 per the redline comments.
- 1LL. Revise the lot-type symbols to differentiate them better. The colors are too similar or light to be discernable. Different shapes would be appropriate. Please make sure they will read well when printed in black and white for Mylars.
- 1MM. Review the layers turned on/off on Sheets 10-11. The linework is different.
- 1NN. Please turn the building outlines off. They obscure the visibility of the easements.
- 1OO. Show fire hydrants and streetlights on the site plan and landscape sheets.
- 1PP. Ensure all mail kiosks are labeled on the site plan and landscape sheets.
- 1QQ. Alley-loaded lots must front a public or private street or open space. They cannot front on an alley.
- 1RR. Move the photometric plan to the proper numeric location in the site plan set.
- 1SS. Address all comments and notations on the redlines.

## 2. Landscaping (Tammy Cook / (954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in teal and red)

- 2A. No comments at this time.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 3. Civil Engineering (Sergio Um / 303-739-7295 / [sum@auroragov.org](mailto:sum@auroragov.org) / Comments in green)

- 3A. No comments at this time.

### 4. Traffic Engineering (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

#### Traffic Report

- 4A. Provide back-up for warrant analysis per the comments in the redlines.

#### Site Plan

- 4B. Ramps at Jewell Avenue and Harvest Road are not to be constructed until signalization.

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

#### Site Plan

- 5A. Provide hydrants on the east side of Harvest Road within the site at no less than 1000-foot intervals from north of Louisiana Parkway south to Jewell Avenue.

### 6. Aurora Water (Alicia Caton / [acaton@auroragov.org](mailto:acaton@auroragov.org) / Comments in red)

- 6A. Put 2 or 3 meters (based on motor court size) on either side of the motor court.
- 6B. Advisory comment: Certificates of occupancy will not be issued until the sanitary sewer connection is made.

### 7. PROS (Scott Hammons / 303-739-7147 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in purple)

#### Site Plan

- 7A. Please clarify which piece of play equipment is designed for ADA play.



**8. Land Development Services** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / [Comments in magenta](#))

**Plat**

- 8A. Tract D requires public access.
- 8B. Address the redlines comments on the plat.
- 8C. 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.
- 8D. Send in the Certificate of Taxes Due obtained from the County Treasurer's office, showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
- 8E. Be advised - 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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. *Please check these items before sending the plat in for recording.*

**Site Plan**

- 8F. Bearings, distances, lot numbers, and areas need to match the plat. See redlines for specifics.
- 8G. Verify easement widths to ensure they match the plat.
- 8H. Label easements to match the plat references.

**9. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 9A. Please see the attached comment letter.



**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)

February 13, 2024

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

Attn: Debbie Bickmire

**Re: Parklands Village 1 Subdivision Filing No. 1 - 3rd referral  
Case # DA-2289-03**

There are still easement issues with the non-standard scenarios like Blocks 2 and 3, *for instance*, for **Parklands Village F1**.

It seems there is still a general misunderstanding where easements for natural gas and electric distribution facilities are needed. Are some of these lots possibly going to have banked meters?

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)