



Planning Division
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Aurora, Colorado 80012
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AuroraGov.org

November 14, 2024

Tom Clark
NL Parklands 4 Land Co, LLC
9801 E Easter Ave
Centennial CO 80112

Re: Second Submission Review: Parklands Village 1 Phase 3 - Site Plan and Plat
Application Number: DA-2289-07
Case Numbers: 2024-3037-00; 2024-4017-00

Dear Tom Clark:

Thank you for your second submission, which we started to process on October 23, 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 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 6, 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: Mark Nickless OMSC, LLC
Brit Vigil, ODA
Filed: K:\\$DA\DA 2289-07rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See Land Development Services plat comments (see Item 13).
- Please address the attached Excel/PSCo comments with the resubmittal (see Item 15).
- Please reach out to staff with any questions on addressing repeat comments.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Written comments were received from Xcel Energy and Aurora Public Schools and are included or attached to this letter. Please respond to their comments within the response letter for your next submission.

2. Completeness and Clarity of the Application

Site Plan:

- 2A. *Repeat comment:* Sheet 3: Should Detail #3 be a setback rather than a utility detail? For small lots, include lot frontage as in Detail #1.
- *Update:* Thank you for updating the label to setback. Please update to include frontage.
- 2B. *Repeat comment:* There are more variations of lot typicals for landscaping than on the site plan. Please clarify the large lot and any other sub-type in the site plan lot typicals as well (sheet 3).

3. Site Plan and Plat Comments

- 3A. Thank you for the work on the lot and unit tracker included in this package, as well as the notes on sheet 5. The Master Plan adjustments for small lots in Tab 1 include a statement that “all “small lot” requirements (UDO Section 146-4.2.3.A) will be applied on a per neighborhood basis.”
- Each filing does not have to satisfy all requirements internally. However, the neighborhood tracker will need to include the standards in the UDO, including the distribution of lots indicated in 146-4.2.3.A.3, and how those are met across the full neighborhood distribution. Consider adding notes or references to the unit-type table to track this information overall in the neighborhood.

Site and Landscape Plan:

- 3B. *Repeat comment:* Please add widths to all tracts separating lots from a double frontage (i.e. along Jewell Avenue and Louisiana Avenue).
- *Update:* Thank you for adding dimensions. Some dimensions appear to be to the utility easements rather than the tract boundary. Please confirm and revise.
- 3C. *Repeat comment:* Sheet 33: What style of fencing is proposed on the side of lots along S Kewaunee St. and internal streets? This is not clear in the overall fence plan.
- *Update:* Thank you for the clarification. Please either add the fence type to the fence plan or include a note referencing the landscape lot typical for this information.
- 3D. *Repeat comment:* Please include a tract color map or diagram in the site plan showing the location, use, ownership, and maintenance to coordinate with the Tract Table on Sheet 2.
- *Update:* Thank you for the response. Staff requests this diagram with the Site Plan to be comprehensive. License agreements are typically not noted on the plans. Staff can provide an example of this type of diagram in another Site Plan if requested.

4. Signage & Lighting Comments

- 4A. *Repeat comment:* The data table on Sheet 1 indicates that no monument signs are proposed with this site plan but the details on Sheet 31 include monument signs and entry columns. Please clarify if any monument signs are proposed off Jewell Avenue or elsewhere in this site plan?
- *Update:* Thank you for the additional note in the data table. Please also identify on the site plan the proposed location (i.e. on Sheet 5 or a subsequent sheet).



- 4B. Sheet 31: Please include in the sign detail notes that the details are illustrative. The notes include that materials and colors will be defined with the sign permit, but this should be expanded for the sign as a whole. Otherwise, an amendment to the site plan may be needed if the details change.

5. Landscaping Issues (Tammy Cook / tdcook@auroragov.org / Comments in bright teal)

- 5A. Sheet 21: *Repeat comment:* Include Detention Pond Planting requirements table as the planting is proposed on sheet 29. One tree and 10 shrubs per 4,000 square feet above the 100-year water surface elevation.
- 5B. *Repeat comment:* Include curbside landscaping required for S. Kewaunee Street (East).
- 5C. *Repeat comment:* The ornamental grasses cannot exceed 40% of the total shrub count. Revise the quantities on this table and on the Planting Plans.
- 5D. Sheet 22: The curbside landscape shrubs and ground cover are required here where there are no single-family homes.
- 5E. Reference in the curbside landscape and street trees and screen it back on this side of the street and provide the project name and CN# for this side of the street.
- 5F. Sheet 25 & 26: *Repeat comment:* Adjust trees within 50' of stop sign.

6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 6A. No further comment at this time.

7. Transportation Planning Tom Worker Braddock / 303-739-7340 / tworker@auroragov.org)

- 7A. No comment has yet been provided by Transportation Planning. Any comments will be forwarded to you as soon as they are received.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Sergio Um / 303-739-7563 / sum@auroragov.org / Comments in green)

Site Plan:

- 8A. Sheet 4: Advisory Note: This site plan includes 1 row of homes that are in group 1H. We are evaluating this based on development of planning area 1I and 1J. The PIP boundaries for planning areas need to match the submitted site plans on future site plans. The City will permit this change. Otherwise, additional improvements for entire planning area, deferrals, or PIP update would be required.
- 8B. Sheet 9: Include note on grading plans (typ.) all notes regarding ramps crossing Jewell Ave when intersections are signalized.
- 8C. Sheet 14: Advisory Note: Slopes at alleys are being directed to the lots (typ.) See note 7 on this sheet. Slopes need to be shown as being directed away from buildings on civil plans.

9. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

Site Plan:

- 9A. No further comment at this time.

Traffic Impact Study:

- 9B. Update # SFDDUs, pg 12
- 9C. Fig 24, repeat comment to Jewell & Harvest signal warrant not being met in analysis
- 9D. Fig 25, warrant sheet indicates Jewell & Harvest still not warranted
- 9E. Fig 27, warrant analysis indicates Jewell & Louisiana not warranted
- 9F. Fig 28, warrant analysis indicates Jewell & Louisiana is warranted in '31
- 9G. Warrant Analyses worksheets need MUTCD Fig 4C-1.

10. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Site Plan:

- 10A. Please provide a Phasing Plan To include a narrative and illustration showing each phase of construction.
- 10B. Please show how a Looped Water Supply will be maintained during each Phase of Construction.



11. Aurora Water (Samantha Bayliff / 303-739-7490 / sbayliff@auroragov.org / Comments in red)

- 11A. Sheet 1: Advisory: The site plan will not be approved until the Preliminary Drainage Report is approved.
- 11B. Sheet 15: Labels should actually be pointing at inlets.
- 11C. Sheet 16: Extra floating label.
- 11D. Sheet 16: Correct inlet labels.
- 11E. Sheet 16: Label not pointing to the correct location.
- 11F. Sheet 17: Match lines are a bit off. This portion of the site is not really included in either this sheet or sheet 14.
- 11G. Sheet 17: What is 19?
- 11H. Sheet 18: Missing inlet labels.
- 11I. Sheet 18: Update sheet reference at top.

12. PROS (Abigail Scheuermann / 303-739-7169 / AHScheue@auroragov.org / Comments in mauve)

Site Plan:

- 12A. Sheet 14: Please label the longitudinal grade and widths of all sidewalks, trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA standards.

Landscape Plan:

- 12B. Sheet 26: Include bike racks within the neighborhood park. Provide an associated detail.
- 12C. Sheet 26: Standard play surfacing and inclusive play surfacing should be included in the legend on all applicable sheets.
- 12D. Sheet 32: Please include the dimensions of the picnic shelter. Section 6.22.E of the PROS Dedication and Development Criteria Manual requires shade structures in neighborhood parks be a minimum of 600 square feet with seating for 15 people. Please note if picnic tables are to be included in the shelter and provide a detail.
- 12E. Sheet 32: Please include a single, stand-alone inclusive play feature. Consider an at-grade merry-go-round or similar equipment.

13. Land Development Services (Roger Nelson / 303-739-7294 / ronelson@auroragov.org / Comments in magenta)

- 13A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
- 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.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 13C. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.
- 13D. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 13E. (**Advisory Comment**) 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 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. 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.**
- 13F. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

Plat:

- 13G. Sheet 1: Covenants – The site plan also calls for the E ½ of Kewaunee St to be developed.
- 13H. Sheet 2: Show control monument for north end of the N-S ¼ Section Line.
- 13I. Sheet 2: Detail – Show existing easements and label the width of easements.



13J. Sheet 4: Show existing abutting easements.

Site Plan:

- 13K. Sheet 2: Add the required Real Property Note for crossings or encroachments into easements and rights-of-way.
- 13L. Sheet 4: Label Tract M and indicate if Filing No 3 will create the required drainage easement?
- 13M. Sheet 8: Match the plat geometry and bearings and distances for the exterior boundary.
- 13N. Sheet 9: Match the lot dimensions as shown on the plat.

14.Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

14A. No further comment at this time.

15.PsCO/Xcel Energy (Donna George/ 303-571-3306 / ReferralsXcelDistribution@xcelenergy.com)

15A. See attached letter

16. Aurora Public Schools (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

16A. There has been no change in the number and type of residential units proposed for this application. APS has no additional comments at this time.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

November 4, 2024

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

Attn: Stacy Wasinger

**Re: Parklands Village 1 Phase 3 and Subdivision Filing No. 3 – 2nd referral
Case # DA-2289-07**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still has concerns with **Parklands Village 1 Phase 3 and Subdivision F3**. PSCo acknowledges the requested 8-foot-wide utility easements added to the plat.

However, while there is some general language about "interfering objects" on the plat, this paragraph explains further what those objects can be; and, the second sentence should not be excluded from the plat:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Donna George
Right of Way and Permits
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