



Planning Division
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September 7, 2023

Kent Petersen
Lennar
9193 S Jamaica St 4th Fr
Englewood, CO 80112

Re: Technical Submission Review – Kings Point South PAS 1-4 – Site Plan and Plat
Application Number: **DA-1628-06**
Case Numbers: **2022-4037-00, 2022-3063-00**

Dear Mr. Petersen:

Thank you for your technical submission, which we started to process on August 21st, 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, you will need to make another submission. 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) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner

cc: Julie Gamec, THK Associates Inc.
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1628-06tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure planning area labels are consistent. [Planning]
- There are a number of minor comments related to the location of utility lines and water meters. [Aurora Water]
- Please see the attached letter from Douglas County School District.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. There were no community comments during this review cycle.

2. Planning Issues

[Site Plan Page 1]

- 2A. PA 3 and PA 4 appear to be swapped on the context map and the phasing plan. Please make sure all sheets are consistent.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 6]

- 3A. Please revise the first sentence to the following: "Prior to the issuance of the 31st building permit and before the first certificate of occupancy is issued for land use, a temporary secondary emergency access shall be constructed that interconnects existing Kings Point Way to Parker Road and meets remoteness requirements for the proposed site."

4. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 4A. There were no more Traffic Engineering comments on this review.

5. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

[Site Plan Page 3]

- 5A. These sanitary mains must be privately-owned mains. No City water easement required. However, keep the Access Easements (Typical).

[Site Plan Page 13]

- 5B. Widen maintenance path to 12 ft for vac-tor truck access.

[Site Plan Page 14]

- 5C. Dedicate drainage easement for all swales (Typical).

- 5D. Show water, sanitary and storm main diameters (Typical).

[Site Plan Page 15]

- 5E. Horizontal bends on sanitary mains shall occur at a manhole.

- 5F. Is this stub for the purpose of continuing this sanitary line in the future? Otherwise, please remove.

[Site Plan Page 17]

- 5G. Relocate these service taps away from the taps for the meters across the street to protect the integrity of the main pipe.

[Site Plan Page 18]

- 5H. Extend maintenance access to the bottom of the pond.

- 5I. Show trickle channel slope.

[Site Plan Page 20]

- 5J. Relocate tree 2 ft away from the sanitary service line.

[Site Plan Page 21]

- 5K. Move meter taps away from the hydrant lateral tap.

[Site Plan Page 23]



5L. All trees and light posts must be at least 5 ft away from all water meters (Typical).

[Site Plan Page 25]

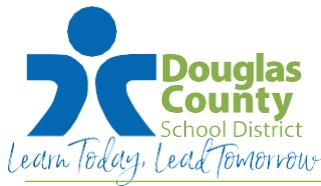
5M. Plantings shall not be on top of storm inlets.

6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

6A. Comments from Real Property are forthcoming. Please reach out to the reviewer directly for updates.

7. Douglas County School District (Shavon Caldwell / 303-387-0417 / scaldwell2@dcsdk12.org)

- 7A. A total of 163 students are expected from this development requiring a total land dedication requirement of 3.866-acres. Since the initially estimated land dedication does not meet DCSD's minimum school site size requirement for elementary schools (12 acres), DCSD would request cash-in-lieu of land dedication.
- 7B. Alternatively, DCSD would accept dedication of a school site meeting DCSD's minimum elementary school site size requirement. DCSD would ask that dedication be by agreement as outlined in Section 4.3.18.S.2 of the Aurora UDO and that the site meet all location standards outlined in Section 4.3.18.A.1 of the Aurora UDO and those DCSD school design criteria and development standards listed on the DCSD Development Standards webpage.
- 7C. If dedication of a school site by agreement is proposed, DCSD would ask that a minimum of 60 days be provided to the district to fully review and accept the site prior to final plat approval.
- 7D. It is unclear to DCSD if it is the intent of the Kings Point South and Vistas at Kings Point South applicants to dedicate adjacent/adjoining properties to achieve a single, cohesive school site. If this is the case, DCSD would ask that in addition to the previously mentioned site dedication requests, that the timing of site dedication aligns with the build out and anticipated student generation of the two developments.
- 7E. Pending confirmation of applicable use restrictions in the CITY of Aurora zoning ordinance, DCSD would consider dedication of land to be used for a future alternative education or support facility.



620 Wilcox Street
Castle Rock, Colorado 80104

August 17, 2023

Eric Gates, Planner
City of Aurora
Development Services, Planning Division
egates@auroragov.org

RE: Kings Point South Planning Areas 1-4, Site Plan and Plat (Application Number: DA-1628-06)

Dear Mr. Gates,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is proposing a site plan and final plat to allow for 182 single family detached residential homes on 61.3 acres for a gross density of 2.97 dwelling units per acre. The proposed development is located north of Cottonwood Drive between South King Points Way and Highway E-470.

On behalf of Douglas County School District (DCSD), we have a couple comments regarding this application that we would like to resolve prior to approval. DCSD has calculated the amount of school site land requirement for students generated by the proposal. A total of 163 students are expected from this development requiring a total land dedication requirement of 3.866-acres. Since the initially estimated land dedication does not meet DCSD's minimum school site size requirement for elementary schools (12 acres), DCSD would request cash-in-lieu of land dedication.

PROJECT NAME: KINGS POINT SOUTH PLANNING AREAS 1-4, SITE PLAN AND PLAT DA-1628-06				
Dwelling Units	Gross Acreage		Density	
182	61.3		2.97	
	Dwelling Units		Generation Rate	Number of Students
STUDENT GENERATION RATES				
ELEMENTARY	182	X	0.48	87
MIDDLE SCHOOL	182	X	0.14	25
HIGH SCHOOL	182	X	0.28	51
				163
	Number of Students	X	School Acreage per Student	Required Land Dedication Acreage
SCHOOL LAND DEDICATION				
ELEMENTARY	87	X	0.018	1.572
MIDDLE SCHOOL	25	X	0.030	0.764
HIGH SCHOOL	51	X	0.030	1.529
			TOTAL	3.866

Pursuant to Section 4.3.18.A.4. of the Aurora Unified Development Code, "At the discretion of the school district and upon mutual agreement, which cannot be unreasonably withheld by school district or City, cash-in-lieu of land may be required. Land value will be based on fair market value of zoned land with infrastructure in place as determined by an MAI (Member of the Appraisal Institute) appraisal. Cash-in-lieu payment shall be based on an appraisal that is no more than six months old and shall be made at the time of recording of the first plat."

Alternatively, DCSD would accept dedication of a school site meeting DCSD's minimum elementary school site size requirement. DCSD would ask that dedication be by agreement as outlined in Section 4.3.18.A.2 of the Aurora UDO and that the site meet all location standards outlined in Section 4.3.18.A.1 of the Aurora UDO and those DCSD school design criteria and development standards listed on the DCSD [Development Standards webpage](#). If dedication of a school site by agreement is proposed, DCSD would ask that a minimum of 60 days be provided to the district to fully review and accept the site prior to final plat approval. DCSD would also ask that all City of Aurora site conveyance processes and stipulations be documented or referenced on the final plat.

If dedication of a school site by agreement is proposed, the district would ask that dedication of the site be coordinated with any dedication proposed by the Kings Point South developer and applicant(s). The Kings Point South Framework Development Plan proposes approximately 6.7 acres of school land dedication. It is unclear to DCSD if it is the intent of the Kings Point South and Vistas at Kings Point South applicants to dedicate adjacent/adjoining properties to achieve a single, cohesive school site. If this is the case, DCSD would ask that in addition to the previously mentioned site dedication requests, that the timing of site dedication aligns with the build out and anticipated student generation of the two developments.

Finally, pending confirmation of applicable use restrictions in the City of Aurora zoning ordinance, DCSD would consider dedication of land to be used for a future alternative educational or support facility. If dedication of a site for an alternative educational or support facility is proposed, DCSD would ask that a minimum of 60 days be provided to the district to fully review and accept the site prior to final plat approval.

Assuming the applicant agrees with this request for land dedication or cash-in-lieu of dedication, DCSD has no objection to approval of this application.

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2@dcsdk12.org
desk: 303.387.0417
mobile: 720.428.1170