



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

AuroraGov.org

April 17, 2025

Joe Huey
Lennar
9193 Jamaica St, 4th Floor
Englewood, CO 80112

Re: Second Submission Review: Murphy Creek F4 – Site Plan and Plat
Application Number: DA-1250-63
Case Numbers: 2024-4023-00; 2024-3050-00

Dear Joe Huey:

Thank you for your second submission, which we started to process on Friday, April 4, 2025. 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 with Public Works and Planning remain, you will need to make another submission. Adjustments are required for items not in compliance with the UDO (Unified Development Ordinance). Unless revisions will be made to comply with the requirements, it is recommended that you speak with staff regarding these requests prior to resubmission to ensure there is not further delay in your decision date. Please revise your previous work and send us a new submission on or before Thursday, May 15, 2025.

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.

The estimated Administrative Decision date will be set following the third review. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner III
City of Aurora Planning Department

cc: Beccah Bailey Norris Design 1101 Bannock Street Denver, Co 80204
Ariana Muca, Case Manager
Jazmine Marte, ODA
Filed: K:\\$DA\DA 1250-63rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Repeat comments from the first review remain; please capture all review comments to ensure the application can move to the decision (Public Works and Planning).
- Potentially two adjustments would be required for approval of the current proposal which will require a public hearing before the Planning Commission and revisions to outline the adjustment requests. but further information should be provided for staff analysis (Planning).
- Continue to refine the Greencourt designs to meet the 50% usability minimum (Planning).
- Update parking based on traffic's comments and refine data block (Traffic and Planning).
- Intersections need to intersect each other by 90 degrees plus or minus 5 degrees (Traffic).
- Missing street classifications and street sections (Public Works).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No citizen comments were received as part of the first review.

2. Completeness and Clarity of the Application

- 2A. Minor comment regarding the data block. The parcel area breakdown equals 106 rather than 100, please adjust.
- 2B. Include the abutting zone districts on the site plan sheets.
- 2C. Update the abutting case number of Murphy Creek East 3 2022-4035-00, it is incorrect on the site plan set.
- 2D. Because the property is within the Airport Influence District with a portion in the 55LDN surrounding Buckley Air Force Base, an aviation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Contact Jeffrey Moore at 303.739.7676 or jmoore@auroragov.org with any questions you may have. Include an executed agreement with the second submission. Please note that the aviation easement must be completed ahead of mylar recordation.

3. Lot Dimensions and Lot Table

- 3A. Please add the minimum lot frontage to the Lot Data Table on page 4. The minimum lot frontage of 18' for interior lots and 20' for exterior lots.
- 3B. Update the Lot Table to match the diagram for side setbacks.

4. Streets and Pedestrian Comments

- 4A. No further comments.

5. Parking Comments

- 5A. Thank you for providing a parking plan. In the data block, please break down garage parking, street parking, etc.

6. Green Court Standards

- 6A. Thank you for meeting with staff on December 19, 2024, to discuss the Green Court design. During the meeting, we reviewed the size, usability, programming variety, and the importance of ensuring detention and grading do not diminish the functionality of the space.
- 6B. Per UDO Section 146-4.2.3.C.1.b.x, at least 50% of each Green Court open space area must be landscaped and designed to support foot traffic and play. Sidewalks should facilitate pedestrian movement without fragmenting the open space, and trees preferably canopy species, should be placed along the perimeter to maintain usable central areas.



- 6C. Several of the smaller Green Courts appear to prioritize drainage and grading rather than providing functional open space. Staff encourages a redesign that emphasizes flexible, usable areas for passive or active recreation. The two design options submitted are quite similar, both heavily focused on xeriscaping, boulders, and dense plantings, with minimal programmatic variation (a single seating bench vs. one seating table). These designs do not appear to meet the 50% usability requirement, nor do they include any designated play elements.



- 6D. Staff recommends incorporating turf or other open surfaces to create more inviting, functional, and engaging Green Courts. The goal is to provide meaningful outdoor spaces that support gathering, recreation, and community interaction.

Architectural and Urban Design Comments

- 6E. The architecture and material board are still missing required items per the Site Plan Manual and UDO Section 146-4.8. These items were requested during the first review. The application will not proceed to the third review until they have been uploaded to the portal. The current material board includes roof, stone, and color selections. However, the color selections do not indicate associated materials. Please revise and resubmit the material board, clearly identifying all proposed materials and their respective applications.
- 6F. As previously requested, please provide net masonry percentages for each elevation. Single-family attached products must meet the requirements outlined in Table 4.8-6.

Table 4.8-6 Masonry Standards for Single-Family Attached and Multifamily	
Type of Structure	Minimum Percentage of Masonry on Net Façade Area (not each elevation)
Single-family attached	Either: <ul style="list-style-type: none">• 50 percent shall be clad in brick or stone; or• 75 percent shall be clad in stucco; or• 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.

- 6G. The application currently does not meet two applicable code sections: minimum masonry standards (Table 4.8-6) and primary building material standards (Table 4.8-5). A note in the site plan references a request for the Planning Director's approval to deviate from building code standards; however, no formal request has been submitted as required by UDO Section 146-4.8.6.D.
- 6H. For an alternative primary building material the applicant must submit the material warranty, durability specifications, sample material, and photographs of the material on structures similar to the proposed structure or development and the Director determines that the materials provide similar durability and visual quality. In this case, staff would be looking for built townhome developments in the metro center area for a site visit review.
- 6I. The application must meet the mandatory masonry percentages outlined in Table 4.8-6. A detailed material percentage breakdown by elevation must be provided. While an alternative material may be proposed under Section 146-4.8.6.D, the masonry percentage breakdown remains a requirement. For example, a material similar to siding cannot be used to fulfill the masonry requirement as it is not similar to durability and visual quality.



7. Signage & Lighting Comments

- 7A. Thank you for including signage information in both the data block and site plan. Per the Site Plan Manual, staff needs to see the footprint rather than call out of each sign on the site plan, along with scaled details (height, width, type, and materials).
- 7B. Please provide the lighting plan for the proposed common area lighting – green courts and park spaces.

8. Landscaping Issues (Tammy Cook / TammyC@cgasolutions.com / Comments in bright teal)

Sheet 24

- 8A. On the Curbside Landscape Table: Revise the shrub provided numbers as they do not match the shrub numbers shown on the planting plans. Note that on S. Gold Bug Street East Side and West side the shrub numbers are deficient, so the plans and the tables need to have shrubs added.

Sheet 27

- 8B. Sheet 27 (LP-100): Add note on sheets 27 through 34: Refer to 5 unit building perimeter planting requirement shown on Sheet 26 Detail #1.

9. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

- 9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Sergio Um / 303.739.7563 / sum@auroragov.org)

Site Plan

Sheet 6

- 10A. Repeat comment: Public streets shall have public streetlights in conformance with COA standards.
- 10B. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:- Roadway Classification (typical section name), - Adjacent Land Use Category (i.e., TOD), as applicable, - Number of lanes, - Back-to-back curb width, - Pedestrian Activity Level, - Pavement Type: R3, for all lighting calculations. This information (if its not already shown) can be added to the street sections provided if desired.
- 10C. PER COMMENT RESPONSE: This information has been added to the street sections. Some of these requirements have been added but not all. Please address comment below.
- 10D. What is this space between lot 5 and the ROW? Is it a tract? Label.
- 10E. 8843 sf (.203 ac) in plat. Fix incorrect label, either here or plat.
- 10F. What is this space between lot 6 and the ROW? Is it a tract? Label.
- 10G. Is this an easement or sight triangle? Label, change linestyle if it is a sight triangle.

Site Plan

Sheet 8

- 10H. Linework is faded, cannot make out line.
- 10I. Plat shows a 16' foot sewer easement here.
- 10J. 2405 sf (0.055 ac) in plat. Fix incorrect label, either here or plat.

Site Plan

Sheet 9

- 10K. What is the plan on this side of the development to connect to adjacent road or development. This seems like an abrupt end to the sidewalk, road, etc.
- 10L. 25810 sf (2.888 ac) in plat. Fix incorrect label, either here or plat.
- 10M. 2405 sf (0.055 ac) in plat. Fix incorrect label, either here or plat.
- 10N. Sheet 10: 3256 sf (0.075 ac) in plat. Fix incorrect document so information matches.



- 10O. 3054 sf (0.070 ac) in plat. Fix incorrect document so information matches.
- 10P. 2720 sf (0.062 ac) in plat. Fix incorrect document so information matches.
- 10Q. 2930 sf (0.067 ac) in plat. Fix incorrect document so information matches.
- 10R. 3256 sf (0.075 ac) in plat. Fix incorrect document so information matches.
- 10S. 2405 sf (0.055 ac) in plat. Fix incorrect label, either here or plat.

Site Plan

Sheet 12

- 10T. Grading plans shall show TF elevations, lot designation, swales, high point in the swale, and the slopes in the swale. (typ.) all lots.
- 10U. Show swale longitudinal slopes throughout. Coordinate with Aurora Water Drainage for minimum slopes allowed in swales.
- 10V. Show swale longitudinal slopes throughout. Coordinate with Aurora Water Drainage for minimum slopes allowed in swales.

Site Plan

Sheet 37

- 10W. REPEATED COMMENT FROM 1ST REVIEW. Add maximum height dimension from top of wall to finished grade. PER COMMENT RESPONSE: Revised as requested. This comment was not addressed. PLEASE ADDRESS COMMENT

Photometric

Sheet 46

- 10X. Show private site lighting, photometrics, and light locations only. Public street and sidewalk photometric shall be provided and evaluated with civil plans.
- 10Y. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

11. Traffic Engineering (Joshua Hoffmann/ jhoffman@auroragov.org / Comments in amber)

- 11A. No further comments on the TIS

Site plan

- 11B. Alleys should be offset from flow line to flow line 75'
- 11C. Show the location of the mailboxes on the plans.
- 11D. Intersections need to intersect each other by 90 degrees plus or minus 5 degrees.
- 11E. Sight triangles don't look to be long enough.
- 11F. Roadway typical sections need design speed, ADT, and clear zone added to them.
- 11G. Need to show what all the signs are on the sheets.
- 11H. Additional note needs to be added to the landscaping page.

Parking Plan

- 11I. No parking within 30' of a stop sign Sec. 134-2 section 1204(2)(D).
- 11J. No parking within 5' of a stop sign Sec. 134-2 section 1204(2)(D). This would be considered a drive way.
- 11K. No parking within 20' of a crosswalk Sec. 134-2 section 1204(2)(D).
- 11L. No parking in an intersection will be allowed.

12. Utilities (Ashley Duncan / aduncan@auroragov.org / 720.859.4319 / Comments in red)

Site Plan

Sheet 1

- 12A. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.
- 12B. 1st Review
Aurora Water Utilities
aduncan@auroragov.org
- 12C. The site plan cannot be approved until a utility conformance letter is provided.



Site Plan

Sheet 18

- 12D. Please confirm is this manhole is going to be removed or not. Below are snapshots from the plans 224144.
- 12E. We need a 12' maintenance path to all the sanitary manholes.
- 12F. Since the sanitary line is connecting to planning area 26 instead of 36, we still require an MUS amendment to ensure all the calculations still work.
- 12G. Advisory note:
If the sanitary line remains this way, when constructing the neighborhood for planning area 26, no buildings can encroach into the sanitary sewer easement. And there still needs to be a maintenance path to all the manholes.

Sheet 19

- 12H. It's difficult to see where the pocket easement is, please call them out or make them more visible.
- 12I. Remove the size and type of the water utilities (water, storm, and sanitary), this will be determined on the civil plans.
- 12J. A service line cannot be coming off from a bend in the water line.
- 12K. Move the valves out of the intersection, back to a property line (see AW detail 109-1 for reference).

Sheet 20

- 12L. Move the valves out of the intersection, back to a property line (see AW detail 109-1 for reference).

Sheet 21

- 12M. The plat calls these storm sewer easements, please make sure they are named the same.

Sheet 22

- 12N. Shift this valve to the east so that there's more separation from the service lines and the intersection.
- 12O. Move all values into the curb.

13.Aurora Water Revenue (Melody Oestmann / 303.739.7244 / moestman@auroragov.org)

- 13A. Storm Drain Development fees are due \$26,110.56.

14.Fire / Life Safety (Erick Bumpass / 303.739.7627 / ebumpass@auroragov.org / Comments in blue)

- 14A. No further comments.

15.Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

- 15A. See the Advisory Comments on the first page of the plat.
- 15B. Send the Statement of Authority for the person(s) authorized to sign the plat for the owner.
- 15C. Add "or" in the first sentence of the Plat Covenants.
- 15D. Note #5: update the Title Commitment and send us a copy with active hyperlinks for the associated documents within.
- 15E. Move: "City" next to "Engineer" as indicated.
- 15F. Add the email address for the surveyor.

Site Plan

- 15G. Add the legal description for the site. (per Site Plan checklist) - name of the plat; subdivision filing no.; Section; Township; Range; Meridian; City; County; State.

Sheets 6, 7, 8, 9, & 10

- 15H. Add the 10' Utility easement along the street R.O.W. (Typ.)
- 15I. Change all the Lot, R.O.W., Tract lines to be continuous/solid lines. (Typ.)
- 15J. Change the street name to match the plat.
- 15K. Add "Subdivision" to the name.
- 15L. Some of the easements have names that don't match the plat easement names. (Typ.)
- 15M. Check the areas of the Lots and Tracts. They need to match the plat information. (Typ.) Please note I did not identify all the errors. Please correct them all.
- 15N. Match the curve data on the plat (see Curve Table)



Plat

Page 2

15O. Add the Reception numbers in the blank spaces. (Typ.)

15P. Please confirm with Engineering if this should be a rounded corner - like the other street R.O.W. corners on the plat. (NE Corner – S. Gold Bug Way & E. Yale Dr.).

15Q. Should “and” be added to the first Legend Note (Typ.)

Pages 3 - 6

15R. Add the 10' Utility easement along the street R.O.W. (Typ.)

16.Land Development Services (Grace Gray / ggray@auroragov.org / 303.739.7277 / Comments in magenta)

16A. All new easements are to be dedicated by plat. Easement releases to be submitted releaseeasements@auroragov.org.

17.PROS (Abigail Scheuermann / 303.739.7169 / ahscheue@auroragov.org)

Site Plan

Sheet 24

17A. Please confirm the acreage of the pocket park.

18.Arapahoe County (Sarah White / 720.874.6500)

18A. No further comments.

19.Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

19A. No further comments.

20.Aurora Public Schools (Josh Hensley/ jd hensley@aurorak12.org / 303.365.7812)

20A. In accordance with the 2002 school land agreement for Murphy Creek, cash-in-lieu of school land is required for all residential units planned within the Quaker Ridge parcel of Murphy Creek East. The school land dedication requirement for the 145 proposed townhomes is .9534 acres. The land value for cash-in-lieu will be based on the market value of zoned land with infrastructure in place and is due prior to the site plan or plat recording.

AURORA PUBLIC SCHOOLS - STUDENT YIELD

10/14/2024

Murphy Creek F4 (DA-1250-63) -1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	145	0.3	44
MF-HIGH		0.145	0
TOTAL	145		44

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	25	0.08	12	36	0.05	7	44
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		25		12	36		7	44

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	25	0.0175	0.4314
MIDDLE	12	0.025	0.2900
HIGH	7	0.032	0.2320
TOTAL	44		0.9534