

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



May 24, 2017

Bruce Stokes  
Kingspoint, LLC  
333 E First Ave, Suite 410  
Denver, CO 80206

**Re: Second Submission Review – King’s Point CSP No 1**  
Application Number: **DA-1609-16**  
Case Number: **2016-4012-00**

Dear Mr. Stokes:

Thank you for your second submission, which we received on Monday, March 20, 2017. We reviewed it and attached our comments along with this cover letter. This review letter has been updated and will supersede the comments issued on May 18, 2017.

Your estimated administrative decision date is set for Wednesday, June 7, 2017. We have sent the Notice of Administrative Decision letter so you can mail them by May 27, 2017.

You will be required to make a technical submission after the administrative decision has been made. 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 give me a call. I may be reached at 303-739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

A handwritten signature in blue ink that reads "H. Lamboy".

Heather L. Lamboy, Planning Supervisor  
City of Aurora Planning Department

Cc: Mindy Parnes, Planning Department  
Eva Mather, Norris Design, 1101 Bannock St, Denver, CO 80204  
Margee Cannon, Neighborhood Liaison  
Gary Sandel, ODA  
Filed: K:\\$DA\2061-00rev2amended.rtf

*Second Submission Review***SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- The Arapahoe County Public Airport Authority (Centennial Airport) has responded with comments regarding the fact that a portion of CSP 1 is within an Airport Influence Area (see attached letter). It is recommended that a disclosure statement is made to potential homebuyers.
- The entry signage design has changed. The FDP notes compliance with City Code Section 146-1610. As proposed, the signage would require a waiver. Additionally, no entry street section has been provided as illustrated in the FDP.
- Please meet with the Utilities Department staff to ensure the proper infrastructure is installed to accommodate the future booster pump.
- Please refer to CDOT comments regarding the Aurora Parkway road design.
- If a waiver is requested, the Site Plan title sheets must be updated to include “with Waivers.” The cover sheet should also include a text box stating the waiver request and justification.

**PLANNING DEPARTMENT COMMENTS**

Reviewed by: Heather Lamboy / [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org) / 303-739-7184 / PDF comment color is green.

**1. Community and External Agency Comments**

1A. CenturyLink has objection to the proposed plat. On the initial submittal, CTL objected and provided the following response: "CenturyLink has objection to the proposed Plat. Our facility maps indicate that we have buried cable running off of Aurora Parkway near Parker Rd. and servicing the areas to the north of this subdivision. According to our maps, we have buried cable crossing Tract A and north from Aurora Parkway up to the lot line. We do not know the exact location of this line within Tract A, but it appears to be somewhere between S. Sedalia St. and the west lot line of Tract AA, as depicted on Sheet 15 of the Plat. This buried cable also is situated within Tract AA along the west lot line and travels north up to the northern lot line. It appears to be in an area that corresponds with Sheets 9 & 3 of the Plat. With respect to this buried cable, CTL requests that the Applicant perform a utility locate to identify exactly where this buried cable is located. Once the exact location of the cable is identified, then CTL requests that the Applicant dedicate a 5-foot easement for the entire length of the buried cable and uses the location of the cable as the centerline for the linear easement. The Applicant can also grant this easement by virtue of a separate agreement. Once CTL secures the necessary easement rights, CTL can approve the plat" CTL's comments are not included in the summary of comments and responses and the plat attached to the 2nd submittal does not address any of CTL's concerns. CTL reiterates its objection and rationale from the 1st submittal to this 2nd submittal.

1B. The Arapahoe County Public Airport Authority (Centennial Airport) provided comments regarding a disclosure statement for purchasers of property within the area of the avigation easement. Please complete the filing of the easement with Porter Ingram, (303) 739-7227.

**2. Completeness and Clarity of the Application**

- 2A. Please make the corrections shown on the redlines throughout the Master Plan set.
- 2B. Please address comments regarding the utility infrastructure.

**3. Phasing and Transportation Planning Issues**

3A. CDOT has provided comment regarding Aurora Parkway. Please continue to work with Victor Rachel and Rick Solomon regarding these comments.

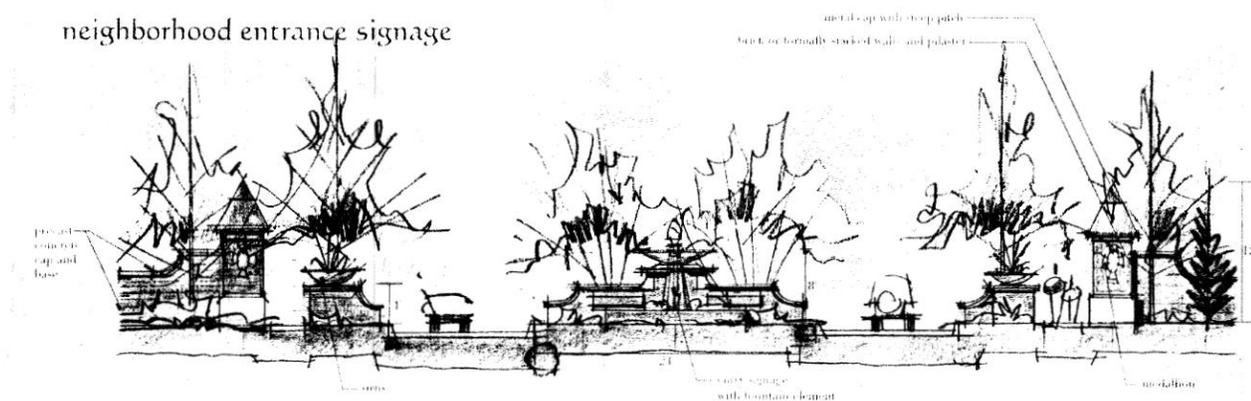
**4. Landscape Design Issues**

Debbie Bickmire / [dbickmire@auroragov.org](mailto:dbickmire@auroragov.org) / (303) 739-7261/ Comments in teal clouds.



- 4A. Add “with Waivers” to the Landscape sheet titles. Identify the waiver for column spacing, as well as the justification, on Sheet L1.01.
- 4B. Lighting note (Sheet L1.01, note #2) needs to include a brief description of lights. Details should be included in CSP, as well as civils, to demonstrate consistency with required character.
- 4C. Revise notes on Sheet L1.01 as shown on redlines.
- 4D. Provide the calculations to demonstrate compliance for a maximum of 33% cool season grasses. Show in Hydro-zone Table on Sheet L5.01.
- 4E. Label one tree as a transfer in Tract O. Tree counts verify 4 transfers are provided, however, only 3 are labeled.
- 4F. Clarify Note 4 on Sheet L1.03. Are mitigation trees added to the counts of Tracts V and W over and above the buffer requirement? If so, please add to note.
- 4G. Delete note 1 in detail 5 on Sheet L4.02.
- 4H. The Master Fence and Trails Plan on Sheet L3.01 doesn’t read well due to overwrites. For example, the trail line covers the fence wall “jogs” that are referenced in detail 6 on Sheet L4.01. Is it possible to provide this map in color?
- 4I. Please clarify where the 3-rail boundary fence may located. We don’t see it on the plans.
- 4J. There is a discrepancy on the preliminary grading plan. Sheets 5 and 6 do not match up.
- 4K. Planning area QQ is included in the Phase 1 improvements (Landscaping note #19) on the PIP but shown as “future” on the cover sheet of the CSP. Please Clarify.
- 4L. Signage allowance for a neighborhood identification is 96 SF, a maximum of 6’ tall ([Section 146-1610](#)). The FDP contains a general note of compliance with City Code, with additional schematic details on Sheet 11 of 20 (Case Number 2000-7007-01).
- 4M. It appears that the character theme for signage has been changed from the original concept. As proposed, the neighborhood identification signage would require a waiver from City Code. Furthermore, entry monumentation has been changed.
- 4N. Provide a street section illustration with entry signage as illustrated in the FDP (see below). There is no monument element provided in the median as illustrated on the FDP, which helps to provide a more substantial sense of entry and arrival from Parker Road.
- 4O. Add dimensions of proposed signage areas, including the diameter of the Kings Point logo. What material will the logo consist of?
- 4P. Add notes about how will signage be illuminated.
- 4Q. Please add a note that signage requires a separate permit.

neighborhood entrance signage



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 6. Addressing



Cathryn Day, Planner II/GIS Addresser, [cday@auroragov.org](mailto:cday@auroragov.org) , 303-739-7357

6A. Cathryn Day will provide street name revisions to applicant directly via e-mail.

## **7. Civil Engineering**

Craig Perl, Senior Engineer - [cperl@auroragov.org](mailto:cperl@auroragov.org) - 303-739-7532

7A. Clifton Drive should show sidewalks on both sides, per the typical section, with curb ramps at all intersections, including at Otero Drive, and both intersections with Clifton Circle.

7B. Curb ramps at T-intersections should generally be placed on the right side of the top of the “T”.

7C. Curb ramp configuration needs more attention at the intersection of E Dry Creek Road and E Philips Dr. The current configuration places pedestrians in conflict with left-turning vehicles.

7D. Per previous comment 12F.10, all tracts for future development need access to a public ROW. Real Property has determined that a plat note is not adequate for this purpose.

7E. Per previous comment 12G.12, indicate radius on all curb returns, ensuring compliance with Roadway section 4.04.5.03. This detail can't be deferred to Civil Plans, as the curb return radius determines the lot corner radius, which is shown on the CSP and Plat. Radii were spot checked based on the curve length at perpendicular intersections, and some incorrect radii were found. For example, where S Walden Ct intersects with E Otero Drive is a local-local intersection, a 15' radius is required, but 20' is provided.

## **8. Parks, Recreation and Open Space (PROS)**

Chris Ricciardiello / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / 303-739-7154

8A. The applicant is responsible for the payment of the outstanding cash in lieu of land dedication requirement for community parks. This payment shall be made prior to final approval of the plat for the Kings Point Subdivision Filing No. 1.

If the applicant/developer has a recent appraisal report (generally dated within the past 6 months) or other document, such as an agreement of sale, we could review that to determine whether it adequately reflects an estimated market value for the site. The document would be looked at both by PROS and Real Property Services staff to ensure the value is in accordance with City Code Sec. 147-48(b)(4) ... *“based upon the market value of property within the subdivision as fully developed, with all attendant infrastructure, in accordance with the land uses approved for the subdivision.”*

Alternatively, the city's Real Property Services staff could generate a per-acre value based on their knowledge and judgement of the market. This option is sometimes used if the developer doesn't have a recent appraisal or wants to avoid going to the expense of hiring an appraiser. No report or written analysis is prepared. All that is provided is a per-acre value for consideration. The applicant/developer isn't bound to accept the city's number and has the option to still produce an appraisal or agreement with an alternative number for the city to review.

## **9. Forestry**

Jacque Chomiak / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / 303-739-7178

9A. I need to meet with those who are working on the Tree Protection Plan. There are many things on the TPP that I need clarification and there are things I need to make clear as well. It will be easier to work on this together than to work strictly through comments. Please contact me to set up a meeting.

9B. I made no comments here, but there are several things that need to be discussed.

## **10. Real Property**

Darren Akrie/ [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-739-7331

10A. Please complete the processing of License Agreements for encroachments in to proposed easements or right-of-ways. You will not be able to record the CSP until such agreements are complete.

10B. Please upload Title Work to the Amanda system.

**11. Life Safety**

Reviewed by: Neil Wiegert / [nwiegert@auroragov.org](mailto:nwiegert@auroragov.org) / 303-739-7613 / Comments are in blue.

11A. No additional comments.

**12. Traffic**

Reviewed by: Victor Rachael / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / (303) 739-7309

12A. The Traffic Impact Study is under review in a parallel process. The Study has been referred to the Colorado Department of Transportation for review, and CDOT comment can be found below.

**13. Aurora Water**

Reviewed by: Jonathan Villines / [jvilline@auroragov.org](mailto:jvilline@auroragov.org) / (303) 739-7646 / Comments are in red.

13A. Please see redlines on the Preliminary Utility Plan. Important issues to discuss include pressure zone transitions and ensuring proper infrastructure is in place for a future booster pump. Contact Jonathan Villines to schedule a meeting.

**14. Xcel Energy**

Reviewed by: Donna George, Right of Way & Permits / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / (303) 571-3524

14A. Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges all platted gas and utility easements. The property owner/developer/contractor must contact the Builder's Call Line at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register so you can track your application) and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.

**15. Colorado Department of Transportation (CDOT)**

Reviewed by: Richard Solomon, Region One Permit Unit Supervisor / [richard.solomon@state.co.us](mailto:richard.solomon@state.co.us) / (303) 757-9345

15A. The tie-in of Aurora Parkway to SH 83 has been anticipated but only as an interim signalized intersection - with the eventual need & warrant to improve it to a grade separated interchange.

I had suggested that newer intersection designs (i.e. CFI) might be better for heavy left turn movements and have a longer service life than a conventional 4-way. This is important to recognize as we noted non-residential development was anticipated on the west end of Kings Point near the highway and access limitations may need to be in-place for the future conversion. Kings Point & the associated roadways network would be a good topic for our staffs to discuss at a meet & greet type of meeting to ensure we are on the same page here. Considering the amount of through & localized traffic anticipated here, we need to dialogue how things may unfold.

*Please see the attached correspondence.*

# STATE OF COLORADO

## Traffic & Safety

Region 1

2000 South Holly Street

Denver, Colorado 80222



COLORADO  
Department of Transportation

Project Name: **Kings Point**

Print Date:

Highway:

Mile Marker:

### Environmental Comments:

From the Planner: only comment would be that they address vehicle and pedestrian access

### Traffic Comments:

Scherner - 5-8-17

It's not clear why a 2035 future traffic estimate was used when the DRCOG 2040 Focus model is available. Since overall this is a significant change to the roadway network and subsequent travel patterns, CDOT would like to see the use of the 2040 model in order to better understand the impact of the development and related background traffic.

It is obvious from the report findings that a conventional intersection at Parker Rd/Aurora Pkwy is inadequate, and other intersection configurations will need to be investigated. This would be especially important in the planning of this intersection so that adequate ROW is reserved.

### Resident Engineer Comments:

No comments as it does not impact Parker Rd at this time via the Aurora Extension.

### Permits Comments:

Any roadway connection to State highway 83 is by permit. CDOT will require a current traffic study prepared in accordance to our Access Code with such application. Please be advised that the Access Management Plan for SH 83 (July 2009) shows at MM 63.40, that Aurora Parkway will be an *"interim signalized intersection with ultimate interchange access only"*.

Any trail connection or associated work within CDOT ROW is also by permit.

We advise that considerable Utilities may exist alongside or within the SH 83 ROW that will need to be protected or relocated with proposed improvements.

- RS 5-5-17



**CENTENNIAL AIRPORT**  
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY

7800 South Peoria Street, Unit G1  
Englewood, Colorado 80112  
main: 303.790.0598  
fax: 303.790.2129  
www.centennialairport.com

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April 12, 2017

Ms. Heather Lamboy  
Planning and Development Services  
15151 East Alameda Parkway, Ste 2300  
Aurora, Colorado 80012

Re: Kings Point Subdivision Conceptual Site Plan (CSP) No. 1/Final Plat No.1.

Dear Ms. Lamboy,

Thank you for the opportunity to review the Site Plan. The Arapahoe County Public Airport Authority has the following comments to make on the project:

- A portion of the proposed development lies within Airport Influence Area (AIA), and will be subjected to numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes and vibrations. An avigation easement is recommended for development within/near the AIA.
- A disclosure statement is recommended for residential development within the AIA. See attached example

Please feel free to call or email me if you have any questions.

Sincerely,

Dylan Heberlein  
Noise & Environmental Specialist



May 4, 2017

Heather Lamboy, AICP  
Planning and Development Services  
Planning Division, City of Aurora  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

Re: Kings Point CSP No. 2 (DA-1609-17) – Referral Response

Dear Ms. Lamboy,

The City of Centennial appreciates the opportunity to comment on the second outside referral of the Kings Point Contextual Site Plan No. 2.

General Comments:

1. As you are aware, the City of Centennial previously commented on CSP No. 2 with a request for modifications to South Ireland Way to minimize potential adverse traffic impacts to Centennial residents and roadways. Upon seeing that the first referral for the resubmittal of CSP No. 2 did not address the City's request, the City Council committed to a closure of the South Ireland Way connection between the Centennial and Aurora jurisdictional boundary if changes were not made with the second submittal to Aurora.

Upon seeing that the City's concerns have been adequately addressed with the proposed reconfiguration of South Ireland Way within Kings Point, the City Council has made a commitment to leave the South Ireland Way connection open between Centennial and Aurora at this time, with conditions. Such conditions include a requirement that traffic generated from Kings Point, or accessing Centennial roadways via Kings Point, does not result in a technical failure of Centennial roadways at any point in the future during or following the development of Kings Point. In addition, no construction traffic associated with the Kings Point development shall utilize Centennial roadways for access to or from the proposed development. Accordingly, the City will institute a temporary closure of the South Ireland Way ROW (for such duration determined by City Council) if it is observed that construction traffic is entering or exiting Kings Point through Centennial neighborhoods via South Ireland Way or East Long Avenue.

To provide the developer and the City of Aurora with a formal response on this matter, the City Council of Centennial will consider a Resolution documenting its support for the current proposed configuration of CSP No. 2 at a meeting to be determined in June/July. The City will also provide a letter from Mayor Noon documenting the City's support, to be provided in advance of the Council's consideration of a Resolution in June/July.

2. The City of Centennial requests that Aurora Staff continue to work with Centennial Staff on the installation of one or more signs near the East Dry Creek Road / South Ireland Way intersection to direct eastbound traffic to East Arapahoe Road via South Gartrell Road.

Should you have any questions on this response letter please contact me directly at dholcomb@centennialco.gov or (303) 754-3315.

Regards,

A handwritten signature in black ink, appearing to read 'Derek Holcomb', with a long, sweeping horizontal stroke extending to the right.

Derek Holcomb, AICP  
Deputy Director, Community Development  
City of Centennial

Cc: Mayor Cathy Noon, City of Centennial  
Councilmember Mark Gotto (District 3), City of Centennial  
Councilmember Ken Lucas (District 3), City of Centennial  
Elisha Thomas, Interim City Manager, City of Centennial  
Andy Firestine, AICP, Assistant City Manager, City of Centennial  
Robert C. Widner, City Attorney, City of Centennial  
Steve Greer, Director of Community Development, City of Centennial