



Planning
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Aurora, Colorado 80012
303.739.7250

January 9, 2025

Jack Beckwitt
Lennar
9193 Jamaica Street, 4th Floor
Englewood, CO 80112

Re: Second Submission Review: The Aurora Highlands Lennar Phase 1 Site Plan - Site Plan and Plat
Application Number: DA-2062-61
Case Numbers: 2024-4018-00; 2024-3038-00

Dear Jack Beckwitt

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.

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 January 28, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Patrick Chelin – Aerotropolis Area Coordinating Metro District
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-61rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide green court access and landscape, provide usable open space for alley loaded lots, add trail nodes (Planning)
- Provide landscape typicals for all lot types, review density of curbside landscape (Landscape)
- Add trail nodes (PROS)
- Correct the misalignment of N. Haleyville St. at E. 26th Avenue (Traffic)
- Modify turn lane radii in fire lanes (Life/Safety)
- Label curb returns (Public Works/Engineering)
- Revise conformance letter, label easements per use (Water)
- Revise the legal description and check tract labels (Land Review Services)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use

- 1A. County records indicate the ownership has changed. Please add the owner to the cover sheet and letter of introduction. Add a signature block for the property owner.
- 1B. Repeat comment: Lots fronting the Tract M open space are considered green court lots. At least 50 percent of the Green Court open space area shall be landscaped and 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.
- 1C. The Master Plan requires nodes to be located every 660 feet along the trail corridors located along Warm Springs Avenue and the ECCV water line easement. Please consult PROS regarding the requirements and incorporate the nodes in your plans.

2. Completeness and Clarity of the Application

Letter of Introduction

- 2A. Add the name of the new property owner.
- 2B. Revise the Site Plan title to be consistent with the plans.
- 2C. Reference the trail corridor in PA-79 and the required notes. Clarify where there is an adjacent neighborhood park.

Alley Loaded and Green Court Lots and Standards

- 2D. Provide sidewalk access to all alley-loaded lots fronting open space tracts. The access should also connect to the adjacent public streets and guest parking spaces. The front door of each dwelling unit should be accessible to the street without having to walk through the alley.
- 2E. Each small residential lot shall incorporate a private outdoor space consisting of a minimum of 180 square feet with a minimum width of 10'. Ensure it meets the minimum dimensional requirements. A front yard may be counted toward this requirement if the front yard meets the minimum dimensions, and the space includes a front porch, deck, or similar space with minimum dimensions of six feet by eight feet. Demonstrate on the lot typicals where this will be available for the alley-loaded lot type. A Green Court Dwelling that meets the requirements in Section [146-4.2.3.C](#) has satisfied this common open space requirement.
- 2F. 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 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.

General

- 2G. Show, label, and dimension all existing and proposed easements and ensure easements are labeled consistent with the plat. Include associated subdivision plat information and/or reception numbers for existing easements. Note easements that need to be vacated.
- 2H. Label all adjacent subdivision plats, lots, and blocks and include the reception number.
- 2I. Label adjacent zone districts, including areas across public streets.
- 2J. Revise the Site Plan title to remove "Filing". Update the title on all sheets.
- 2K. Show the right-of-way line for Warm Springs Avenue in black and label. Label and dimension the sidewalk easement, and all other easements adjacent to Block 8.
- 2L. Remove hatches/symbols for existing conditions that will be removed per this development.
- 2M. Consult Land Development Services to determine whether access easements are required for sidewalks located in tracts.
- 2N. Consult Traffic to determine whether sight line easements are required along Fultondale Street.
- 2O. The eastern loop lane doesn't appear to align with the curblineline of Highlands Creek Parkway. Will there be modifications? If so, please explain. Additionally, will there be any impact on the curbside landscape? Will Preliminary Plat #9 need to be revised?
- 2P. Revise the text in the Open Space table so it is black, not gray tones. Gray will not reproduce well.

Fencing

- 2Q. Include setbacks for each fence type.
- 2R. Show sight line easements if required and add to plat.
- 2S. Add the maximum height and opacity for front yard fences.
- 2T. Identify the spacing of columns.
- 2U. Identify fence setbacks from back of walk on the landscape lot typical.
- 2V. Add setbacks for all fence types.

3. Landscaping

- 3A. We are concerned the curbside area is over-planted. The plants are generally within a 160 sf bed, which requires 4 shrubs. There are typically 15 shrubs/grasses in each. Over planting may look good initially but the bed will be overgrown within 2-3 years.
- 3B. Itemize the requirements for each lot typical separately (corner vs. interior) and adjust the requirements according to the proposed width. There don't appear to be any small lots (35-50') on a corner, so that typical can be deleted. Add a category for 140' specifically for Lot 14, Block 10 and add a landscape typical. The typical should be based on the unique shape of that lot. Reference Table 4.7-3 for residential yard landscape requirements. Itemize trees, shrubs, and special feature options per lot size. An example has been provided on Sheet 24.
- 3C. Add a lot typical for alley-loaded lots that front a green court.
- 3D. Revise the lot typical to be to scale. The depth of the single-family detached lots are typically 110', regardless of frontage.
- 3E. Tract landscape should be distributed throughout the entire tract.
- 3F. Tracts Q and P are located behind a masonry wall. Is there a reason? They are inaccessible.
- 3G. Label all streets and include classification.
- 3H. Ground cover symbols/hatch on the plans should match the Legend. Adjust scale as needed.
- 3I. Label all existing and proposed easements.
- 3J. Label all streets and include the classification.



- 3K. Show grading and label major contours.
- 3L. The sum of the areas should equal the total in the Site Data Table.
- 3M. Per Planning comments, show access to all alley-loaded lots and provide nodes along the trail corridors.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

Site Plan

- 4A. Label all existing and proposed curb returns.

5. Traffic (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Letter

- 5A. Traffic Letter is approved.

Site Plan

- 5B. Repeat comment: Address the misalignment of N. Haleyville St. at E. 26th Avenue.

6. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan

- 6A. Fire lane signs should be located on the inside portion of the looped lane.
- 6B. Depending on the adjacent parking conditions of the site, a larger outside turning radius may require an “eyebrow” configuration to support Fire Apparatus turning movements in the loop lanes. Please work with engineering to determine minimum turning radii.
- 6C. The current fire lane turning radii in the alleys are insufficient. The fire lane radii need to be increased to meet the COA Roadway Standard. If the radii are not increased, the fire lane will be required altered and delineated as reflected at the highlighted locations.

7. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

Site Plan

- 7A. Revise easement name(s) per redline comments.
- 7B. Signs shall not be located within the meter easement.
- 7C. Water meters shall be located within a landscaped area.
- 7D. Ensure the edge of the water meter pit is at least 2-feet from the hardscape.
- 7E. Consider not planting trees between service lines for ease of maintenance, mitigating damage to the trees during maintenance, and preventing tree roots from damaging the service lines. A 5-foot separation from the edge of sanitary service lines is preferred and a 5-foot separation is required from the edge of the water meter pit.

Plat

- 7F. Easements meant to cover water, sanitary and storm mains shall be named after the types of utilities they cover, i.e., "water, sanitary & storm easements". Must differentiate from "Utility Easements" meant to cover 3rd party dry utilities.

Utility Conformance Letter

- 7G. Include water and sanitary demand calculations based on the proposed dwelling unit number and compare to what was approved in the MUS. Include relevant pages from the approved MUS as attachments to the letter.
- 7H. Address the letter to Chong Woo.



8. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

Site Plan

- 8A. Per the Master Plan, trail nodes are to be provided approximately every 660' along trail corridors. The nodes should provide amenities including benches, shade structures, exercise equipment, and/or light recreational activities. This is applicable along Warm Springs Avenue, as well as the trail along the old Harvest Road alignment.

9. Land Development Review (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

Plat

- 9A. Revise the covenants to reflect only the applicable county and reception number.
- 9B. Revise the legal description per the comments.
- 9C. General Note #12: This easement will need to be restricted or released prior to plat approval.
- 9D. Remove General Note #15, it is not a standard City of Aurora Plat note. It can appear on the site plan or civil drawings.
- 9E. Add the second bearings and distances tie on Sheet 3 and remove the length of found monuments.
- 9F. Revise POC to POB bearing to match the property description or revise the property description to match the graphics.
- 9G. The length of L25 in the closure report does not match the table.
- 9H. Revise gas and utility easement per redlines. Extend the G.E.'s through the U.E.'s.
- 9I. Label all easements. Include reception number(s) for existing easements.
- 9J. Revise the Block # reference on Sheet 7.
- 9K. Address overplotting as noted.
- 9L. Provide an 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.
- 9M. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 9N. 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 no later than your second submittal of the plat.
- 9O. Please 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.
- 9P. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 9Q. All missing reception numbers must be inserted prior to plat acceptance.

Site Plan

- 9R. Match the plat description to include comments on the plat.
- 9S. Confirm Tract labels.
- 9T. Extend the U.E. in Block 8 and Block 14 to match what is shown on the plat.