



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

AuroraGov.org

February 28, 2025

David Andrews
Edifice North
108 Seminole Court
Lyons, CO 80540

Re: Initial Submission Review: Horizon Uptown Phase 9 – Site Plan and Plat
Application Number: DA-1469-18
Case Numbers: 2025-4001-00; 2025-3006-00

Dear David Andrews:

Thank you for your initial submission, which we started to process on February 3, 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 outside agencies.

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 March 21, 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.

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 reacted will be closed and retired.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: Tyler Scarlett, Merrick & Company
Brit Vigil, ODA
Filed: K:\\$DA\1469-18rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pay the invoice before making a second submittal (see Item 2)
- Update the Letter of Introduction to include additional information (see Item 2)
- Review green court requirements in the UDO and ensure the Site Plan complies with these (see Item 3)
- Verify compliance with all lot sizes and lot types in the HUDSG (see Item 3)
- Address comments on block lengths and street classification (see Item 4)
- Review potential adjustment requests and look at alternatives layouts to comply with the UDO (see Item 5)
- Provide a preliminary approval letter from the HUDRB (see Item 6)
- Revise landscape tables and provide the required detention pond landscaping (see Item 7)
- Review Civil Engineering comments on the street cross sections (see Item 9)
- Address comments on the TIS and coordinate additional discussions on Crossroads Boulevard (see Item 10)
- Ensure that all water meters comply with Aurora Water requirements (see Item 12)
- Provide the requested information from PROS on Sheet 14 to verify ADA accessibility (see Item 13)
- Review all comments from Land Development Services on the Site Plan and Plat (see Item 15)
- Address and respond to comments from Xcel Energy (see Item 16)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No neighborhood comments have been received since the initial application submittal. Therefore, a neighborhood meeting will not be required at this time.

2. General Planning Comments

- 2A. Please pay the invoice in the amount of \$40,331.10 prior to making the second submittal of the application. The second submittal cannot be referred out until the invoice is paid. Please note that if any adjustments are requested (see Item 5), a new invoice will need to be prepared because a public hearing will be required in lieu of an administrative decision. Please coordinate with your Case Manager prior to paying the invoice or resubmitting the application.
- 2B. Update the Letter of Introduction to include the additional information where requested.
- 2C. Include the detention pond area east of Crossroads Boulevard in the Vicinity Map.
- 2D. Make minor revisions to the Data Block per redline comments.
- 2E. Fix the numbering of the notes on Sheet 2.
- 2F. Some of the matchlines are incorrect. Please update with the next submittal.

3. Zoning and Land Use Comments

- 3A. One of the green courts (Tract H) does not comply with the green court requirements in the UDO. The UDO states that "each green court dwelling development shall have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks on both sides." The lots fronting this green court are only surrounded by an alley on all sides. This configuration is problematic and will not be supported. Please look at options to reconfigure the layout for the northern portion of the Site Plan as there are a number of requirements that are not being met in this area.
- 3B. One of the green courts (Tract I) is longer than 360'. The UDO states that the maximum length of a green court measured from any street is 360' in length. The proposed layout would require an adjustment.
- 3C. The minimum lot width for both the cottage and green court lot types in the HUDSG is 32', but the current plan includes lots that are a minimum of 30' wide. This would require a variance from the HUDRB prior to city approval.
- 3D. The lot details for the street-facing cottage lots (i.e. not green courts) are missing from Sheets 3 and 4. Please include these with the next submittal.



- 3E. Green court porches are required to be a minimum of 100 square feet per the HUDSG. The proposed porches appear to be ~94 square feet.
- 3F. The HUDSG state that a minimum of two lot types (i.e. cottage, green court, attached cottage, etc.) are required on each block. This cannot be easily confirmed because the lot types on Sheet 5 are broken down by lot sizes and not just lot type. Please provide an additional plan (such as in the Letter of Introduction or in the response to comments) that just shows the distribution of lot types.
- 3G. Please clarify the timeframe that the temporary swale that runs along Crossroads Boulevard will exist. What is the trigger for removing it? Please include notes in the Site Plan regarding this. This swale could significantly impact development east of Crossroads Boulevard in the future.
- 3H. Are any monument signs proposed in this phase, such as at 6th Avenue and Crossroads Boulevard? If so, please show the location in the Site Plan and include a detail of the sign to ensure consistency with the HUDSG.

4. Streets and Pedestrian Comments

- 4A. Additional conversations are needed regarding the cross section for Crossroads Boulevard. Its current designation as an arterial street limits street connectivity within this phase (which contributes to many areas not complying with the UDO) and is not supported by the anticipated ADTs in the Traffic Impact Study. A collector street would be more appropriate given the context and would also offer more flexibility. Please contact ODA to set up a meeting with Planning, Traffic Engineering, and Civil Engineering to discuss this further.
- 4B. The block length from 8th Avenue to 10th Place exceeds the UDO maximum length of 700', as well as the HUDSG standard for Central Park East that states that the intersection of 10th Place and Crossroads Boulevard shall be no more than 500' from the intersection of 8th Avenue and Crossroads Boulevard. Please look at options for reconfiguring this portion of the Site Plan to comply with requirements.
- 4C. The block length for the units fronting 6th Avenue exceeds the UDO maximum length of 700' (~800'). In addition, the Central Park South standards state that there shouldn't be more than 550' between access points. It may be difficult to meet this requirement now given the existing conditions, so an adjustment may need to be requested here and could likely be supported if the other areas within the Site Plan that are not complying are revised to meet requirements.
- 4D. Please consider connecting 6th Place through to Crossroads Boulevard so that the street grid continues through this area. This would likely require that Crossroads Boulevard be reclassified from an arterial to a collector street.
- 4E. Some of the green court units throughout the Site Plan do not have adequate guest parking per the UDO. Green court guest parking must be within 200' of the front entrance of each dwelling and can't be accessible only by walking through an alley.
- 4F. Coordinate with Civil Engineering on where the 6th Avenue street construction should end. It should likely be improved (with sidewalks and curbside landscaping) to the eastern edge of the proposed detention pond since that is being constructed as part of this phase.
- 4G. Crossroads Boulevard would be a custom street name and would require review and approval from the city's addressing committee. Please coordinate with Phil Turner prior to resubmitting to determine if this process will be pursued or not. If not, please include the correct street name with the next submittal.

5. Adjustments

- 5A. The current layout would require a number of adjustments related to block length and green court standards as outlined in Items 3 and 4. Before resubmitting, please work on reconfiguring the layout to comply with UDO requirements as much as possible. Staff is open to meeting to discuss alternative layouts. Please note that any adjustments would trigger a public hearing at the Planning and Zoning Commission in lieu of an administrative decision.
- 5B. If any adjustments are requested, please note the adjustments on the Cover Sheet. Include the applicable code section, what is required by code, and what is proposed.
- 5C. If any adjustments are required, or any variances are requested from the HUDSG, they should be outlined in detail in the Letter of Introduction. Justification should be provided for each per Section 146-5.4.4.D.3.



6. Architecture and Urban Design Comments

- 6A. Please provide a preliminary approval letter from the Horizon Uptown Design Review Board prior to the administrative decision. If any adjustments are requested from the UDO, or variances are requested from the HUDSG, the letter must specifically address these.

7. Landscaping Comments (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 10

- 7A. 6th Place is shown as connecting to Crossroads Boulevard on the Plat and not on the Site Plan. Please ensure that they match.

Sheet 20

- 7B. Clarify the street name.
7C. Include a landscape table documenting the required and provided detention pond landscaping.
7D. Make the requested revisions to the tables.

Sheet 21

- 7E. Darken the grading, utilities, and easements.
7F. Include the hatches in the legend.
7G. Clarify what the numbers with the circles are.
7H. The hatches being provided in the legend and on the plan need to be darker.
7I. Provide the written scale.

Sheet 22

- 7J. General Comment: There is not a code requirement that prohibits the green buffer strip between the front yard and sidewalk for a single-family residential lot. How does maintenance work? How does the homeowner know where their front yard ends and this green buffer starts? How does maintenance of the sidewalk occur? Does the homeowner shovel half the walk? Why not just include the strip as part of the front yards of each of the residences?

Sheet 23

- 7K. Add the mail kiosk to the legend.

Sheet 24

- 7L. Clarify the street name.
7M. There does not appear to be any plant material associated with the 2 VMM plant callout.

Sheet 28

- 7N. Label the pond and provide the required detention pond landscaping. If the pond is being constructed with this application, then the landscaping for it is required as well. Label the 100-year water surface elevation.

Sheet 30-31

- 7O. Add the street names.
7P. Label the utility.

Sheet 32-33

- 7Q. Address the redline comments on the lot typicals.
7R. Code allows for landscaping provided in green courts to count towards the front yard landscape requirements. That needs to be noted on any lot typical that is going to apply that code allowance. There are several lot typicals that include utility easements and trees are not permitted within the easements. If a lot fronting a green court does not have trees due to utility conflicts within the green court and the front / side yard tree requirements cannot be met, then an adjustment should be requested.
7S. Make the fence symbology for the fencing more close match between the legend and the lot typicals.

8. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 8A. Please submit a preliminary digital addressing .SHP or .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers at a minimum: parcels, street lines, and building footprints (if available). Please ensure that the file is in NAD 83 Feet, State Plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .DWG file that is a 2013 CAD version. Eliminate any linework outside of the target area. More information can be found at [here](#), or by contacting CADGIS@auroragov.org.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 9A. Address redline comments on the typical section for a local street.
- 9B. Add the note to Sheet 2 regarding compliance with ADA requirements.
- 9C. The west half of Crossroads Boulevard, including half of the median, is the responsibility of this development.
- 9D. The 4-lane arterial with a raised median does not match the section shown in S1.5.
- 9E. Remove the splash block as they are no longer used on new construction.
- 9F. The typical section of 6th Avenue doesn't match what is shown in the PIP.
- 9G. Label all the proposed curb return radii.
- 9H. Show the required receiving ramps.
- 9I. Dimension the curbside landscaping where requested.
- 9J. Label the roadway classification and dimension the ROW width on all sheets.
- 9K. The minimum grade for asphalt is 1% per the 2025 Roadway Manual.
- 9L. Show and label the TOW and BOW elevations for the concrete walls.
- 9M. Clarify what is happening towards the end of 6th Avenue.
- 9N. Add the requested street lighting note to Sheet 40.
- 9O. Adjust lighting on Sheets 41-45 per redline comments.

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

- 10A. Address all redline comments on the Traffic Impact Study and resubmit with the next submittal.
- 10B. The ADT for 2050 for Crossroads Boulevard (10,415) indicates the need for Crossroads Boulevard to be a collector, not an arterial. In addition, it is shown as a collector in the MTIS.
- 10C. Add the requested note on Sheet 2 for the traffic signal escrow.
- 10D. See redline comments regarding roadway spacing along Crossroads Boulevard if it's a collector versus an arterial. If additional intersections are added, they should be analyzed in the TIS.
- 10E. Provide easements for future traffic signal equipment where requested.
- 10F. Adjust sight distance triangle locations where requested.

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

- 11A. Reference the 2021 IBC and the 2017 A117.1 ANSI standards in the notes on Sheet 2.
- 11B. Fix the numbering of the notes on Sheet 2.
- 11C. The local 64' ROW Street does not appear to match any detail from the current Roadway Manual. Please ensure the proposed ROW correlates with the current Roadway Manual and is accepted by Engineering.
- 11D. The typical 23' Alley does not appear to match any detail from the current Roadway Manual. Please ensure the proposed ROW correlates with the current Roadway Manual and is accepted by Engineering.
- 11E. Add the requested ADA note to Sheet 2.
- 11F. On the Landscape Plans, show the locations of all fire hydrants and mail kiosks and provide symbols in the legend.

12. Aurora Water (Jenny Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)

- 12A. The Site Plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.
- 12B. Water meters must be 2' from the edge of hardscapes. Please show the distance between the edge of meter lids and hardscapes.
- 12C. Show all existing storm, water, and sewer sizes with the next submittal.
- 12D. Bring the water meters to the front layer of the sheets for visibility.
- 12E. No trees shall be planted within 5' of the meter pits or water meters.
- 12F. No shrubs shall be planted within 3' of a water meter.
- 12G. No street lights shall be within 5' of a fire hydrant.
- 12H. Show the easement for the detention pond on the Plat.
- 12I. Include the new water and sanitary demands of the proposed unit counts in the Utility Conformance Letter.



13. PROS (Abigail Scheuermann / 303-739-7169 / ahscheue@auroragov.org / Comments in purple)

- 13A. Add the standard PROS note to Sheet 2.
- 13B. Advisory Comment: The applicant has indicated that the open space / SUP area identified in the Master Plan will be included in a subsequent filing directly north of 10th Place. Please ensure this area is clearly identified on any future filings. Please refer to the PROS Dedication and Development Criteria Manual to ensure compliance with PROS design criteria.
- 13C. On Sheet 14, label the longitudinal grade and widths of all sidewalks, trails, and paths on all grading sheets to ensure compliance with ADA accessibility standards.

14. Taps (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)

- 14A. Storm drain development fees are due prior to final mylars. Please contact Melody to receive the invoice.

15. Land Development (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 15A. Address all redline comments on the Plat and Site Plan.
- 15B. 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.
- 15C. Advisory Comment: Send in the Certificate of Taxes Due showing they are paid in full up to and through the Plat approval date of recording. This can be obtained from the County Treasurer's office. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
- 15D. Advisory Comment: 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. Please check these items before sending the Plat in for recording.
- 15E. Advisory Comment: All missing reception numbers will need to be inserted prior to Plat acceptance.

16. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 16A. See attached comment letter.

17. Aurora Public School District (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

- 17A. APS agreed to apply the school land dedication requirement for the purposes for calculating cash-in-lieu of land as Site Plans are approved for Horizon Uptown. The district will require cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the 16.5 acre school site dedication for the development. At this time, the obligation for the number of units approved does not exceed the 16.5 acre school dedication.



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

February 12, 2025

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

Attn: Sarah Wile

Re: Horizon Uptown Phase 9, Case # DA-1469-18

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has **conflicts** with **Horizon Uptown Phase 9**. Please be aware that natural gas *must* be located on the drive side of the following lots and cannot be located within the 10-foot-wide utility easements abutting the tracts as shown on the plat:

1. Lots 1-21 and 35-42 in Block 1, Tract H
2. Lots 11-22 in Block 3, Tract J

Please note that the gas easement as shown between Lots 15 and 16 in Block 1 cannot be located in this configuration within the tract.

Natural gas distribution facilities require minimum 6-foot-wide utility easements *within each lot* on the side of the lot that is drivable pavement (minimum 8-feet wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure.

Additionally, within the lots enumerated above, there are a number of pocket water easements that hinder the use of the alley-side of these lots for natural gas.

What is the use of the pocket water easements?

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

AURORA PUBLIC SCHOOLS - STUDENT YIELD
2/25/2025

Horizon Uptown Phase 9 (DA-1469-18)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	72	0.7	50
MF-LOW	128	0.3	38
MF-HIGH		0.145	0
TOTAL	200		89

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	24	0.16	12	36	0.2	14	50
MF-LOW	0.17	22	0.08	10	32	0.05	6	38
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		46		22	68		21	89

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	46	0.0175	0.8092
MIDDLE	22	0.025	0.5440
HIGH	21	0.032	0.6656
TOTAL	89		2.0188

Horizon Uptown Tracking - 2/25/2025

Filing	SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement
Horizon Uptown NO 1	86	60		146	58	20	78	1.8006
Horizon Uptown CSP NO 2			246	246	28	7	35	0.805
Horizon Filing 3		203		203	51	10	61	1.3347
Horizon Phase 4 DA-1469-12			104	104	12	3	15	0.3403
Horizon Phase 5 DA-1469-14	73	72		145	55	18	73	1.667
Horizon Phase 6 DA-1469-13	88	72		160	62	21	83	1.9122
Horizon Phase 7 DA-1469-15	63	54		117	45	15	60	1.3851
Horizon Phase 8 DA-1469-16								
Horizon Phase 9 DA-1469-18	72	128		200	68	21	89	2.0188
Total	382	589	350	1,321	379	115	494	11.2637