



Planning  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

*AuroraGov.org*

October 2, 2024

Patrick Chelin  
Aerotropolis Area Coordinating Metro District  
1526 Cole Blvd., Suite 100  
Lakewood, CO 80401

**Re: Third Submission Review – The Aurora Highlands North – Area C - Site Plan**  
Application Number: DA-2062-44  
Case Numbers: 2023-4023-00

Dear Mr. Chelin:

Thank you for your submittal. We have reviewed your Site Plan 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 agencies.

As previously discussed, the approval of this Site Plan is subject to the approval of an amendment to the Public Improvement Plan (PIP). The Administrative Decision date will not be scheduled until the amendment has been submitted and reviewed and Public Works confirms the Site Plan is in conformance with the PIP.

After the Administrative Decision, a technical corrections submittal is required to address all outstanding redline comments. 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 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 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning and Business Development

Attachment: Xcel Energy Comments

cc: Jeff Killion, Matrix Design Group  
Jacob Cox, Director of Development Services  
Justin Andrews, ODA  
Filed: K:\\$DA\2062-44rev3.rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Approval is subject to the approval of a PIP amendment (Public Works Engineering)
- Revise the planning areas in the letter of introduction, including alley loaded lot typical (Planning)
- Update TIS intersection turn movements (Traffic)
- Add easements, revise dead-end line on E. 38<sup>th</sup> Place (Water)
- (Life/Safety)
- Revise Key Map colors, update motor court typical, show TAH ISP #1 landscape, update site data and tract area (Landscape)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

##### ***Letter of Introduction***

- 1A. The letter states PA-45 is included however it is labeled as “*Not a Part*” on the Site Plan. Revise for consistency.
- 1B. Reference the total number of proposed dwelling units.
- 1C. Clarify what the ultimate condition of E. 38<sup>th</sup> Parkway will be.
- 1D. Please be advised that the PIP amendment must be submitted and approved for the proposed site plan to comply with the approved plans.

##### ***General Comments***

- 1A. The city attorney needs to verify whether the Public Service Company (PSCo) signature block is acceptable or if it needs to be formatted as an owner’s signature block.
- 1B. Repeat Comment: Provide a lot typical for the alley-loaded lot and clarify if they will be for single-family detached or duplexes. Show all setbacks, easements, and utility services. Update the Site Data if any duplex residential is proposed.
- 1C. The motor court lot typical shows access from the shared drive to the “rear” of the 4-pack. Will there be sidewalks in the adjacent tracts to connect to?
- 1D. Add a note that Tract FF in PA-46 is intended to provide future access to PA-48 and show an access arrow on the Context Map on Sheet 5.
- 1E. Show the existing and/or proposed right-of-way for E. 38<sup>th</sup> Parkway to the Aerotropolis Parkway intersection.
- 1F. Remove the criteria tables on Sheet 4. They are not required with a Site Plan.
- 1G. Add a note that sidewalks through open space tracts shall be connected to a sidewalk or trail with a future Site Plan.
- 1H. Remove the signage at the Reserve Boulevard and E 38<sup>th</sup> Parkway intersection.
- 1I. Address all comments and notations in the redlines.

#### **2. Landscaping**

- 2A. Revise the Site Data Table to be consistent with the area/acreage on the cover sheet. The sum of the areas needs to equal the total site area.
- 2B. Add footnotes to tracts that include detention or drainage facilities and identify the total area of the tract relative to what is shown in the table.
- 2C. The area shown in the landscape plans for Tract I, PA-46 does not match the area in the Tract Landscape Table.



- 2D. Revise the landscape typical for the motor courts to number each lot and identify the landscape requirements per lot.
- 2E. The colors in the Lot Key Map should be consistent with the legend.
- 2F. Ensure symbols and hatches are dark enough to be visible.
- 2G. Redistribute the landscape more evenly throughout Tract A, PA-44.
- 2H. Show the curbside landscape along Reserve Blvd. and E. 38<sup>th</sup> Parkway screened back and reference The Aurora Highlands for ISP #1, Case Number 2019-6016-00.
- 2I. Label and dimension all sidewalks.
- 2J. The signage shown at the intersection of Reserve Boulevard and E 38<sup>th</sup> Parkway was recently removed from the TAH ISP #1. Is there a reason it was added to this submittal? It was not included in the first two submittals.

### ***Fencing***

- 2L. There are additional locations of reverse lots that will have fence restrictions. Please see the locations on the redlines.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **3. Civil Engineering (Sergio Um / 303-739-7563 / [sum@auroragov.org](mailto:sum@auroragov.org) / Comments in green)**

- 3A. Repeat Comment: Approval of this site plan is subject to the approval of a Master Plan and PIP amendment. Documents were provided to the applicant on March 11, 2024.
- 3B. It seems the infrastructure improvements for PA-44 were completed already. Add a note stating so on Sheet 8.
- 3C. Revise the label for PA-44 and/or Pond 8571 on Sheet 9.
- 3D. The current PIP shows Section 29 includes PA-46. The roadways required to support the development of Section 29 include the road connecting I-70 to 38<sup>th</sup> Avenue via Powhaton Road, complete the roadway section of TAH Parkway from 38<sup>th</sup> Avenue to 26<sup>th</sup> Avenue, the north half of 26<sup>th</sup> from the line dividing Sections 29 and 30 to Powhaton Road.
- 3E. Remove the curb ramps as noted on the redlines.

### **4. Traffic Engineering (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)**

#### ***Traffic Study***

- 4A. Revise turn lanes per the volume comments on the redlines.

### **5. Aurora Water (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)**

- 5A. The maximum number of homes served on a dead-end water main is 12. Revise E. 38<sup>th</sup> Place.
- 5B. Remove the 2<sup>nd</sup> manhole in the N. Muscadine Street cul-de-sac. Center the sanitary manhole and add a stub behind it for the north cul-de-sac connections.
- 5C. A 16' UE is required for the water main for the sections located in Tract A, outside of the ROW, as noted on Sheet 45. Trees are not permitted in utility easements. A drainage easement is required for the storm sewer crossing Tract A.
- 5D. Water, sewer, and drainage utility easements are required for the water main outside of the ROW, as noted on Sheet 48. Please delineate the utility easement widths for three public mains crossing Tract A. Trees are not permitted in utility and drainage easements.

### **6. PROS (Scott Hammons / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in purple)**

- 6A. Thank you for including an updated open space tracking chart.
- 6B. Drainage infrastructure cannot be counted for open space. Please revise the area numbers.
- 6C. Revise PA-44 to show all detention.



6D. Please label grades and widths on all sidewalks/trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements. This can be shown on this plan set or the civil drawings.

**7. Fire/Life Safety Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)**

7A. Fire hydrants shall be included along with the construction of water main(s) and roadways. Revise the phasing plans to include fire hydrants.

7B. Repeat Comment: Fire hydrants shall be included along with the construction of the water main and roadways. Please revise to include fire hydrants on E. 38<sup>th</sup> Parkway.

**8. Energy and Environment (Maria Alvarez / [malvarez@auroragov.org](mailto:malvarez@auroragov.org) )**

8A. Advisory Comment: A portion of your site is within this 2000' setback from an existing and/or planned oil and gas facility. Currently, there are no City regulations against constructing residences within this setback from an existing oil and gas facility, however, there is a pre-sale requirement to notify future owners of the fact. The following notice language appears in UDO Section 146-3.3.5.DD.2:

Notice to Purchasers"

- a. A seller of real property upon which an oil or gas well or facility has been located shall provide written notice of the existence of such well to a purchaser of such real property before the closing of the sale. The seller shall cause the following notice to be recorded with the clerk and recorder of the appropriate county.

Notice: The property known as [legal description and address] contains an oil and/or gas well.

This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply to any subsequent sale of the property.

- b. Vendors of residentially zoned real property within a state-determined setback shall provide the following notice to prospective purchasers in 14-point bold type on a single sheet of paper that is signed by the prospective purchaser before entering into a contract for purchase:

Notice: Nearby oil and gas facility. This property is located within a state-determined setback from an oil and gas facility. Vendors of residentially zoned real property within a state-determined setback from an oil and gas facility shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:

Notice: The property known as [legal description and address] is located within a state-determined setback from an oil and gas facility.

This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply upon any subsequent sale of the property.

**9. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

9A. See attached comment letter.



#### Right of Way & Permits

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Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

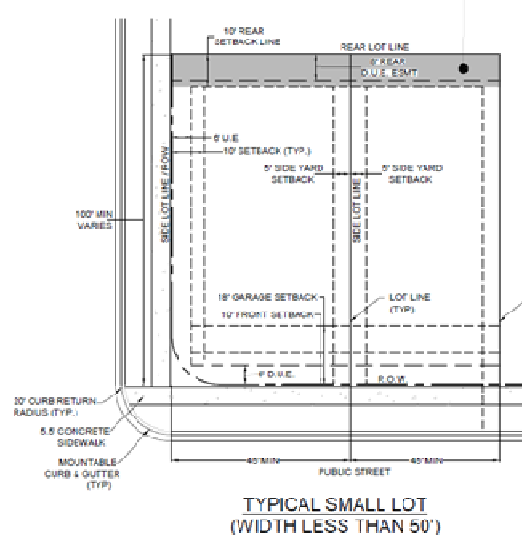
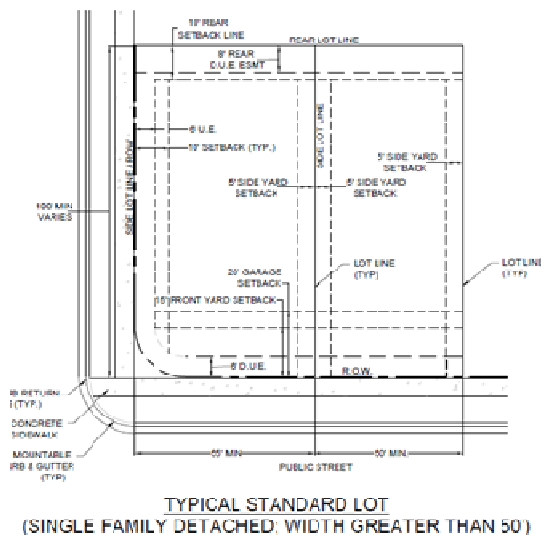
September 4, 2024

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

Attn: Debbie Bickmire

**Re: The Aurora Highlands North - Area C – 3rd referral, Case # DA-2062-44**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the 3<sup>rd</sup> referral documentation for **The Aurora Highlands North - Area C**. While the comment response says "acknowledged" regarding PSCo's second round letter, it does not appear that "DUE" was expanded to 9- or 10-feet on the plan:



Additionally, at the lot level it appears that the easements not are labeled as "D.U.E" but as "U.E" on the snip below:

