

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



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March 20, 2023

Cindy Myers
Century Communities
8390 E Crescent Parkway 650
Greenwood Village, CO 80111

Re: Second Submission Review: The Aurora Highlands – Site Plan No. 21 and Final Plat
Application Number: DA-2062-37
Case Numbers: 2022-4055-00; 2022-3087-00

Dear Ms. Myers,

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 and outside agencies.

Your Administrative Decision date is tentatively set for April 12, 2023. Please remember that all abutter notices must be sent, and the site posted at least 10 days prior to the approval 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. The city will send an updated list of registered neighborhood groups within one mile of the site. Take all necessary steps to ensure an accurate list is obtained.

A technical corrections submittal is required following the Administrative Decision 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 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

Attachment: Xcel Energy Comments

cc: Samantha Pollmiller, Norris Design, 1101 Bannock Street Denver, CO 80204
Jacob Cox, ODA
Robert Taylor, Consultant
Filed: K:\\$DA\2062-37rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Aurora Highlands Sub. Flg. No. 17 must be recorded prior to the approval of this plat (Planning)
- Revise motorcourt easements to match the plat (Planning)
- Provide open fence in intervening tracts and revise fence symbols to be consistent (Landscape)
- Provide off-site improvements per the Public Improvement Plan (Public Works Engineering)
- Use open-style fencing adjacent to open space areas (PROS)
- Coordinate with Aurora Water regarding water wise landscape requirements (Landscape)
- Label marked crosswalks and add curb ramps (Traffic)
- Provide Certificate of Taxes Due, updated Closure Report, and Title Commitment (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Site Plan

- 1A. Clarify ownership. The signature blocks on the Site Plan do not match the Plat.
- 1B. Revise the site acreage to match the Plat.
- 1C. The easements on the motorcourt lot typical diagrams do not match the plat. Revise to be consistent.
- 1D. Review slopes in rear motorcourt yards to ensure the 180 sf open space area is usable.
- 1E. Add a “70’+” lot type category. Identify the applicable lots on the tracking exhibit and show the quantity in the tracking chart. This is to demonstrate the product mix and the different housing types per [Section 146-4.2.3](#), Table 4.2-8.
- 1F. Revise the title of Sheets 11-12 to remove reference to “Townhomes.”
- 1G. Review fence symbols, which seem to be inconsistent.
- 1H. Move the statement that the shade structure will require a separate permit to be located with the detail.
- 1I. Address all comments and notations on the redlines. Review the text to remove overwrites.
- 1J. Address minor comments in the Letter of Introduction.

Plat

- 1K. The subdivision plat cannot be approved and recorded until The Aurora Highlands Subdivision Filing #17 is recorded. Per [Section 146-4.3.10.B](#), “All lots shall have direct or indirect access to a dedicated public or private street.”
- 1J. Review motorcourt easements.

2. Landscaping Issues

- 2A. Fences along intervening open space tracts are required to be open-style metal pickets instead of masonry. You can wrap the corner with the masonry wall, but the remainder shall be a metal picket fence.
- 2B. As discussed, following the first review, Aurora Water (AW) has adopted a new turf conservation ordinance. You should confirm with AW this application is exempt from the new regulations. You are also strongly encouraged to implement water-wise measures and to remove/minimize the use of cool-season grasses.
- 2C. Clarify who will be involved in the maintenance agreement for the shared drives in motorcourts. Will the HOA be included?
- 2D. Provide landscape within the motorcourt around the shared drive.
- 2E. Reposition the landscape outside of the 180 sf. open space area on motorcourt lots.
- 2F. Review the topography at the rear of motorcourt lots to ensure the area will be usable for the homeowner.
- 2G. If motorcourt homeowners choose to install side yard fences, what type of fence will be permitted?
- 2H. Modify the landscape typical diagrams so the individual lots are not so similar.
- 2I. The metal picket fence symbols differ between the landscape plans and the Master Fence Plan. Revise to be consistent.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

Site Plan

- 3A. Per the approved Public Improvement Plan, there are several streets required that are not included as part of this site plan including Powhaton (Aerotropolis), the north half of 26th and 32nd. The timing of these ISP's or site plans needs to be carefully coordinated. This site plan will not be approved until those ISP's are submitted and approved.
- 3B. Are there ramps proposed at the sidewalk connections of Tracts B and C? See Sheet 9.
- 3C. Label sidewalk easements.

4. Traffic Engineering (Carl Harline / 303-739-7548 / charline@auroragov.org / Comments in amber)

- 4A. Label marked crosswalks and add curb ramps.

5. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

Site Plan

- 5A. Open-style fencing is required adjacent to open space tracts.

6. Real Property (Roger Nelson / 720- 587-2657/ ronelson@auroragov.org / Comments in magenta)

Site Plan

- 6A. Fill in the missing reception numbers.
- 6B. Label adjacent subdivision plats as noted on the redlines.
- 6C. Edit plans per redline comments.
- 6D. Contact Grace Gray at ggray@auroragov.org to initiate the license agreement process.
- 6E. Contact Andy Niquette at decationproperty@auroragov.org regarding easements to be dedicated by separate document.

Plat

- 6F. Provide a Certificate of Taxes Due.
- 6G. Provide updated title commitment dated within 30 days of the plat acceptance date.
- 6H. Provide a revised closure report.
- 6I. Revise quarter section labels as noted on the redlines.
- 6J. Fill in missing reception numbers.
- 6K. Label existing and proposed easements per redline comments.

7. Xcel Energy (Donna George / donna.l.george@xcelenergy.com

- 7A. See attached comment letter. No additional submittals are needed.

8. Mile High Flood District (Haley Koesters / submittals@udfcd.org)

- 8A. We appreciate the opportunity to review this submittal and have no additional comments to offer. Please feel free to reach out to me directly if there are questions or concerns.



9. Aurora Public Schools (Josh Hensley / jdhensley@aurorak12.org)

9A. The school land obligation for Site Plan No. 21 is adjusted based on the change in residential land use in the 2nd submittal.

AURORA PUBLIC SCHOOLS - STUDENT YIELD

3/16/2023

Aurora Highlands Site Plan NO 21 (DA-2062-37)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	178	0.7	125
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	178		125

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	61	0.16	28	89	0.2	36	125
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		61		28	89		36	125

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	61	0.0175	1.0591
MIDDLE	28	0.025	0.7120
HIGH	36	0.032	1.1392
TOTAL	125		2.9103

Aurora Highlands Development Tracking - 3/14/2023

Filing

CSP 1

CSP 2 DA-2062-06

Plat 4 DA-2062-10

Plat 5 DA-2062-11

Plat 8 DA-2062-14

Plat 10 DA-2062-16

Site Plan 14 DA-2062-20

Site Plan 16 DA-2062-23

Site Plan 15 DA-2062-21

Plat 6 DA-2062-13

Plat 13 DA-2062-17

Site Plan 17 DA-2062-26

Aurora Highlands North A DA-2062-31

Aurora Highlands North Area B DA-2062-33

Site Plan 7 DA-2062-36

Site Plan NO 21 DA-2062-37

Total

SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
84			84	42	17	59	1.3734	Approved
182	44		226	102	39	141	3.265	Approved
9			9	5	2	7	0.1472	Approved
47			47	24	9	33	0.7685	Approved
174			174	87	35	122	2.8449	Approved
176			176	88	35	123	2.8776	Approved
156	62		218	94	34	128	2.9583	Approved
273			273	137	55	192	4.4636	Approved
295	122		417	178	65	243	5.6254	Approved
26			26	13	5	18	0.4251	Final Mylars
13			13	7	3	10	0.2126	Tech Subm
97			97	49	19	68	1.586	Tech Subm
618	100		718	334	129	463	10.7618	2nd Submittal
589			589	295	118	413	9.6302	2nd Submittal
51	38		89	35	12	47	1.0837	2nd Submittal
178			178	89	36	125	2.9103	2nd Submittal
2,968	366	0	3,334	1,579	613	2,192	50.9336	



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

March 10, 2023

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

Attn: Debbie Bickmire

**Re: The Aurora Highlands Site Plan and Subdivision Filing No. 21 - 2nd referral
Case # DA-2062-37**

Public Service Company of Colorado's Right of Way & Permits Referral Desk
acknowledges the comment response for **The Aurora Highlands F21**.

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