

Planning Division  
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Aurora, Colorado 80012  
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October 20, 2023

Tom Clark  
Ventana Capital, Inc.  
9801 E Easter Ave  
Centennial, CO 80112

**Re: Second Submission Review** – Parklands Village 2 Phase 2 – Master Plan Amendment, Site Plan and Plat  
Application Number: **DA-2289-02**  
Case Numbers: **2021-7010-01; 2023-4011-00; 2023-3028-00**

Dear Mr. Clark:

Thank you for your second submission, which we started to process on September 8, 2023. 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 community members.

Several issues remain; however, those may be addressed in a technical submission after the administrative decision for this application. Please revise your previous work and send us a new submission after the decision date.

The administrative decision for this application is scheduled for November 8, 2023. Public notice and mailings for this decision are required to be posted and sent on or before October 29, 2023. The signs and notice for this requirement will be provided by Tuesday, October 24, 2023. Further instruction on mailing and posting will be provided when those items are ready.

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 303-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

Daniel Osoba, Planner II  
City of Aurora Planning Department

cc: Diana Rael, Norris Design  
Brit Vigil, ODA  
Filed: K:\\$DA\2289-02rev2



## *Second Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. No comments, questions, or concerns were received during this review from abutting property owners or registered neighborhood organizations.
- 1B. One comment from Xcel Energy was received during this review. Please review the comments at the end of this letter and provide a response to comments with the next submission. Note that the Aurora Public Schools comment is a continued advisory comment from the first review. No action is required nor a response to comment at this time for APS specific comments.

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

##### Generally

- 2A. There are AutoCAD SHX text items within the comments on all uploaded plans. All documents must be fully flattened or the text items must not be visible and/or selectable. Future submissions will not be accepted if they contain these items.

##### Site Plan Part 1 Comments

###### Sheet 1

- 2B. Exclude the super-pad area and redo the percentage calculations as the super-pad is not included in this site plan.
- 2C. Add an amendments block.

#### **3. Zoning and Subdivision Comments**

##### Site Plan Part 1 Comments

###### Sheet 6

- 3A. Continued Advisory Comment from 1<sup>st</sup> Review (No Action Required): Lot tracking advisory note for Neighborhood 2D: no more than 35% of the lots within Neighborhood 2D can be front-loaded small SFD units, and at least 40% of the units must meet or exceed the requirements for SFD standard lots. The remainder of the allowances for these units will be evaluated on the next site plan submittal which includes neighborhood 2D.

###### Sheet 8

- 3B. Add a note that this is the intended small lot percentage in Neighborhood 2D and small lot standards will be evaluated when the remainder of neighborhood 2D is submitted.
- 3C. Advisory note: if the small lot percentage exceeds 50% (UDO max; but allowed by the Master Plan), then the Master Plan standard will be applicable for neighborhood 2D and will be evaluated on the site plan containing the remainder of the neighborhood.

#### **4. Streets and Pedestrian Comments**

- 4A. Streets and Pedestrian comments have been addressed.

#### **5. Parking Comments**

- 5A. Parking comments have been resolved.

#### **6. Urban Design Comments**

- 6A. Urban Design Comments have been resolved.

#### **7. Landscaping Comments** (Kelly Bish / 303-739-7189; 303 / [kbish@auroragov.org](mailto:kbish@auroragov.org) & Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

##### Site Plan Part 1 Comments



*Sheet 35*

- 7A. Why is the shrub total not being met and noted on this table?
- 7B. According to the note at the bottom of the table, only a portion of this tract is included in the open space tract landscape requirements yet, there are no plant quantities indicated in this table to address the portion that is being included. For this tract in its entirety, include it in the street frontage buffer only.

*Sheet 36*

- 7C. Do not include this tract if it will be included with a subsequent filing.

*Sheet 37*

- 7D. For all typicals: Add "Or" as only 1 currently being provided.
- 7E. For each typical: Provide a scale for each typical or list as N.T.S.
- 7F. For each typical show the utility connections but not under the driveway.
- 7G. This tree cannot be in the U.E., shift up.
- 7H. This tree cannot be in the U.E. shift up and left.

*Sheet 39*

- 7I.  $221'5=44.2 \times 1.25=55.25$   
5% Evergreen and deciduous trees = 3, 15% tall shrubs 6' ht.=8,  
80% mixture of evergreen and deciduous shrubs = 44
- 7J.  $279'5=55.8 \times 1.25=69.75$ , 5% =3, 15% tall shrubs =10, 80% evergreen and deciduous shrubs=56
- 7K.  $279'5=55.8 \times 1.25=69.75$  Thus, 5% evergreen and deciduous trees = 3, 15% tall shrub 6' ht. = 10,  
80% mixture of evergreen and deciduous shrubs= 56
- 7L.  $221'5=44.2 \times 1.25=55.25$  Thus, 5% evergreen and deciduous tree=3, 15% tall shrubs=8, 80%  
mixture of evergreen and deciduous shrubs=44
- 7M. This should say evergreen or deciduous shrubs. There are several instances; see the redlines for details.

*Site Plan Part 2 Comments*

*Sheet 1*

- 7N. Include the proposed median treatment with this plan submittal.

*Sheet 2*

- 7O. For all sheets: The street trees regardless of who is installing them shall be darkened as they are being counted as the required curbside landscaping in this submittal.

*Sheet 14*

- 7P. Is this area expected to be another set of townhomes?
- 7Q. If the development to the east for the rest of Tract Q is known i.e. the layout is defined, then include that in Tract Q grayed back and label it as future development. Then base the landscape tract area on the remainder of the open space. OR... create a separate tract that includes just the open space/green court areas that have been landscaped.

*Sheet 29*

- 7R. Remove the construction notes as the city does not review construction documents. Only include the City Notes.

**8. Energy and Environment Division Comments**

- 8A. Energy and Environmental Division comments have been addressed.



**9. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 9A. Addressing comments have been addressed.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10. Civil Engineering** (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

Public Improvement Plan Amendment Comments

- 10A. Please cloud and notate any revisions, typical.  
10B. The Group 5/Group 7 boundary and Road 4 make up the northern boundary of Group 7. Road 4 provides a connection from Powhaston to Harvest Road.

Site Plan Part 1 Comments

Sheet 1

- 10C. Repeat comment: Should this be South Little River St, not "N"? Please confirm and fix it if necessary.

Sheet 3

- 10D. Repeat comment: Updated 2023 roadway manual indicates bike lanes are not desired on arterial roadways. COA supports a change to remove bike lanes and widen the sidewalk to a bike/pedestrian walk. This is not a requirement but a request. Coordinate with Traffic regarding Bike Lane removal from the roadway to wider bike/pedestrian walk if the developer agrees to make this requested change.  
10E. If the existing section is to be used, please coordinate with the adjacent property owners, and ensure that the bike lanes tie in correctly beyond the site.

Sheet 9

- 10F. Please revise to the correct number, this RSN is incorrect, typ. ALL.  
10G. Repeat comment:

This is a requirement prior to building permits for any of the buildings identified in the site plan.

Please provide an RSN or DA number in your next comment response.

- 10H. Repeat comment: update the light fixture details, typ. ALL.  
10I. Please include this level of detail about the public street and pedestrian lights on your civil plan submittal. Please remove specific public street or pedestrian light information from all site plan sheets, typ. ALL

Sheet 21

- 10J. Please fix any broken key maps, typ. ALL.  
10K. Advisory comment for civil plans; Per 2.08.1.06 Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.  
10L. Advisory comment for civil plan review: Minimum 2% for nonpaved areas.

Sheet 23

- 10M. Repeat comment: Less than 0.8% is not recommended for the running slopes of the roadway.  
10N. Please add the following notes to all grading sheets, typ. ALL:

1. Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.



2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.

3. The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.

4. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.

5. The resultant grade in any direction within accessible parking areas shall not exceed two percent.

6. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope along an accessible path shall not exceed five percent.

*Sheets 24*

10O. Ramp location for all T intersections shall be reworked to comply with section 4.02.3 of the Roadway Manual. Typ all T intersections.

10P. Repeat comment:

Minimum 2% for disturbed nonpaved areas, specifically for this proposed mixed-use parcel, ALL Sheets.

*Sheet 26*

10Q. Please update the key map since the cul de sac was changed since the last submittal, typ. ALL.

10R. Remove text if no longer applicable.

10S. Ramp location for all T intersections shall be reworked to comply with section 4.02.3 of the Roadway Manual. Typ all T intersections.

*Sheet 27*

10T. Repeat comment:

Minimum 2% for disturbed nonpaved areas, specifically for this proposed mixed use parcel, ALL Sheets.

*Sheet 29*

10U. Ramp location for all T intersections shall be reworked to comply with section 4.02.3 of the Roadway Manual. Typ all T intersections.

Also, please ensure there is a receiving ramp on the west side of the street.

*Sheet 30*

10V. Ramp location for all T intersections shall be reworked to comply with section 4.02.3 of the Roadway Manual. Typ all T intersections.

10W. Please fix text overlap. Also, less than 0.8% is not recommended for the running slopes of the roadway.

*Sheet 32*



- 10X. Ramp location for all T intersections shall be reworked to comply with section 4.02.3 of the Roadway Manual. Typ all T intersections.
- 10Y. Less than 0.8% is not recommended for the running slopes of the roadway.

*Sheet 33*

- 10Z. Less than 0.8% is not recommended for the running slopes of the roadway, please revise the design.
- 10AA. Ramp location for all T intersections shall be reworked to comply with section 4.02.3 of the Roadway Manual. Typ all T intersections.

*Sheet 34*

- 10BB. Please ensure that there are receiving curb ramps for these ramps.

Site Plan Part 2 Comments

*Sheet 12*

- 10CC. Repeat comment: fix name, typ. ALL,

*Sheet 18*

- 10DD. Ramp location for all T intersections shall be reworked to comply with section 4.02.3 of the Roadway Manual. Typ all T intersections.

*Sheet 30*

- 10EE. Please remove the specifics about the public streetlights from the site plan and save this level of detail for the civil plan submittal.

**11. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

Traffic Impact Study Comments

- 11A. 2023-09-28 (DJK)  
Did not see RTC for the previous TIS comment. Minor comments are addressed as seen in this version, but volume comments for turn lanes are not addressed.
- 11B. Saw no response as to why these volumes are less than the previously approved study.
- 11C. No response to why these don't meet for the turn lane.
- 11D. Right turn lane requested based on volumes projected.

Site Plan Part 1 Comments

*Sheet 9*

- 11E. Show striping that is being 'merged' back into.
- 11F. Need D3-1s if two different street names.
- 11G. Provide proposed Mailbox Kiosk locations on these Site Plans.
- 11H. PEDESTRIAN CROSSING AHEAD signs are needed.
- 11I. PEDESTRIAN CROSSING w/DOWNWARD DIAGONAL ARROW signs required.

*Sheet 15*

- 11J. ROUNDABOUT AHEAD signs are required.
- 11K. KEEP RIGHT sign required.
- 11L. PEDESTRIAN CROSSING AHEAD signs are required.
- 11M. PEDESTRIAN CROSSING W/DOWNWARD DIRECTIONAL ARROW signs required.
- 11N. ROUNDABOUT AHEAD sign required.
- 11O. KEEP RIGHT sign required.
- 11P. Perceived parking space needs to be removed.



*Sheet 16*

- 11Q. STOP and Street Name signs are required.

*Sheet 18*

- 11R. Provide reasoning for three side Stop Controlled intersections. Exposition and Gill could both be free flow with Muscadine being stopped in both directions.

*Sheet 19*

- 11S. The straight triangle needs to be adjacent to the STOP sign.  
11T. Revise the sight triangle point adjacent to the STOP sign.

*Sheet 20*

- 11U. Stop bar must be 4' from the crosswalk edge.

*Sheet 38*

- 11V. Note, tree cannot be within 50' of STOP signs.

*Sheet 39*

- 11W. Note, tree cannot be within 50' of STOP signs.

**12. Fire / Life Safety** (Steve Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

Site Plan Part 1 Comments

*Sheet 1*

- 12A. For each building type, list the 2021 IBC or 2021 IRC construction type, occupancy type, and whether the building will be sprinklered or not.  
12B. Per Sheet 8, there will be 52 townhomes produced for this project. Adjust the implementation plan accordingly.

*Sheet 2*

- 12C. Delete note 21.

*Sheet 8*

- 12D. It appears there will be a total of 52 townhomes produced in this project. The implementation plan will need to be updated and points re-calculated.

*Sheet 9*

- 12E. Check with Engineering to determine how they want easements labeled. TYP.  
12F. See sheet 22 for fire hydrant placement.

*Sheet 10*

- 12G. See sheet 22 for fire hydrant placement, typical for the whole set.  
12H. Will any of the accessible townhouses be served by this mail kiosk? If so, show an accessible route. See notes provided regarding kiosks and accessibility.

*Sheet 22*

- 12I. Move the hydrant from the highlighted location to the symbol location. Please see the redlines for all instances of this comment.  
12J. Remove hydrant.  
12K. Add hydrants.  
12L. Show and label the existing fire hydrant.





*Sheet 23-34*

- 12M. Provide transverse and longitudinal spot elevations in accessible routes and fire lane easements.

*Site Plan Part 2 Comments*

*Typical for all Sheets*

- 12N. See sheet 22 on Site Plan Part 1 for fire hydrant placement.

*Sheet 31*

- 12O. If all sidewalks are accessible, they must meet the photometric criteria for accessible routes.

**13. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

*Site Plan Part 1 Comments*

*Sheet 1*

- 13A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

*Sheet 22*

- 13B. MUS shows this basin as routed to Alameda and Little River. Please revise outfall connection. Otherwise, this routing will require a revision to the MUS.
- 13C. Number of units exceeded for this basin. MUS shows 85 units, and this site plan shows 94. Please revise. Otherwise, the MUS will need to be amended.

*Sheet 23*

- 13D. Please show water and sanitary services for each lot. Ensure:
- Water and sanitary are separated by 10 ft
  - Services are 5 ft minimum separation from the side lot line
- 13E. Show all proposed water meter locations. Ensure meters are located in a landscaped area 2 ft from hardscape and 5 ft from structural encroachments (i.e., inlets and street lights).

*Sheet 28*

- 13F. Slopes must be 2% minimum for unpaved areas.

**14. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in mauve)

- 14A. PROS comments have been addressed.

**15. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 15A. Real Property comments were not received with this review. Please contact your reviewer directly for comments. Please cc [dosoba@auroragov.org](mailto:dosoba@auroragov.org) for all correspondence.

**16. Revenue** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

*Advisory Comments from 1<sup>st</sup> Review*

- 16A. Storm Drain Development fees due at time of plat recordation: 120.854 acres x \$1,242.00 = \$150,100.67
- 16B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
[Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)

September 25, 2023

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

Attn: Daniel Osoba

**Re: Parklands Village Phase Two – 2<sup>nd</sup> referral, Case # DA-2289-02**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still has issues with **Parklands Village Phase Two**. Again, for continuity, PSCo requests that 10-foot-wide utility easements are dedicated abutting all public and private roadways within tracts where these do not already exist on the plat.

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

Public Service Company also has existing electric transmission lines and associated land rights east of the subject property. If there are **any** activities/encroachments in this area, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com)).

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

*Comment response requested.*

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](mailto:Donna.L.George@xcelenergy.com)

**17. Aurora Public Schools** (Josh Hensley / 303-365-7812 / [jd hensley@aurorak12.org](mailto:jd hensley@aurorak12.org))

- 17A. Continued advisory note: The total school land dedication requirement for the Parkland Village master plan is approximately 107 acres. Three school sites are included as part of the master plan. APS will require cash-in-lieu of land if the balance of the obligation from approved site plans within the master plan exceeds the school sites to be dedicated. There should be no cash-in-lieu of school land required for the Parkland Village Phase Two site plan.

## AURORA PUBLIC SCHOOLS - STUDENT YIELD

6/29/2023

**Parklands Village Phase Two Site Plan (DA-2289-02) - 1st Submittal**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	226	0.7	158
MF-LOW	104	0.3	31
MF-HIGH		0.145	0
TOTAL	330		189

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	
SF	0.34	77	0.16	36	113	0.2	45	158
MF-LOW	0.17	18	0.08	8	26	0.05	5	31
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		95		44	139		50	189

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	95	0.0175	1.6541
MIDDLE	44	0.025	1.1120
HIGH	50	0.032	1.6128
TOTAL	189		4.3789

### Parklands Village Tracking - 6/29/2023

## Filing

**Parklands Village 2 (DA-2289-01)**

**Parklands Village Phase Two (DA-2289-02)**

SFD MFLMFH			Total Units	K-8	HS	Total Yield	Dedication Requirement
273	164		437	178	63	241	5.5419
226	104		330	139	50	189	4.3789
<b>499</b>	<b>268</b>	<b>0</b>	<b>767</b>	<b>317</b>	<b>113</b>	<b>430</b>	<b>9.9208</b>

Total