

August 12, 2024

Debbie Bickmire
City of Aurora Planning Department
15151 E. Alameda Parkway
Suite 2300
Aurora, CO 80012

RE: Response to Comments
The Aurora Highlands Master Plan Amendment No. 3
Application Number: DA-2062-52
Case Number: 2017-7002-04

Dear Debbie:

THE CITY OF AURORA

Second Submission Review

- Update the Letter of Introduction revise the zoning districts, identify existing conditions (Planning)
- Review the acreage in Form D, revise planning areas per redlines (Planning)
- The shared road shall be private (Public Works Engineering)
- Streets shall be in compliance with COA standards, move street sections to the PIP, remove bike lanes from the minor arterial (Public Works Engineering)
- Provide a Maximum Proposed Density, revise open space calculations, confirm if credit is going to be requested for floodplain (PROS)
- Update existing roads, revisit high school internal capture, revise figures (Traffic)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Tab 1 – Letter of Introduction

1A. Revise FDP references to MP.

Response: All FDP references have been changed to MP.

1B. Update zoning districts from old to current.

Response: Zoning districts have been updated.

1C. Revise the Land Dedication table to be consistent with Tab 9.

Response: The Land Dedication table has been updated to match Form J.

1D. Revise the acreage of the area being rezoned.

Response: Acreage has been revised.

1E. Address comments and notations on the redlines.

Response: All comments in redlines have been addressed.

Tab 3 – Context Map

1F. Update the Context Map for the items listed in the Master Plan Manual. You will probably need a new base map. Contact staff if you need help with the updates. The updates should include, at a minimum:

- Current zoning
- The locations of all recorded subdivision plats within the MP area. A boundary outline of each plat will be acceptable for each.
- Ownership for all non-developed areas
- The names of adjacent Master Plans and the general locations of major street intersections

Response: The context map has been updated to show current zoning, locations of all recorded plats, ownership for non-developed areas, and the names of adjacent Master Plans.

Tab 6 – Narrative

1G. Update the zone districts referenced throughout.

Response: The zone district references have been updated and match the references in Tab 1.

1H. Update the Vehicular Circulation section to identify existing conditions and revise the names of streets.

Response: This section has been updated to more accurately describe the existing conditions.

1I. Update the Pedestrian Circulation to discuss the trail corridors that have been constructed.

Response: This section has been updated to describe the trail corridors.

1J. Revise the Open Space table to be consistent with Tab 9.

Response: This table has been updated to match Form J.

Tab 8 – Land Use Map and Matrices

1K. Several planning areas have been relocated, redesigned or uses changed. Per the redlines, modify the planning area labels (add A, B), and itemize separately in the matrix. Adjust the acreages of the planning areas to correspond with the changes.

Response: The planning area labels have been separated (using the .1, .2 system to be consistent throughout the MP) and match the labels in the matrix.

1L. Revise the land use(s) and acreages in the southeast corner to reflect the area after Aerotropolis Parkway is constructed. No land use is represented on the map.

Response: The southeast corner has been updated.

1M. Review Form D to ensure planning areas identify the same uses and acreages. Form J should be consistent with Form D.

Response: Form D has been updated to match map and Form J.

1O. Why was density added for parks and open space?

Response: Density for all parks and open space has been removed from Form J.

1P. Make clouds smaller to only include specific item unless otherwise noted. If a NAC label has been moved slightly but is still within the same PA, a cloud is not necessary.

Response: All clouds and deltas have been removed per our conversation.

1Q. Add the required master plan notes.

Response: The Master Plan notes have been added.

1R. Note 4 at the end of Form D has been removed. Please leave the note and strike it through..

Response: The note has been added back with a strikethrough.

Tab 9 – Open Space, Circulation, and Neighborhood Plan

1S. Open space is being tracked with every site plan and is not always consistent with the total tract area. Update the table accordingly.

Response: The table has been updated to reflect the most current site plans to date.

1T. Update all PAs to be consistent with Form D and the Land Use Map in Tab 8.

Response: PAs have been updated to be consistent with Form D and Land Use Map.

1U. Form J states open space and regional trail corridors are required concurrent with adjacent development. This is different than the trigger for neighborhood parks. As written, all improvements in drainage corridors, including trails, landscape and any required amenities shall be required concurrent with adjacent site plans.

Response: The trigger language in Form J has been updated.

Tab 10 – Urban Design Standards

1V. Comments will be sent separately.

Response: PDF comments have been reviewed and addressed.

Tab 11 – Landscape Design Standards

1W. Comments will be sent separately.

Response: PDF comments have been reviewed and addressed.

Tab 12 – Architectural Standards

1X. Comments will be sent separately.

Response: PDF comments have been reviewed and addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Julie Bingham / 303-739-7300 / jbingham@auroragov.org / Comments in green)

Tab 10

2A. Identify the frontage road/shared street as private.

Response: Frontage Road labeled as private.

2B. If special paving is used, in lieu of a license agreement, an IGA may be necessary, and since the specific materials/locations/extents are not yet defined, there may be additional comments throughout the rest of the review until civil plan approval.

Response: Noted.

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

3A. Provide context of roadways that exist today (E-470, 26th Ave, Powhaton Rd and Gun Club Rd.) on Page 4.

Response: More context regarding the existing roadways has been added to the report.

3B. Provide the ITE LU Code # and add a column for Ave Rate/linear equation values in Tables 1 and 2.

Response: ITE land use code, and rate/equations column have been added to the trip generation tables.

3C. Confirm total trips vs reduced, define school types in Table 2.

Response: Type of schools has been added. Please be more specific on any potential issue on reduced vs total trips.

3D. Move Table 3, school internal capture confirmation, Trip Reduction text to be located before Table 1. According to the FHU study (August 2020) the high school had a different internal capture.

Response: Table 3 has been moved. Trip reductions is now after total trips in the table. Regarding the high school:

1. We understand the school site location is still being discussed and location hasn't been agreed to

2. Matrix analyzed the land use for the 65-acres as a 1,000 student school compared to 330 units of SFD and the 330 units of SFD has approximately 1,400 more trips per day

3. We are going to show the land use as SFD's acknowledging that if it is converted to a school, the traffic report will be conservative and have slightly more vehicles shown in the area

3E. Address comments on Figures 3, 4 and 5.

Response: Please see Figures 3, 4, and 5 on the MTIS

3F. Review comments on roadway classifications in Figure 8.

Response: Please see Figures 8 on the MTIS

3G. Appendix docs need to be separated and clearly defined and the text in the body of the document should reflect this change.

Response: The appendix section has been revised.

3H. The May 13th letter is supposed to be a detailed discussion.

Response: Detailed clarification with markups on how the volumes were aggregated in May 13th letter have been provided. Please see the June 19 2024 framework letter With Matrix Responses.

3I. See comments on the June 19, 2024 Framework Letter.

Response: Please see our response to your comment on the June 19 2024 Framework Letter

Sincerely,

MATRIX DESIGN GROUP, INC.

Thomas W. Kopf, PLA
Director of Community Design