



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

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June 5, 2023

AJ Beckman  
Public Alliance  
405 Urban St, Suite 310  
Lakewood, CO 80228

**Re: Second Submission Review – Rockinghorse Pool and Activity Center Site Plan Amendment**  
Application Number: **DA-1370-41**  
Case Numbers: **2014-6036-04**

Dear Mr. Beckman:

Thank you for your initial submission, which we started to process on Thursday, May 18, 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.

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 Monday, June 26, 2023. Please email your case manager following the upload. 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.

Your estimated administrative decision date will be set following the third submission. Please remember that all abutter notices for decision must be sent and the site notices must be posted at least 10 days prior to the administrative decision date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner II

cc: Briant Stephens Hotopp Calibre Engineering 9090 S Ridgeline Blvd #105 Highlands Ranch, CO 80129  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\DA 1370 41rev2.rtf



*Second Submission Review – Update to reflect citizen comment*

**SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Work with your case manager, Ariana Muca, on a master plan amendment.
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Update and check tree counts and locations (Landscape).
- Traffic Conformance Letter was not updated in the Amanda portal (Traffic).
- Each individual building is required to have its own meter. It is not permitted to have multiple buildings tie into the same meter (Utilities).
- Xcel comment attached.

**PLANNING DEPARTMENT COMMENTS**

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

- 1A. Thank you for completing your neighborhood meeting. The meeting was well attended, and staff encourages the applicant to continue to reach out to the neighborhood. The comments below were received following the first review.
- 1B. See end of the letter for an attached comment from resident Aaron Curtis.
- 1C. See new comments below:

Ariana,

We would like to express our support for the proposed Activity Center. We have reviewed the design drawings and feel that our community can benefit from this project. We understand that change can be upsetting for the few neighbors looking down on this building but the projected design fits well into the existing pool structure and is a needed facility & storage garage. In addition, for the past 7 years we have been here, there has been little use of the pool and parking. Only exception being HOA sponsored events. So, minimal parking changes should be expected.

Respectfully,  
Mark and Heather Mason

--  
*Heather and Mark Mason*  
8445 S Biloxi Ct  
Aurora, CO 80016  
H: 303.341.7466

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Ariana -

My wife is in hospice and ailing, so I won't be able to participate in tonight's zoom call. That said, I wanted to reiterate my support for the Rockinghorse Center as described and at the location as proposed.

This is a facility that the Rockinghorse/Inspiration community needs, and given a chance, will prove to be an invaluable asset. Even the simple provision of year-round toilet/bathroom facilities at the existing event lawn, grill area, and picnic shelter would be significant.

Personally, I believe the proposed location provides the most benefit to the overall community and would do so at the least cost and most expeditious manner. No other location anywhere in the Rockinghorse/Inspiration community offers this combination of benefits.



I respect the concerns of adjacent and nearby homeowners, but in my opinion stronger weight needs to be given to the benefits of the overall community. The adjacent and nearby homeowners may feel their views are being ignored, but in practical reality local sacrifices often have to be made for a larger community benefit. Previous examples that come to mind for our community include -

- Homeowners that bought along Inspiration Lane and now experience the traffic of 9000+ vehicles a day passing by their back yard in part since the Aurora Parkway extension to Parker Road continues to get delayed.
- Residents that bought along Inspiration Drive only to see Inspiration Drive relocated closer to their homes.
- Residences in the Filing 16 area of the community that purchased when an open field was behind their property, only to see their view replaced with a tall block wall.
- Residents in the Vistas area of Rockinghorse that didn't want our dog parks added close to their homes.
- Residents along the Pathfinder Park drainage that didn't want the noise from our skate and bike features added to the existing concrete trail system.
- Residents at the intersection of Inspiration Lane and Gartrell Rd that didn't want the stop light and intersection lighting illuminating their windows overnight.

My point is that until a development is completely finished, all residents should expect that things can continue to change. To me, this is just another example, and one that has a potential for significant benefit to our community.

Kevin Buehner

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Name: Rick Coldsnow  
 Organization: 22960 E. Del Norte Circle  
 Address: Aurora CO 80016  
 Phone: 303.345.7641  
 Email: cengineer16@comcast.net

Comment: I am the chairperson of the building committee and participated in the Neighborhood Meeting on May 18. We appreciate the opportunity to hear additional comments from residents. We have communicated with these residents in the past at our open committee meetings and at a kiosk we had at a community event last summer. There were a couple of comments that I wanted to follow up on after communicating with a board member since the committee only recommends.

1. Security - There was a question about security at the facility. Most problems in the community have been due to vandalism from youth in the neighborhood. Since installing cameras at parks the vandalism has decreased. I checked with the Hilltop Club president and no vandalism or serious crime has occurred at the Hilltop Club building in the six years it has been in use. We will recommend exterior cameras on the building to help with security.

2. Trees in open space line of site. There are three properties on Narrowleaf which will have their line of site to a small portion of the open space impacted by the building. (see attached map). We agree that trees or berms should not be located within the line of site for the open space or mountains and will work with neighbors. We agree that the mature trees shown on the rendering at the meeting were not to scale and will be changed. Again, we feel that we have addressed neighbor concerns to the greatest extent possible on the site and looked at alternatives. Thank you.

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Name: Nick Hilton  
 Organization: 8836 S YAKIMA CT



Address: Tribal 1 - Millstone Weber AURORA CO 80016

Phone: 13142206354

Email: nick.hilton@millstoneweber.com

Comment: As a resident of Inspiration, I would much rather see this money spent on a better pool. I have several friends that live in neighboring subdivisions and our pool is so small in comparison.

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

- 2A. Please update the cover page per the staff's comments. In addition, the site data table will need to be updated based on the site plan amendment application. Please add in the amount of parking, etc.
- 2B. Is the applicant pursuing a master plan amendment? There was no master plan amendment submitted, but it was discussed in the introduction letter. Please confirm with the case manager – both planning and pros would like an amendment.
- 2C. Why are some clouds red vs. others black. Be clear in what revision this is.

## **3.Letter of Introduction**

- 3A. The introduction letter is intended for staff to understand the purpose of the application and how the application meets UDO and Master Plan Standards. In addition to the items outlined below, please review the letter of introduction for additional comments and notes. Please revise accordingly and resubmit.
- 3B. The introduction letter does not represent the pre-application meetings held by current staff and the applicant. Two pre-application meetings were held – April 2022 and September 2022. Please reference both or the most recent pre-application meeting. The staff does not feel that the previous meetings or recommendations are accurately represented.
- 3C. Please update the introduction letter; PA-12 is designated NAC II Park per the master plan.
- 3D. Please confirm the maintenance is for the park, not the metro district. Also, what is the overall % of the building going to maintenance and storage? Vehicle storage and overall storage should be included as one percentage.
- 3E. As per the pre-application notes and meetings with staff, the building will be used for the Community and is open to the community. This should not be a site for district business. Several citizens have voiced concern about the building being used as an office space, particularly a maintenance office. The staff would like the introduction letter to confirm that the community center will not have metro district or maintenance offices as stated in the neighborhood meeting.

## **4.Design Issues**

- 4A. Thank you for including the garden space originally shown in pre-application site plan.
- 4B. Many citizens spoke of concerns involving the kitchen area and neighborhood pool. Staff recommends showing a phasing plan on this site plan for a pool expansion. Thus, the applicant will not need to come back for another amendment in the future for the deeper pool and showing good faith to the neighborhood. The kitchen is internal and will not be part of the site plan but could be included in the building expansion and outlined in the letter of introduction to meet address neighborhood comments.
- 4C. As mentioned in the previous review, the site plan can be difficult to read. Staff cannot tell whether the volleyball court is in the setback. The volleyball court cannot be in the rear setback. The rear setback for zone R-1 is 25' from open space see <https://aurora.municipal.codes/UDO/146-4.2.2.A.1>.
- 4D. The Rocking Horse FDP does call for a community pool, multi-purpose event lawn, shelter, play structure, and parking. The staff would like to see the multi-purpose event lawn and play structure included in this submission or it needs to be removed from the master plan.
- 4E. Include property lines in the enlargements shown on sheet 25, Photometric Plan. They are needed to accurately read the site plan documents.



**5. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright red)**

*Landscape Plan*

*Sheet 6 of 25*

- 5A. Please clarify if all this is existing or some existing and some proposed. If some of the sod is proposed, then I recommend contacting Aurora water to determine if it can be approved.
- 5B. Please provide all the required trees.
- 5C. Please clarify, as some plans have 11 trees being relocated.

*Landscape Plan*

*Sheet 7 of 25*

- 5D. Please clarify the chart, as existing trees are being proposed for removal and relocation.

*Landscape Plan*

*Sheet 14 of 25*

- 5E. Please check the quantity of proposed trees, as there appears to be more than 3.
- 5F. Please check the quantity of proposed trees, as it appears that there are more than 6 on the landscape plans.
- 5G. Please provide all the proposed relocated trees, as it appears that two are missing.
- 5H. Please clarify if all the existing manicured grass to remain is labeled on this plan.

*Landscape Plan*

*Sheet 22 of 25*

- 5I. Please advise if all of this high water turf is proposed or is all existing. Please label all existing as existing and new as new. NOTE: Recommend contacting Aurora Water to see if any new areas will be approved.
- 5J. Please clarify the proposed total irrigated area number, as it does not add up.
- 5K. Please clarify the high water use areas, to determine if they are existing or proposed.

*Landscape Plan*

*Sheet 23 of 25*

- 5L. Please have the proposed 11 relocated trees concur on all sheets.

*Landscape Plan*

*Sheet 24 of 25*

- 5M. Please indicate where this tree came from to concur with the others.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6.Addressing (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 6A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a 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. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

**7. Civil Engineering (Christopher Eravelly )**

- 7A. No comments.

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

- 8A. No additional traffic comments to Site Plan. Traffic Conformance Letter was not updated in the Amanda portal, will not approve site plan until an update is provided.

**9.Utilities (Nina Khanzadeh/ 720-859-4365/ [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org)/ Comments in red)**

- 9A. Please be clear in what revision we are in for this submission.



*Utility Plan*

3 of 25

9B. 4th revision? Why are some clouds red vs. others black. Be clear in what revision this is.

*Utility Plan*

6 of 25

9C. Each individual building is required to have its own meter. It is not permitted to have multiple buildings tie into the same meter.

9D. Not clear in understanding where services are.

9E. Label private.

9F. You will be required to submit a fixture unit table for new building.

9G. Note a SWMP permit will be required.

9H. Storm needs to be labeled as private as it is being shown as proposed. Aurora Water has no record of an existing storm line here -TYP.

9I. Please be clear in what revision we are in for this submission, so clouds are red vs. black.

**10.Fire / Life Safety** (Rich Tenorio / 303-739-7656/ [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

*Cover Sheet*

1 of 25

10A. Occ Load Construction Type 1004 of the IBC. If this bldg is required to be sprinklered by the IBC and IFC, you will need to provide a fire service line, FDC, and fire riser room.

*Cover Sheet*

2 of 25

10B. Show the specific occupancy classification for the proposed building use.

10C. Show on the Data Block the proposed occupant load for the building per Table 1004.1.2 of the 2015 IFC. If this bldg is required to be sprinklered by the IBC and IFC, you will need to provide a fire service line, FDC, and fire riser room.

10D. Provide all the correct data for parking.

*Site Plan*

4 of 25

10E. Show on drawings the Accessible Parking access aisle and curb ramp to the sidewalk as shown in the previous submittal on Sheet SD C2.0 Site Plan (graphic of the Handicap Parking Space Striping Detail).TYP.

10F. Fire hydrant shall face the Fire Lane.

10G. The proposed location does not meet Code requirements.

*Landscape Plan*

12 of 25

10H. Proper orientation for the fire hydrant along the fire lane.

*Landscape Plan*

25 of 25

10I. This sheet shows the proper placement of the fire hydrant.

**11.Land Development Review** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

11A. No further comments.

**12.PROS** (Joe Odrzywolski / 303-739-7147 / [jodrzywo@auroragov.org](mailto:jodrzywo@auroragov.org))

*Site Plan Set*

Sheet 4

12A. Reference detail and sheet.

*Site Plan Set*

Sheet 6

12B. Call out retaining and screen wall, refer to detail.

12C. Provide spot shots for proposed grade, height of retaining wall and show contours for proposed grading.



*Site Plan Set*

*Sheet 16*

12D. This is not existing, it is the new location.

12E. Call out new screen wall and refer to detail/page.

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

13A. Comment Below:



**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)

May 31, 2023

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

Attn: Ariana Muca

**Re: Rockinghorse Pool and Activity Center – 2<sup>nd</sup> referral, Case # DA-1370-41**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **Rockinghorse Pool and Activity Center**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. 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, the Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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)

At the end of the last century, the City of Aurora and Douglas County engaged in an epic court battle over the land that eventually came to be called Inspiration. The rationale at the time, as expressed by the City Council, was to set a new development standard for the E-470 corridor and enhance Aurora's image.

More than 20 years, three owners and four developers later, the density at Inspiration has been increased by 30 percent while the promised amenities and public improvements have been allowed to dwindle. Inspiration is now perhaps the only master-planned community in southeast Aurora without an indoor facility to serve its nearly 2,000 families.

Had prior developers been held to their obligations as spelled out in the master plan, the community center proposed next to the existing pool would have been built years ago at developer expense – and before the homes of the handful of adjacent neighbors who oppose the project. Instead, like the Piney Creek Trail connection, this long-promised amenity has been designed and paid for by the community itself.

At one time, the master plan called for TWO facilities – one in the currently proposed location for use by the entire community and another private facility for resident of the 55-plus neighborhoods. Only the latter was built – and a prior developer was allowed to process permits for the pool mechanical building with the wholly misleading name of “Inspiration Clubhouse.” It then amended the plan to show the site as complete, with no further improvements.

The applicant has spent years involving residents across the community to conceive and program a building that serves a vital recreational and social need – and unites diverse neighborhoods. Community input has been considered at every phase and incorporated into the design now under consideration by City staff. The building has been moved more than 100 feet from the nearest home; the property setback is triple the City's requirement; the footprint has been reduced; the building has been repositioned to protect viewshed. Unfortunately, the most vocal opponents to this project chose not to participate in any of these modifications or even to respond to direct questions about what additional changes could be made. Instead, as vocalized during a recent neighborhood meeting, they simply do not want it in what they describe as their “backyard.”

Except this is not their backyard. In one of the many master plan revisions that scaled down developer obligations, this parcel was redesignated from a Neighborhood Park of nearly 10 acres to a NAC of just five. Importantly, it was also one of just two parcels in the community excluded from PROS credit. The other parcel, also five acres, is the site of the private, members-only Hilltop Club. This site was designated in

that revision for a recreation facility of the type now being proposed. The City itself noted as much in the applicant's 2022 pre-application meeting.

In sum, the City has the opportunity to do what it said it would do more than 20 years ago and allow Inspiration to add an amenity that at least brings it on par with surrounding communities. It has taken years for the community to finance this project in such a way that it does not raise fees or taxes and to include as many residents as chose to productively participate.

This is a good project with clear community benefit. It should be approved.

##