



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

AuroraGov.org

July 11, 2024

Tom Clark
NL Parklands 4 Land CO, LLC
9801 E Easter Ave
Centennial, CO 80112

Re: Fourth Submission Review – Parklands Village 1 Site Plan No. 1 and Plat
Application Number: DA-2289-03
Case Numbers: 2023-4015-00; 2023-3035-00

Dear Mr. Clark:

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.

The Administrative Decision date has been tentatively set for July 31, 2024; however, the narrative, cover sheet, and Sheet 8 of the site plan need to be revised before the decision date. Please e-mail the revised documents to me no later than July 22, 2024, to stay with the scheduled decision date. Please remember that all abutter notices must be sent and the site notice must be posted at least 10 days before the decision 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.

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 specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at t 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design
Anthony Files, Terracina Design
Brit Vigil, ODA
Filed: K:\SDA\2289-03rev4

Fourth Submission Review

- Revise the green court length adjacent to the drainage corridor or provide intervening access (Planning)
- Use UDO lot setbacks, combine tables (Planning)
- Clarify fence types and setbacks (Planning)
- Meet requirements for townhome landscape and street trees (Landscaping)
- Show fire hydrants (Life/Safety)
- Revise easement names, revise sanitary service connections (Utilities/Water)
- Review signal warrants in the TIS (Traffic)

PLANNING DEPARTMENT COMMENTS

1.Completeness and Clarity of the Application

Land Use and Lot Standards

- 1A. Add “With Adjustments” to the Site Plan title and list the adjustment request on the cover sheet of the Site Plan. Include the request, the requirements of the applicable UDO section(s), and the Master Plan requirements that are incorporated.
- 1B. The proposed layout for the single-family attached dwelling units facing Tract AJ exceeds the 700’ maximum length of continuous frontage of Green Courts Dwellings along a major drainage facility (Section 146-4.2.3.C.1.b.ix), which requires an adjustment. The previous comments requested an intervening open space with sidewalks to enable mid-block access through the single-family attached residential, which if provided, will mitigate for the additional length.
- 1C. Revise the site data to separate the area of residential development in Neighborhoods 1A and 1B from the future development on the 3 remaining lots. Verify the referenced acreages. The sum of 1A and 1B plus lots 1-3 does not match the total acreage.
- 1D. Combine the information in the Lot Count Summary Table with the Lot Data Table and address all redline comments on Sheet 8.
- 1E. Repeat comment: The Lot Data Table should include minimum lot area and minimum lot frontage. Actual lot dimensions should be removed.
- 1F. Revise the lot typicals and setback tables to the UDO minimum standards instead of custom setbacks. The UDO stipulates that setbacks shall be increased if necessary to accommodate utility infrastructure or required landscaping.
- 1G. Add the following note to all alley-loaded lot typicals: All green court dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street. If porches are provided to meet this requirement, they shall be a minimum of 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension. Porches and stoops facing the Green Court open space may extend up to five feet beyond the building façade provided that no roof or associated structure exceeds one story in height.
- 1H. Add a note identifying who will be responsible for the maintenance of the motor court shared driveway.
- 1I. Repeat comment: Show the distances, bearings, curve date, etc. for the Site Plan boundary and on all lot lines. This is in addition to the plat.
- 1J. Add the lot area (sf) for all lots.

Letter of Introduction

- 1K. Add “with Adjustments” to the Site Plan title.
- 1L. Identify all of the types of housing proposed in the Site Plan.
- 1M. Track the number of small lots by the number of lots proposed and the percentage that are small.
- 1N. Revise the responses to the approval criteria per the comments on the redlines.

General

- 1O. All easements on the site plan shall be labeled the same as on the plat. Remove “parcel” references.
- 1P. Include the area of all tracts (square feet) on the site plan and landscape sheets.
- 1Q. Show fire hydrants on the site plan sheets.
- 1R. Ensure all mail kiosks are labeled on the site plan and landscape sheets and are within 50’ of an accessible ramp.
- 1S. Revise Harvest “Way” to “Road” in the Key Map and on the landscape sheets.
- 1T. Identify where the 16’ alley is proposed or remove it from the plans.
- 1U. Address all comments and notations on the redlines.

2. Landscaping (Tammy Cook / (954-684-0532 / tdcook@auroragov.org / Comments in teal and red)

- 2A. Label all tracts and include their area (sf) in the Overall Landscape Plan on Sheet 44, as well as on all landscape sheets.
- 2B. Add South Kewaunee Street (North) (804 X 8= 6,432/40=161 shrubs required) to the Curbside Landscape Requirements Table. Additionally, there are several areas adjacent to open space tracts that need to be landscaped. See redlines for locations.
- 2C. Revise the Curbside Tree Table per the markups or revise the tree quantities on the planting plans. Streetlights, stop signs and fiber optic lines do not reduce the requirement. You may only eliminate 50' from the distance if there is a stop sign. Label all stop signs. We expect you to provide the required number of trees or request an adjustment. A major adjustment will require PC approval. Additionally, remove the notes at the bottom of the table.
- 2D. Review curbside landscape for corner lots. Wouldn't the curbside landscaping be included in the typical corner unit landscape? See redlines for locations.
- 2E. Add all hatches and symbols to the legend, including fence symbols.
- 2F. Revise the “Builder” tree in the legend to the “Shade” tree.
- 2G. Review tree locations in open space tracts to ensure they are setback a minimum of 4’ from walks. Evergreens may need to be setback more.
- 2H. Label major contours on all landscape sheets.
- 2I. Label all existing and proposed easements, including easements in alleys.
- 2J. The fence and columns should continue along the perimeter of lots.
- 2K. Provide missing labels on Sheet 62 and revise Harvest Street's name.
- 2L. Revise lot typical labels with Interior or Corner.
- 2M. Side yard fences shall be a maximum of 6' tall and shall be setback a minimum of 4' from the back of the sidewalk.
- 2N. Clarify fence types and locations per the redline comments.
- 2O. Repeat comment - For all of the Townhomes: The landscape requirement can be found in Section 146-4.7.5.J.3. The landscape requirement is based on the perimeter distance of the building. Because the townhomes are alley-loaded, the distance should be the sum of three facades, excluding the rear dimension. The landscape for each townhome building (3, 4, or 6 units) shall consist of a total number of plants equal to 1.25 plants per five linear feet of unit perimeter footage, of which:
 - (a) At least five percent are a mixture of evergreen and deciduous trees;
 - (b) At least 15 percent are tall shrubs with a mature height of at least six feet, and (c) Up to 80 percent are a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. See Figure 4.7-22.

For Townhomes: Bldg. Perimeter requirement: Example- $162' / 5' = 32.4 \times 1.25 = 41$ plants required, thus this plan is deficient. Note below each typical for example on this typical: 2 evergreen and deciduous trees, 6 are tall

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Sergio Um / 303-739-7295 / sum@auroragov.org / Comments in green)

- 3A. Proposed easement dimensions do not match the plat, particularly at the tracts/alleys. The callout for 25' easements at these locations is not accurate. There are also some easements shown on the grading plan but not on the site plan, all site plan and grading plan sheets shall show, label, and dimension all easements and tracts and they should all match the plat. Many utility easements are not labeled or dimensioned.
- 3B. Show the roadway edge drain on all roadway typical sections.
- 3C. The easements shown in the motor court typical should match the plat. Plat shows a 23' Fire Lane, Utility, and Access easement, which is not labeled on this detail.
- 3D. The "Parcel" is labeled as an easement in the plat.
- 3E. Revise easements on all site plan sheets to be consistent with the plat. See redlines.
- 3F. Show the proposed right-of-way linework.
- 3G. For all 25' tracts/alleys on the west side of the site, the plat only shows the 23' Fire Lane, Drainage, Utility, and Access easement.
- 3H. For all 25' tracts on the eastern portion of the site, it is not clear if the easement matches the plat. The plat does not clearly show the dimensions or the linework. See the clip on the redlines.
- 3I. Revise Tract labels and overlaps per the comments.
- 3J. Add notes to all grading plan sheets:
 - 1. Maximum slope in the fire lane shall be 10% longitudinal, 4% cross slope, and 4% resultant slope.
 - 2. Maximum slope in accessible parking spaces shall be 2%.
 - 3. Maximum cross slope in accessible path shall be 2%.

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

Traffic Impact Study

- 4A. Signal warrant comments:
 - Jewell & Harvest: 2026 Fig 24 shows signal, warrant analysis not met. Show Figure 4C-1).
 - Jewel & Louisiana: 2029 Fig 27 shows signal, warrant analysis not met until 2031. Show Fig 4C-1 for 2029.
 - Jewell & Powhaton: 2028 signal warrant analysis, need to show Fig 4C-1.
 - Jewell & Kewaunee: 2028 signal warrant analysis, need to show Fig 4C-1.
- 4B. Address comments throughout the study.

Site Plan

- 4C. Change sign type R3-2 to R3-5.
- 4D. Ensure mail kiosks are within 50' of an accessible ramp.

5. Fire / Life Safety (Erick Bumpass / 303-739-7627/ ebumpass@auroragov.org; / Comments in blue)

Site Plan

- 5A. Please provide Hydrants on the east side of Harvest Rd. within the site at no less than 1000-foot intervals from North of Louisiana Pkwy South to Jewell Ave. on Sheet 8, the Overall Site Plan.
- 5B. Please show all proposed Fire Hydrant locations on all Site, Landscape, and Utility plan sheets. This should include the arterial and local street locations and be shown on the Site, Landscape, and utility detail sheets as well.

6. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

- 6A. Since public water and sanitary mains are in the motor court shared private drive and in the private alleys, the easement(s) shall be named after the utilities it contains, in this case, "Water, Sanitary, Fire, and Access Easement."
- 6B. Sanitary service lines shall connect to mains with a saddle tee.
- 6C. Show sanitary service lines in the motor court drive on the utility plans.

7. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan

7A. No comments at this time.

Plat

7B. Remove redundant reference to "Certification of Dedication and Ownership."

7C. Label adjacent property as "Platted or Unplatted"

7D. Match Road dedication language as provided in the checklist.

7E. Repeat comment: Add tic marks on easements.

7F. Fix obscured text.

7G. Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.

7H. Send in the Certificate of Taxes Due obtained from the County Treasurer's office, showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.

7I. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. *Please check these items before sending the plat in for recording.*