

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



August 10, 2023

Matt Jenkins
Buckley Yard Ref Acquisition LLC
7220 S Alton Way, Suite C400
Centennial, CO 80112

Re: Initial Submission Review – Buckley Yard Residential Site Plan and Plat
Application Number: **DA-2252-06**
Case Numbers: **2023 4012 00; 2023 3029 00**

Dear Mr. Jenkins:

Thank you for your initial submission, which we started to process on Monday, July 17, 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 Thursday, August 31, 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 is tentatively set for Wednesday, October 11, 2023. Please remember that all abutter notices for administrative decisions must be sent and the site notices must be posted at least 10 days prior to 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. 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.

Sincerely,

Ariana Muca, PLA
Planner II

cc: Elyse Applegate Norris Design 1101 Bannock Street Denver, CO 80204
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\2252-06rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update cover page to reflect SFD lot frontage and minimums.
- A drainage letter will need to be submitted and reviewed for these changes. The letter must show that these changes are in conformance with the master plan and PDR.
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible.
- Xcel comment attached at the end of the letter.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No community comments were received.

2. Completeness and Clarity of the Application

- 2A. Going through the site plan application and reviewing the previous site plan review with Todd Hager there appears to be a clerical error in the adjustment section. Include in the existing adjustment table SFD lot area and SFD lot frontage. With the site plan amendment the SFD lots are coming closer into conformance but staff would like this memorialized on the cover page to ensure no issues during permit review.

3. Architectural and Urban Design Issues

- 3A. The photometric plan did not print correctly. Please make minor corrections as redlined.
- 3B. The pool “shed” is large in size standing at 17’. Include the dimensions (LxWxH) for the pool shed on the site plan and in the response to the introduction indicate if this is being utilized for something more than pool equipment.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)

Landscape Plan

Sheet L-1.00

- 4A. Edit the shrub and tree numbers shown in the tables for the provided numbers or verify correct numbers.
- 4B. Provide the sheets for the Planting around the pool/clubhouse that falls within the clouded area.

Landscape Plan

Sheet L-1.03

- 4C. Provide the planting plans around the pool areas since they are included in the clouded amendment area.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 5A. 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



6. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org)

Cover Page

1 of 23

6A. Please add a "triangle" amendment icon to indicate changes on these two revised pages (pages 3 and 7).

7. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

7A. Add sight triangle, fence looks like it will be within the sight triangle. If within the site triangle, please remove.

7B. Verify all landscaping, including monument signs are not within sight triangles.

8. Utilities (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

8A. A drainage letter will need to be submitted and reviewed for these changes. The letter must show that these changes are in conformance with the master and PDR.

8B. The site plan will not be approved by Aurora Water until the preliminary drainage letter is approved.

8C. On the grading and Utility Plan please remember the max 3:1 slope regulation. Please label to ensure conformance.

8D. Provide and dimension 5 ft minimum separation between meter and inlet.

9. Fire / Life Safety (Stephen Kirchner / (303) 739-7489 / stkirchn@auroragov.org / Comments in blue)

9A. No further comments.

10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

10A. (Advisory Comment) 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.).

10B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

Plat

10C. Please confirm water easements with Aurora Water

11. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

11A. See below for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

July 28, 2023

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



Aurora, CO 80012

Attn: Ariana Muca

Re: Buckley Yard Residential, Case # DA-2252-06

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Buckley Yard Residential**. It is (still) not clear that natural gas distribution facilities will be located where there is drivable pavement (that needs to be at least 8 feet wide and 6 inches thick) within a number of lots.

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