

Planning Division
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Aurora, Colorado 80012
303.739.7217



January 18, 2024

Kent Petersen
Lennar
9193 S. Jamaica Street, 4th Floor
Englewood, CO 80112

Re: Second Submission Review: Aurora One PA-4 – Site Plan with Adjustment and Plat
Application Number: DA-2241-01
Case Numbers: 2022-4051-00 (Site Plan); 2022-3011-01 (Plat)

Dear Mr. Petersen:

Thank you for your second submission, which we received on December 22, 2023. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Since many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 8, 2024 to remain on schedule.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning & Development Services Department

cc: Julie Gamec, THK Associates
Brit Vigil, ODA
Filed: K:\\$DA\2241-04rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Update the Letter of Introduction to include additional information where requested and provide justification based on the Major Site Plan criteria in the UDO.
- 1B. Please clarify the number of units proposed in the Site Plan. The Letter of Introduction states that there are 285 units while the Site Plan states that there are 278 units.
- 1C. Add “with Adjustments” to the Site Plan title and ensure that all sheets (including the Landscape Plan and Building Elevations) use a consistent title.
- 1D. Please consolidate the Site Plan Notes so they are on a single sheet (either Sheet 1 or Sheet 2) and ensure that duplicate notes are removed.
- 1E. Provide an exhibit that matches the legal description as part of the avigation easement and resubmit.
- 1F. Please include the case numbers for all adjacent ISPs or Site Plans in lieu of the DA or EDN numbers.

2. Zoning and Land Use Comments

- 2A. On Sheet 2, please add a note that states that all lots are required to comply with the R-3 Dimensional Standards for Subarea C in Section 146-4.2.2, Table 4.2-2. There are some inconsistencies with this section based on the setback dimensions noted in the lot typicals. A 15’ front setback is required for all lots (currently identified as 10’) and a 10’ side setback is required for lots adjacent to a local street (currently identified as 5’). Please update the lot typicals on Sheet 2 and the setbacks noted on Sheet 3.
- 2B. Please add a legend identifying the lot / product types (single-family attached street-facing, single-family attached green courts, and two-family duplexes) and use a pattern or color to represent the different lot / product types. This can be added to Sheet 3 or are a new sheet. Also note the number of each lot / product type next to each.
- 2C. Per Section 146-4.2.3.C, in Subarea C, “no more than 14 dwelling units may face the same green court open space, except that the number of units facing a green court open space may be increased to 24 dwelling units, if both ends of the green court open space have frontage on a public street and the design is approved by the Department of Public Works, Life Safety.” The green court between Streets AA and Street B has 37 dwelling units on the same Green Court. An adjustment will be required for the current layout.
- 2D. Per Section 146-4.2.3.C, the length of the green court open space shall not exceed 360 feet in length measured from any public or private street or access drive. The green court between Streets AA and Street appears to be ~460’ feet, so an adjustment would be required for the current layout.
- 2E. Please identify the location of the monument signs on all sheets and note how many are proposed in the Data Block. On Sheet 25, please note the proposed height and materials of the sign.
- 2F. Is any fencing proposed / permitted within the neighborhood? If so, include details of the fence type(s) and provide a sample fence plan that identifies how fencing will be handled adjacent to green courts, open spaces, streets, etc.

3. Streets and Pedestrian Comments

- 3A. Please coordinate with Phil Turner prior to resubmitting to obtain the final street names for all streets.
- 3B. At least 50 percent of the green court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy. Please consider combining / moving sidewalks towards the edge of the Tract P green court so this space is more usable.



4. Parking Comments

- 4A. In Subareas B and C, required parking space(s) associated with any single-family attached dwelling shall not be located more than 200 feet from the entrance to the dwelling. Some of the 17' wide townhome units that only have one garage parking space appear to be over 200' from where someone could reasonably park for these units. Additional parking spaces may need to be added near these units to comply with this requirement.
- 4B. In addition to the number of parking spaces required for each green court dwelling by Section 146-4.6 (Parking, Loading, and Stacking), the green court development must provide guest parking for motor vehicles at the rate of one-half parking space per green court dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves and must be located (a) on a public or private street, or (b) in a parking lot or garage abutting and visible from a public or private street. Please clarify how this is being met, particularly for some of the green court units not near streets.

5. Architectural and Urban Design Comments

- 5A. Provide a key map that identifies which elevation / color palette will be on each townhome building on the site to verify that there will be diversity. An example can be provided from another Site Plan if needed. Staff requests at least three distinct architectural styles and at least two color palettes for each style. Currently there are only two architectural styles for the townhomes.
- 5B. Please identify the masonry percentage for all townhome elevations. Per the UDO, at least 50% shall be clad in brick or stone OR 75% shall be clad in a combination of brick, stone, and stucco. The proposed elevations do not appear to meet this requirement, but this cannot be verified without more details.
- 5C. Provide sample color palettes for each architectural style.
- 5D. Include elevations for the 3-plexes and 6-plexes.
- 5E. Please remove duplexes from the elevations as they are only reviewed as part of the building permit master plans. Duplexes have architectural checklists and diversity requirements (like single-family detached) that will be reviewed in the future unlike townhomes.

6. Adjustment Comments

- 6A. Please add all adjustment requests to the Cover Sheet. Include what is required by code, the applicable code section, and what is proposed.
- 6B. If any new adjustments are requested based on these review comments, they need to be included in the Letter of Introduction and justified in detail.

7. Landscaping Issues (Bill Tesauro / 954-921-7781 / btesauro@cgasolutions.com / Comments in bright teal)

- 7A. Ensure street names are consistent on the Site Plan and Landscape Plan.
- 7B. Label all trees on Sheet 19.
- 7C. Label the existing pond and indicate the 100-year elevation flood line.
- 7D. Add case numbers where requested.
- 7E. Correct the description of the street names and ensure that all streets are included in the charts on Sheet 24.
- 7F. Staff recommends changing the proposed Pinus Mungo to another species.
- 7G. Update the note to reflect that ornamental grasses / perennials can be no more than 30%.
- 7H. Label the proposed landscaping for each typical lot.
- 7I. Ensure that the proposed plan list is consistent with the proposed plant material on the lot typical.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 8A. Please provide a digital .SHP or .DWG file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area.

**9. Energy & Environment** ([Maria Alvarez / 303-739-6824 / \[malvarez@auroragov.org\]\(mailto:malvarez@auroragov.org\)](#))

- 9A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist with providing additional information.
- 9B. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**10. Civil Engineering** ([Julie Bingham / 303-739-7403 / \[jbingham@auroragov.org\]\(mailto:jbingham@auroragov.org\)](#) / Comments in green)

- 10A. The Site Plan will not be approved by Public Works until the associated ISP is approved (RSN 1589783).
- 10B. Remove Note 10 on Sheet 2.
- 10C. If fire lane easements are required for the alleys, identify them on the sections.
- 10D. Street A is no longer included in DA-2241-02. Either provide a different DA number or provide the design with this application.
- 10E. If fire lanes are required for the alleys, identify the widths and inside and outside radii on the Site Plan sheets.
- 10F. Remove the street light detail on Sheet 4 as the approach for street lighting on Site Plans has changed since November 2022. The fixtures will be identified / approved on the Civil Plans.
- 10G. Dimension the ROW with arrows.
- 10H. Provide or remove receiving ramps.
- 10I. A 5.5' detached sidewalk is required along both sides of the public street within the ROW.
- 10J. Label all curb return radii.
- 10K. Remove the cross pan from the Site Plan. This will be reviewed and approved with the Civil Plans.
- 10L. Identify street classifications.
- 10M. Provide the centerline information for proposed streets.
- 10N. Streets should intersect at an angle of 90 +/- 5 degrees.
- 10O. Add the requested notes for slopes and grading on Sheet 11.
- 10P. There appears to be an extra surface that is plotting on all of the sheets. Either clarify what the grading represents or remove it.

11. Traffic Engineering ([Jason Igo / \[jigo@auroragov.org\]\(mailto:jigo@auroragov.org\)](#) / Comments in orange)

- 11A. Based on Figure 5 in the Traffic Letter, the northbound right turn lane at intersection 13 could warrant a right turn lane. Add discussion in this section that states that the northbound turn lane at intersection 13 should be evaluated when the development to the east is being developed.
- 11B. Label all site access points as full movement, RIRO, etc.
- 11C. The plan doesn't show a receiving ramp. A pedestrian crossing ramp needs a receiving and without it, the ramp is deficient. If this is going to be a mid-block crossing, additional pedestrian crossing signs will be required. If the ramp goes away it will not meet City of Aurora criteria for mailboxes.
- 11D. Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements, mail kiosks shall be located: 1) Outside of sight triangles as defined by COA Roadway Manual, standard TE-13; 2) Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise); 3) A minimum of 30' away from stop signs (for stop sign visibility); 4) A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway); 5) Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress.
- 11E. Add or remove pedestrian ramps where requested.
- 11F. Label signs per redline comments.
- 11G. Fix the linework on Sheet 18 to reflect the removal of an access point.

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

- 12A. Remove Notes 2 and 3 on Sheet 2 as they are duplicates.
- 12B. Add the hydrant placement detail into any street sections where hydrants will be located.
- 12C. Identify street names and show all existing and proposed hydrants as previously requested.
- 12D. Provide details of mail kiosks as previously requested.
- 12E. Add, relocate, or remove fire hydrants per redline comments on Sheet 11 and update on all sheets.
- 12F. Fire lane easements will be needed for Alley 2 and 150' on Alley 4.
- 12G. For a 23' fire lane easement, the minimum inside turning radius must be 29' and the outside turning radius must be 52'. For a 26' fire lane easement, the minimum inside turning radius must be 26' and the outside turning radius must be 52'. Please check the highlighted curves and correct on the Plat. Also check the turning radii in the new area to make sure they are compliant.

13. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)

- 13A. To conform to the Master Plan, show (label/symbolize) where facilities, such as benches, trash receptacles, dog waste pickup stations, etc., will be located along the trails/paths that pass through open space corridors receiving land dedication credit.

14. Aurora Water (Alicia Caton / acaton@auroragov.org / Comments in red)

- 14A. Submit a conformance letter for water and sanitary per the approved Master Utility Study.
- 14B. Dedicated easements (10' wide with 5' behind the meter) will be required for each meter. The easement shall be within the lot lines that it serves and must be located in a landscaped area.
- 14C. The Site Plan will not be approved until the Preliminary Drainage Report has been approved.
- 14D. Maintain at least 2' separation from service connections.
- 14E. Ensure off-site sanitary sewer is coordinated with adjacent projects and appropriately sized. Downstream connection to city interceptor shall be required prior to issuance of CO.
- 14F. The ISP indicates that the waterline will not be installed. Please coordinate to determine which project will install the needed 12" water main.
- 14G. Coordination of adjacent projects will be needed. Civil Plans will not be approved until the adjoining infrastructure is installed and has been initially accepted by Aurora Water.
- 14H. The location of the water and sanitary mains and services will create operational and maintenance issues. In addition, access and license agreements will be required. Please re-locate mains and services to Alleys 3 and 4 respectively. New easements will be required as appropriate.
- 14I. Services crossing lot lines are not permitted.
- 14J. Manholes shall not be in hardscaped areas.
- 14K. Specify if the utility easements are water, storm, or sanitary easements. This also needs to be reflected on the Plat.
- 14L. The sanitary system appears to be looped. Please indicate and revise.
- 14M. Provide flow direction arrows for sanitary to indicate the direction of flow.
- 14N. All water meters must be in road ROW or an easement and in a landscaped area.
- 14O. Provide a tee connection and identify the pipe diameter size and material for all pipes and connections.
- 14P. Add slope label to the pond sides and to the bottom of the pond.
- 14Q. Show and label the 100-year WSEL in the ponds.
- 14R. Show the required maintenance access into the bottom of the pond and to the top of the outlet structure. It should be a mountable curb.
- 14S. The storm is on top of the water main. There needs to be 10' of separation.
- 14T. Update plans to match the current ISP submittal.
- 14U. Show the drainage easement for the pond.
- 14V. Sanitary sewer cannot cross inlets. Provide 8' horizontal separations.
- 14W. All trees should have 10' of separation from all service lines and water meters, and shall not be located in easements.
- 14X. Plantings shall not be within 100-year storm event lines.



15. TAPS (Melody Oestmann / moestman@auroragov.org)

15A. 2024 storm drain development fees will be due prior to mylar recordation.

16. Real Property (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

16A. (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.

16B. (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. This is 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.

16C. Send in the closure sheet for the description.

16D. Send in the State Monument Records for the aliquot corners used in the Plat.

16E. Address all redline comments on the Site Plan and Plat.

17. Aurora Public School District (Nicholas J. Leach / 651-470-3889 / njleach@aurorak12.org)

17A. In accordance with Section 146-4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 278 proposed duplexes / townhomes is 1.8279 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of platting. A student yield calculation table has been attached for reference.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
1/11/2024

Aurora One PA 4 - (DA-2241-04) - 2nd Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	278	0.3	83
MF-HIGH		0.145	0
TOTAL	278		83

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	47	0.08	22	70	0.05	14	83
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		47		22	70		14	83

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	47	0.0175	0.8271
MIDDLE	22	0.025	0.5560
HIGH	14	0.032	0.4448
TOTAL	83		1.8279