

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



October 30, 2023

Marco Diaz  
Utah Development Group  
324 S 400 W, Suite 175  
Salt Lake City, UT 84101

**Re: Third Submission Review – Sable Blvd Townhomes – Zoning Map Amendment, Site Plan, and Subdivision Plat**  
Application Number: **DA-2305-00**  
Case Numbers: **2023-2003-00; 2023-4006-00; 2023-3014-00**

Dear Mr. Diaz:

Thank you for your third submission, which we started to process on October 9, 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.

Several issues remain; however, they may be addressed after the Planning and Zoning Commission and City Council hearings as a technical submission. Please revise your previous work and send us a new submission after the decision hearings for the site plan and zoning map amendment.

Per previous correspondence regarding timing of the Planning and Zoning Commission, please verify if you and your team are available for a public hearing on November 21, 2023. The next available hearing date is December 13, 2023. Please respond to which hearing you would like to be scheduled for so staff can prepare notices. The meeting will be tentatively held on that date pending the required public notice. Public notice mailings and posting is the responsibility of the applicant. If notice does not meet the required timelines published in the UDO, it will result in a delay and rescheduling of the public hearing.

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 let me know. I may be reached at 303-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Jeff Neulieb, Kephart Community Planning and Architecture  
Jazmine Marte, ODA  
Filed: K:\SDA\2305-00rev3



## *Third Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No questions, comments, or concerns were received from adjacent property owners or registered neighborhood groups during this review.
- 1B. Comments were received from Xcel Energy during this review. Aurora Public Schools comments from the 1<sup>st</sup> Review have been added as a continued advisory note regarding the school land dedication requirements for this development. Please see the comments from Xcel attached to this letter. Provide a response as necessary in response to the comments letter.

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

##### *Site Plan Comments*

##### *Sheet 15*

- 2A. Sheet 15 or 17 seem like duplicates. Please remove one.

#### **3. Zoning and Subdivision Comments**

##### *Generally*

- 3A. Staff is supportive of the adjustment requests as proposed. Further detail and discussion of these requests will be included in the Planning Staff Report for the Planning and Zoning Commission public hearing.

#### **4. Parking Comments**

##### *Site Plan Comments*

##### *Sheet 1*

- 4A. Parking comments have been resolved.

#### **5. Architectural and Urban Design Comments**

##### *Generally*

- 5A. Staff is supportive of the architectural changes to provide a wider “cap” and material changes to address adjustment mitigation.

##### *Site Plan Comments*

##### *Sheet 8*

- 5B. Provide a fence height and material for this detail. This could be done with added notes to detail H.
- 5C. Is the intent to have the composite fence on top of a masonry base? Please clarify or use a different section for this fencing detail.
- 5D. Please add material specifications for the pedestrian railing. These appear in the comment response, but need to be reflected on the site plan.

##### *Sheet 18*

- 5E. Fill in the 3-coat stucco system in this table.

#### **6. Signage & Lighting Comments**

##### *Site Plan Comments*

##### *Sheet 1*

- 6A. These should be monument signs. Wall signage on the private homes seems incorrect.

#### **7. Landscaping Issues** (Bill Tesauro / 954-868-0636 / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in bright teal)

##### *Site Plan Comments*



*Sheet 5*

- 7A. Please clarify the total height, as this sheet indicate it as 6' tall high black composite fence. However the detail has a block wall with a fence on top of it.

*Sheet 8*

- 7B. Please provide the specifications to the composite fence detail including but not limited to the total height, height of fence, height of the block wall, color and type of fence.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**8. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

*Site Plan Comments*

*Sheet 4*

- 8A. Repeat: S9.4 is a midblock crossing ramp. Please remove the reference to the detail. The ramp details will be reviewed/approved as part of the civil plans. This would be closer to a Type 1b which accounts for the radius of the curb return. Regardless, please remove the detail number.
- 8B. Remove the cross pans from the site plan. If a cross pan is appropriate in any of the locations shown, it will be reviewed/approved as part of the civil plans.

If the cross pans at the entrances are desired to be left on the site plan, please add the following note: "Crosspans are not reviewed or approved as part of the site plan and are shown at the expressive desire of the consultant. Consultant agrees that maintaining this linework may create additional submissions to the Site Plan after detailed review of the Civil Plans."

For the cross pan shown at the intersection of 21st and Sable and Montview/Sable: Cross pans are not permitted on streets with storm sewer. This is not an incorrect interpretation of 4.03.2. Because there is an inlet in 21st and Montview directly next to the cross pan, the cross pan is not permitted. Any variance from this requirement requires Aurora Water and City Engineer approval.

*Sheet 5*

- 8C. Repeat: For simplicity, please remove the cross pans from the site plan. If a cross pan is appropriate here, it will be reviewed/approved as part of the civil plans.

*Sheet 8*

- 8D. Identify the street classifications on the sections details. G is a local type 3 and F is a local type 2. Pedestrian activity would be considered "medium" due to the multifamily use.
- 8E. Repeat: For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
- Roadway Classification (typical section name)
  - Adjacent Land Use Category, as applicable
  - Number of lanes
  - Back-to-back curb width
  - Pedestrian Activity Level
  - Pavement Type: R3, for all lighting calculations

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

*Traffic Impact Study Comments*

- 9A. 2023-10-18 (DJK)  
Site plan updated, delay values added, report is acceptable.



**10. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

*Site Plan Comments*

*Sheet 5*

- 10A. Please clarify the total height, as this sheet indicate it as 6' tall high black composite fence. However, the detail has a block wall with a fence on top of it.

*Sheet 8*

- 10B. Please provide the specifications to the composite fence detail including but not limited to the total height, height of fence, height of the block wall, color and type of fence.

**11. Aurora Water** (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

*Site Plan Comments*

*Sheet 1*

- 11A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

*Sheet 6*

- 11B. Per new direction from management, all meters in a banked configuration shall have individual points of connection the main. In addition, banked meters shall be housed in a vault, with a minimum dimension of 6'x6'x12' (HxWxL). Ensure 2ft of horizontal clearance between outer vault wall to edge of storm pipe is achieved. We can work with you to determine acceptable design/spacing based on-site constraints. Feel free contact Iman Ghazali ([ighazali@auroragov.org](mailto:ighazali@auroragov.org)) to discuss.

**12. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

- 12A. Continued Advisory Comment (No action needed at this time): General comments from PROS regarding updated 2023 land dedication and development fees are included below. As a reminder, cash-in-lieu of land dedication is due prior to plat approval and recording, and park development fees are due per unit at the time of building permit issuance.

12B. Cash-in-lieu of Land Dedication

- 70 units x 2.65 persons per single-family household = 186 persons. At the rate of 3.0 acres per 1,000 residents for the neighborhood park, and 1.1 acres per 1,000 residents for the community park, the land dedication requirement is a total of 0.76 acres (0.56 and 0.20 acres respectively). Being infill development, this project is exempt from open space dedication requirements and can also take advantage of the City's less-than-market-rate per acre value for land of \$62,000 per acre.
- The resultant cash-in-lieu payment for land dedication will be 0.56 acres x \$62,000 per acre = **\$47,120.**

12C. Park Development Fees

- The 2023 per unit fee for single-family residential is **\$2,128.58** for a total of **\$149,000.60.**

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

- 13A. Real Property comments were not received during this review. Please contact your reviewer directly for comments and cc [dosoba@auroragov.org](mailto:dosoba@auroragov.org) on all correspondence.



**14. Revenue** (Melody Oestmann / 303-739-7395 / [moestman@auroragov.org](mailto:moestman@auroragov.org))

- 14A. Advisory Note: Storm Drain Development Fee due: 4.4-acres x \$1,242.00 = \$5,464.80.

**15. Aurora Public Schools** (Nicholas Leach / 651-470-3889 / [njleach@aurorak12.org](mailto:njleach@aurorak12.org))

- 15A. Continued Advisory Note: In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 70 townhome units is .4603 acres. The proposed development will replace one residential unit previously located in the development area. The difference between the school land obligation for the current development and what would be required based on the one unit the project is replacing is .4439 acres. Aurora Public Schools will accept cash-in-lieu of land for the .4439-acre obligation valued at the market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat approval.
- 15B. See the student yield table from the first review letter for details.



**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)

October 16, 2023

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

Attn: Dan Osoba

**Re: Sable Boulevard Townhomes - 3rd referral, Case # DA-2305-00**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has determined there is still a **conflict** with **Sable Boulevard Townhomes** – please point me to the comment response to my two previous reviews dated April 17, 2023 and August 21, 2023. I was not able to locate a response on Aurora's "Aurora4Biz" website.

Additionally, there still does not appear to be utility easements on the plat for natural gas and electric distribution facilities.

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)