



Planning
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

March 21 2025

Jack Beckwitt
Lennar
9193 Jamaica Street 4th Floor
Englewood, Co 80112

Re: Initial Submission Review: The Aurora Highlands Lennar Phase 2 - Site Plan and Plat
Application Number: DA-2062-68
Case Numbers: 2025-3010-00, 2025-4005-00

Dear Jack Beckwitt:

Thank you for your initial submission, which we started to process on February 24, 2025. 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 outside agencies.

Since several 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 April 10, 2025.

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.

Please be advised that projects that go one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please give me a call. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy Comments

cc: Jeff Killion, Matrix Design
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\SDA\2062-68rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide access to alley-loaded lots, show easements (Planning)
- Provide activity nodes along the trail, add more amenities, and remove drainage from open space (PROS)
- Remove median islands, label slopes, and show access to TAH Pkwy and E 26th Ave. (Public Works Engineering)
- Revise signage, provide receiving ramps, show sight triangles (Traffic)
- Coordinate connections to adjacent development, revise service line conflicts, review horizontal separation (Water)
- Revise fire lane easement turning radii, show adjacent hydrants, and add accessible parking to site data (Life/Safety)
- Show/label easements, revise legal description (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Notification was sent to sixteen (16) adjacent property owners, nine (9) outside agencies, and two (2) registered community associations. No comments were received from adjacent property owners. Comments were received from one (1) outside agency and are attached to or included in this letter. Please include a response with your next submittal.

2. Completeness and Clarity of the Application

Letter of Introduction

- 2A. Address comments and edits in the letter of introduction.

Site Plan

- 2B. Provide sidewalk access to all alley-loaded lots fronting open space tracts. The access should also connect to the adjacent public streets and guest parking spaces. The front door of each dwelling unit should be accessible to the street without having to walk through the alley.
- 2C. Lots fronting open spaces are considered green court lots. The green court open space should be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the green court open space. While this area must be landscaped, our expectation is for the green court to provide outdoor activation and gathering spots.
- 2D. Each small residential lot shall incorporate a private outdoor space consisting of a minimum of 180 square feet with a minimum width of 10'. Ensure it meets the minimum dimensional requirements. A front yard may be counted toward this requirement if the front yard meets the minimum dimensions, and the space includes a front porch, deck, or similar space with minimum dimensions of six feet by eight feet. Demonstrate on the lot typical where this will be available for the alley-loaded lot type. A Green Court Dwelling that meets the requirements in Section [146-4.2.3.C](#) has satisfied this common open space requirement.
- 2E. The legal does not match the plat. Provide a legal description for *this* site.
- 2F. Revise the site area to be consistent with the plat area.
- 2G. Expand the Location Map to include the intersection of The Aurora Highlands Pkwy and E. 26th Avenue.
- 2H. Add lines to update the reception numbers for the dedication of the right-of-way for E. 26th Avenue and The Aurora Highlands Parkway. Access to those streets is required to support the development of this area.
- 2I. The minimum width for a front-loaded lot is 45'. Please update all references to lesser dimensions.



- 2J. Setbacks for front-loaded lots 50' and wider are the same. Unless the utility design differs, only one lot typical is needed.
- 2K. Some alley-loaded lots front the street, others front open space. Ensure there are lot typicals for both lot types and show the location(s) of utilities.
- 2L. Why did the loop lane section change from that used in previous site plans. The proposed section does not include an easement wide enough for water and sewer.
- 2M. Revise the Lot Key on Sheet 6 to darker colors or to read in black and white. The colors used are too light and won't reproduce.
- 2N. Show, label, and dimension all existing and proposed easements. Include associated subdivision plat information and/or reception numbers for existing easements.
- 2O. There is an existing drainage easement that runs south of E. 32nd Avenue (see right) that is not shown on the site plan. The easement runs through some of the lots. Show the easement on the site plan, grading, and landscape sheets. Add a note, if applicable, that it is to be removed by a separate document. If it is to remain, revise the lots and landscape accordingly.
- 2P. Please be advised, that future development in Tract E (Flg 1) will be required to have access to N. Jamestown Street and/or E. 28th Avenue. Please add a note on the site plan that "Development in Tract E may require access to N. Jamestown Street and/or E. 28th Avenue subject to a future site plan."
- 2Q. Provide sidewalk access to the fronts of all alley-loaded lots. Connect this sidewalk to the alley for access to guest parking.
- 2R. Label all existing and proposed streets. Include the name, right-of-way width, street classification, and reception number. Show full intersections and the names of opposing streets. Expand the plans to include the full intersection of Highlands Creek Parkway and N. Goldbug Street.
- 2S. Label and dimension all internal and adjacent sidewalks. Reference adjacent site plans and include case numbers.
- 2T. Identify all adjacent subdivisions. Include name, lot, block tract, area, and reception number.

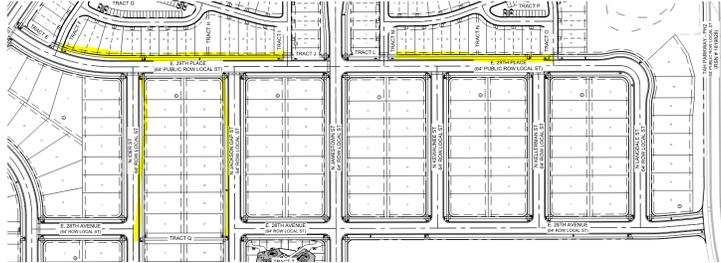


3. Landscape

- 3A. Rearrange landscape sheets in the following order: Landscape Tables, Plant Schedule, Lot Typicals, Landscape Notes, Fencing Plan, and Tree Mitigation Plan.
- 3B. When will the curbside landscape be installed adjacent to Tract E, along N. Jamestown Street and E. 28th Avenue, and by whom?
- 3C. Where is Road A?
- 3D. Review the area for Tract K and Tract P. Add a footnote for Tract P to identify the full tract area and the landscape area has been adjusted to remove the parking area.
- 3E. Remove the PA Area columns from the tables. That is only needed when there is more than one planning area.
- 3F. Add lot typicals for lots 80-89' and 90+ and revise the Key Map to show the locations.
- 3G. There are no duplex lots that are immediately adjacent to a corner, therefore, the side yard landscape can be removed from that typical.



- 3H. Revise the scale/width of the paired home (25') and the 45-49' lot typicals so the plant quantities can be verified.
- 3I. The maximum percentage of grasses in the curbside landscape is 40%. Planters B and D exceed 40%, which is okay, however, those planters should not be located consecutively. Please review the planter locations to confirm the plant distribution meets the 40% maximum over individual street **segments** (vs. full street length) as demonstrated with yellow in the image to the right.



- 3J. Specify seedless varieties for trees used in the curbside landscape.
- 3K. Add landscape buffers where lots back up to streets. Add a buffer table and provide a minimum 20' width, and one tree and ten shrubs per 40 lf. The buffer and tract landscape can overlap, however, the buffer landscape should be distributed to provide adequate buffer behind all lots.
- 3L. Verify easement locations and revise the landscape to keep trees out of easements. There appear to be significant conflicts with utilities and trees.
- 3M. The scale of the Fencing and Wall Plan is too small to read well. Please revise.
- 3N. Columns are required for fences adjacent to arterials and collectors.
- 3O. A masonry fence adjacent to The Aurora Highlands Parkway would be acceptable.
- 3P. Add sight triangles.
- 3Q. Label adjacent site plans provide curbside landscape and include case numbers.
- 3R. See redlines and address all comments and notations.

4. Addressing

- 4A. 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. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 5A. Public streets shall have public streetlights in conformance with COA standards. 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 (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations
- This information (if it's not already shown) can be added to the street sections.
- 5B. The alley section is 23' wide but the site plan has 26' alleys.
- 5C. The minimum inside radius for a fire lane easement is 29 feet.



- 5D. Remove all the islands within the right-of-way.
- 5E. Provide the case number for 32nd Avenue. In conformance with the recently approved PIP, 32nd shall be approved before the approval of this site plan.
- 5F. Remove all ramps that don't have a receiving ramp. Crossings should be provided at the right side of a T-intersection per section 4.A.3.c of the 2025 Roadway Manual.
- 5G. Show how E. 28th Avenue connects to TAH Parkway.
- 5H. Provide the correct case number for the E. 26th Avenue plans between E-470 to Aerotropolis Parkway. In conformance with the recently approved PIP, E. 26th Avenue, shall be approved before the approval of this site plan.
- 5I. Provide a minimum 1% slope in the street centerline per Section 7.B of the 2025 Roadway Manual.
- 5J. Maximum 3% slope up to the intersection 100' per Figure 7.C-1 of the 2025 Roadway Manual.
- 5K. Label the slopes in all alleys.
- 5L. Streetlights will be reviewed and approved with the civil plans.
- 5M. Label the concrete walkway and crusher fines trail details as "Private".

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

Site Plan

- 6A. Provide stop signs at alleys.
- 6B. The Jamestown approach to E. 32nd Avenue right lane is a shared through/right. Remove RLMTR and Right ONLY signage.
- 6C. ADA ramp locations must have receiving ramps.
- 6D. Remove pedestrian crossing sign assemblies. They are not needed.
- 6E. Redirect tapers per SHAC are 15:1.
- 6F. Revise signage per redline comments.
- 6G. Provide mail kiosk call-outs.
- 6H. Sight triangles are not required for uncontrolled approaches.

Traffic Conformance Letter

- 6I. Address comments on redlines.

7. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Site Plan

- 7A. Show the accessible parking provided in the Site Data.
- 7B. Add fire lane easement to the alley and loop lane sections.
- 7C. Add/remove signs per comments on the redlines.
- 7D. Provide a 29' inside turning radius for fire lane easements.
- 7E. Show the existing hydrants on E. 26th and E. 32nd Avenues.

Plat

- 8F. Provide a 29' inside turning radius for fire lane easements.

8. Aurora Water (Samantha Bayliff / sbayliff@auroragov.org / Comments in red)

- 8A. The site plan will not be approved until Preliminary Drainage Report is approved.
- 8B. Do not specify pipe sizes on the site plan.
- 8C. Show meters on all of the lot typicals.
- 8D. Ensure there is a 5' horizontal separation is maintained between waterlines and the edge of the gutter.



- 8E. There are a lot of issues with the service lines you are showing. Comments have been added throughout calling out issues, however, some may have been missed. Overall, address the following:
- Keep sanitary service lines out of and away from manholes.
 - Maintain 10 feet between sanitary and water services.
 - Maintain 3 feet between service lines of the same type.
 - Connect service lines perpendicular to the main.
 - Sanitary lines cannot bend.
 - If water service is more than five feet from the lot line, make sure there is not conflict with a driveway.
- 8F. Relocate text so utilities are not obscured.
- 8G. Relocate valves outside of intersections and crossspans.
- 8H. Easements for two utilities must be 26' wide.
- 8I. Provide a 10' horizontal separation between water and sanitary services.
- 8J. Coordinate stubs/connections with adjacent plans.

9. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

- 9A. Include ADA-specific play equipment in the playground.
- 9B. Include more amenities in amenity spaces to receive OS credit.
- 9C. Include activity nodes along the easement trail (Tracts A, V, and R).
- 9D. Drainage is not eligible for open space. Remove drainage infrastructure from the open space credit.

10. Land Review Services (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

Site Plan

- 10A. Revise the legal description to match the plat.
- 10B. Specify the utility type(s) within all easements on the lot typicals and the plans. All easement types and labels should match the site plan and subdivision plat.
- 10C. Clarify easements in loop lanes and remove right-of-way references.
- 10D. Ensure all tracts are labeled, including in alleys.
- 10E. Label all existing easements and include the reception numbers.
- 10F. Revise/trim out easements as noted on the redlines.
- 10G. Label Tract E or dedicate right-of-way along E. 26th Avenue, Trim U.E. out of exclusive G.E.'s.
- 10H. Utility Plans: Manholes should not be located to conflict with road center line control monuments.

Plat

- 10I. Revise ownership to match the title commitment.
- 10J. Revise the written legal description and graphics to be consistent.
- 10K. Revise/edit text per comments on the redlines.
- 10L. Add the note for non-exclusive trail easement access.
- 10M. Easements described in notes 12 and 13 must be released or restricted prior to plat approval.
- 10N. Revise block numbering to be in a logical order.
- 10O. Clarify access to E. 26th Avenue, i.e. right-of-way dedication or access easement.
- 10P. All easement types and labels should match the site plan and plat.
- 10Q. Provide access across Tract E (the trail) for E. 28th and E. 29th Avenues.
- 10R. Identify all existing and proposed easements for the trail corridor.
- 10S. Verify easement widths.
- 10T. Show the information for The Aurora Highlands Subdivision Flg. No. 30 if it will be recorded prior to this plat.



- 10U. The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
- 10V. Provide an 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.
- 10W. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 10X. 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 no later than your second submittal of the plat.
- 10Y. Please 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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.**

11. Revenue/Aurora Water/TAPs (Melody Oestmann / moestman@auroragov.org)

- 11A. Storm Drain Development fees due: \$100,219.46

12. Energy & Environment (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)

- 12A. 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 by providing additional information.

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface.

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. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

13. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 13A. See attached comment letter.

14. Aurora Public Schools (Joshua Hensley / 303-365-7812 / jd hensley@aurorak12.org)

- 14A. APS agreed to apply the school land dedication requirement for the purpose of calculating cash-in-lieu of land as site plans are approved for the Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites dedicated. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school obligation for the residential units in the currently approved site plans do not exceed the total planned school land dedication for the overall development.



Aurora Highlands Lennar Phase 2 Site Plan (DA-2062-68) - 1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	267	0.7	187
MF-LOW	94	0.3	28
MF-HIGH		0.145	0
TOTAL	361		215

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	91	0.16	43	134	0.2	53	187
MF-LOW	0.17	16	0.08	8	24	0.05	5	28
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		107		50	157		58	215

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	107	0.0175	1.8683
MIDDLE	50	0.025	1.2560
HIGH	58	0.032	1.8592
TOTAL	215		4.9835

Aurora Highlands Development Tracking - 3/18/2025

Filing	Total			Total			Dedication Requirement	Status	
	SFD	MFL	MFH	Units	K-8	HS			Yield
CSP 1	84			84	42	17	59	1.3734	Approved
CSP 2 DA-2062-06	182	44		226	102	39	141	3.265	Approved
Plat 4 DA-2062-10	9			9	5	2	7	0.1472	Approved
Plat 5 DA-2062-11	47			47	24	9	33	0.7685	Approved
Plat 8 DA-2062-14	174			174	87	35	122	2.8449	Approved
Plat 10 DA-2062-16	176			176	88	35	123	2.8776	Approved
Site Plan 14 DA-2062-20	156	62		218	94	34	128	2.9583	Approved
Site Plan 16 DA-2062-23	273			273	137	55	192	4.4636	Approved
Site Plan 15 DA-2062-21	295	122		417	178	65	243	5.6254	Approved
Plat 13 DA-2062-17	13			13	7	3	10	0.2126	Approved
Plat 6 DA-2062-13	26			26	13	5	18	0.4251	Approved
Site Plan 17 DA-2062-26	97			97	49	19	68	1.586	Approved
Site Plan 7 DA-2062-36	51	38		89	35	12	47	1.0837	Approved
Aurora Highlands North A DA-2062-31	617	98		715	334	129	463	10.7618	Approved
Site Plan NO 25 DA-2062-45	58	76		134	48	15	63	1.448	Approved
Preliminary Plan NO 10 Amendment DA-2062-59	1			1	1	0	1	0.0164	Approved
Aurora Highlands North Area B DA-2062-33	581			581	291	116	407	9.4994	Approved?
Aurora Highlands North Area C DA-2062-44	736			736	368	147	515	12.0336	tech subm
Site Plan NO 21 DA-2062-37	178			178	89	36	125	2.9103	Mylars Received
Lennar Phase 1 DA-2062-61	193	52		245	110	41	151	3.4975	Adm Decision
Lennar Phase 2 DA-2062-68	267	94		361	157	58	215	4.9835	1st subm
Total	4,214	586	0	4,800	2,259	872	3,131	72.7818	



Right of Way & Permits

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

March 7, 2025

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

Attn: Debbie Bickmire

Re: The Aurora Highlands Lennar Phase 2, Case # DA-2062-68

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **The Aurora Highlands Lennar Phase 2** and has a **conflict**. The pocket water easements hinder the use of the 10-foot-wide utility easements for dry utilities on the alley side of those lots.

Please be aware PSCo owns and operates existing overhead electric distribution facilities along East 26th Avenue. 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. 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 PSCo document (i.e. transformer/s), the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 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