



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

September 25, 2024

Mark Kreger
Iliff Commons Residential Association
2140 S Holly Street
Denver, CO 80222

Re: Second Submission Review: Calamar 55+ at Sterling Hills – Site Plan and Plat
Application Number: DA 1052-27
Case Numbers: 2024-4009-00 and 2024-3048-00

Dear Mr. Kreger:

Thank you for your second submission, which we started to process on September 4, 2024. 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 October 16, 2024.

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 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, AICP, Senior Planner
City of Aurora Planning Department

cc: Brynhilder Halsten-Galloway Group-1155 Kelly Johnson Boulevard Ste 305, Colorado Springs, CO 80920
Jazmine Marte, ODA
Filed: K:\\$DA\1052-27rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A neighborhood meeting will be required.
- This is a major site plan in zoning Subarea B and will require review and approval by the Planning Commission. Any adjustments request needs to be included in the narrative and site plan for that public hearing.
- The plat included with this review has been assigned a case number and reviewed concurrently. Please note plat review fee is payable prior to the next submittal.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Please see all comments from review agencies in this letter and on the redlines.
- 1B. Written comments from the neighbors were not received but staff did receive a phone call from the adjoining HOA regarding concerns with drainage and other impacts. Due to these ongoing concerns, a neighborhood meeting will be required prior to the next submittal. Please contact the case planner to discuss scheduling and any questions regarding the neighborhood meeting.
- 1C. Written comments received from Xcel Energy are included or attached to this letter. Please respond to their comments within the response letter for your next submission.
- 1D. Please include adjustment requests in the narrative and on the site plan. An adjustment is required because the building cannot meet UDO 146-3.3.2.H.1 that “*Each multifamily dwelling unit structure shall be accessed from a public or private street meeting the Aurora Roadway Design and Construction Specifications Manual. All buildings require at least one main pedestrian or dwelling unit entry with frontage and direct access onto the street*” on either S. Sterling Hills Parkway or E. Villanova Place. E. Water Drive is not sufficient for this standard.

2. Completeness and Clarity of the Application

- 2A. Application fees of \$5,122 for the added plat review are due prior to the next submittal.
- 2B. Remove “x of 21” from each sheet; this is a recent required format change for all site plans.
- 2C. Address the Neighborhood Protection Standards (UDO 146-4.4) in the narrative for the R-1 zone to the north. It appears that the 100-foot separation is met for the primary structure; confirm distance and height requirements are met for primary and accessory structures.

3. Site Plan and Plat Comments

Site Plan

- 3A. Use [required site plan notes](#) on the cover sheet; the notes included appear to be building or civil notes, but do not include the site plan notes.
- 3B. The site plan shows a monument sign at the E. Water Drive entrance, but the data table on Sheet 1 does not include the proposed monument sign. Please update the data table.
- 3C. Show open space calculations in the data table.
- 3D. The traffic letter indicates all access will be via E. Water Dr. Please label the access drive to Sterling Hills Parkway as emergency access only on the site plan.

Sheet 3

- 3E. Please include details of bollards, mail kiosks, etc., as applicable, on sheets 3 or 8.
- 3F. The bicycle rack detail is repeated; it only needs to be on one of sheets 3 or 8.

Sheet 4

- 3G. Dimension the retaining wall detail. See UDO Sec. 146-4.7.9.T for retaining wall requirements. It appears that some of the retaining walls exceed the height standards for residential development. Additionally, a pedestrian rail or barrier is required on retaining walls over 30”. Please revise or clarify if an adjustment is requested.



Sheet 6

- 3H. Show retaining wall locations and label on the landscape plan.
- 3I. Include a diagram or calculations to show open space requirements (20% minimum) are met per UDO 146-3.3.2.H.7. This should include a mix of useable active spaces, and common gathering spaces. This would include the plaza provided and possibly other pathways and green spaces.

Plat:

- 3J. There is another plat recently approved and recorded that is Sterling Hills Subdivision Filing No. 15. Please update this plat name to Filing No 16.

Sheet 1

- 3K. This is in the airport influence zone for Buckley Space Force Base. Please include the airport influence note (note 12m on the plat checklist).

Sheet 3:

- 3L. The private street easement for Water Dr. is not shown. Please revise.

4. Streets and Pedestrian Comments

- 4A. Are bollards proposed for the emergency fire access onto Sterling Hills Parkway? Or other method to prevent use from residents? Please note and provide a detail in the site plan.
- 4B. A pedestrian connection to E. Villanova Place should be provided per UDO Section 146-4.5.4.D. Is there a feasible connection with the grade changes?

5. Parking Comments

- 5A. Please include garage dimensions on the site plan.
- 5B. Delineate covered parking areas more clearly; it is not clear which covered parking is attached to the building to meet the criteria in UDO 146-4.6.5.A.4.b.
- 5C. Clarify the garage parking spaces. Will these all be single-car garages?

6. Architectural and Urban Design Comments

- 6A. Label all elevations, including accessory structures, with directions (i.e. “north elevation”).

Sheet 10-16

- 6B. The lighter green stucco and siding are the same color and blend on the balconies. These should be more distinct materials. Consider adding a vertical stone on some of the towers. This material change is one way to create a visual break and add some differentiation between the lighter green stucco and the same color siding.
- 6C. Clarify if the masonry calculations are inclusive of the garages and carports. Each building should be calculated separately and meet the material standards (tables 4.8-5 and 4.8-6).
- 6D. The façade that faces S. Sterling Hills Parkway should be a primary building face per Table 4.8-7. The four-side design analysis on Sheet 10 does not show all required elements being met for primary faces. Please update to reflect elevations.

Sheet 17

- 6E. There is a typo in the garage labels; please revise.
- 6F. The garage elevations are numbered, but it is unclear which each represents on the site plan. Is garage 6 facing the street? Some additional vertical elements should break up the plain of the siding if this elevation is visible.

Sheet 18

- 6G. Identify the trash enclosure materials. See UDO Sec. 146-4.7.8.B.2.b for trash enclosure standards.

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

Site Plan

Sheet 4

- 7A. Delineate the 100-Year Water Surface Elevation

Sheet 6

- 7B. Darken all the utilities.



- 7C. Dimension and label the street frontage buffer.
- 7D. Make sure all the sidewalks are dark.
- 7E. All the hatches don't read well. They are too light on the plan
- 7F. The dumpster is supposed to have landscaping around the closure. Is there a reason why the plant specified as "peat" was not continued along this section of the wall?
- 7G. Because Villanova is a collector street, provide the street frontage buffer plant material.
- 7H. Adjust the species of trees as identified in the plan to deciduous canopy trees in the parking lot.
- 7I. A parking lot island tree may be removed because the island is too narrow/small.
- 7J. Provide two tree different tree species along Water Drive.
- 7K. Add "Not for Construction" to the landscape plan sheets.
- 7L. Dimension and label the non-street buffer.
- 7M. Include the ground cover schedule that is shown on Sheet 7.
- 7N. There are two areas that will not be considered activated usable spaces by Aurora Water. These will be considered more aesthetic and non-functional and are no longer permitted according to the UDO.

Sheet 7

- 7O. Darken the groundcover hatches as they are too light.
- 7P. Upsize the ornamental trees to two inches.
- 7Q. The requirements for the detention pond landscaping will be re-evaluated once the 100-year water surface elevation is provided on the grading plan.
- 7R. Because E. Villanova Place is designated as a collector street, it requires a street frontage buffer. A street frontage buffer dimension has been provided on the plan, but the buffer plant material is not being documented like it is for Sterling Hills Parkway, and it does not appear to be accounted for on the actual landscape plan.
- 7S. Update the landscape requirements table per the comments provided.

8. Transportation Planning (Tom-Worker Braddock / 303-739-7340 / tworker@auroragov.org)

- 8A. Wave-style bike racks only provide one point of contact. Bike racks are required to provide at least two points of contact, such as an inverted U-Rack (which would count as 2 bike parking spaces) UDO 146-4.6.3.F.2.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Jonathan Phan / 303-739-78273 / jphan@auroragov.org / Comments in green)

- 9A. Villanova Pl is a local (TYP.)
- 9B. Please provide a directional ramp
- 9C. Label the curb return (TYP.)
- 9D. Please identify if these are private or public. If public, please remove detail and include them in the civil plan
- 9E. Max cross slope within the ADA route is 2%
- 9F. Wall typical sections shall show the railing and shall show how the railing is supported. (4.02.7.06.1 of the 2023 COA Roadway Manual)
- 9G. Dimension the maximum exposed height of the wall. Even though it varies list the highest one
- 9H. This is private to private, max slope is 4% down to public. Will be evaluated in the civil plan
- 9I. Advisory comment: Additional streetlights may be needed along both Villanova and Sterling
- 9J. Villanova Pl is a local
- 9K. Public streets shall have public streetlights in conformance with COA standards.
- 9L. 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

9M. This information (if it's not already shown) can be added to the street sections provided if desired.

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

Traffic Memo:

- 10A. See comments/redlines on the site plan and plat.
- 10B. See comments/redlines in memo
- turn lane discussion on pg. 2
 - lane alignments illustrated on Site Plan fig.

Site Plan:

Sheet 2

- 10C. Are ramps compliant?

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

Site Plan

Sheet 1

- 11A. Update the total accessible units for each requirement.

Sheet 2

- 11B. See comments for fire lane sign locations and removes.
- 11C. See multiple comments to provide mountable curbs.
- 11D. Provide self-closing hinges for the trash enclosures.
- 11E. See comments indicating the need for license agreements for the alternate fire lane material and the sidewalk located in the fire lane easement. Start this process with Land Development Review Services.
- 11F. See notes to provide a 52' inside turning radii.
- 11G. See note to provide 29' inside turn radii.
- 11H. The section of sidewalk in the fire lane easement must be built to the Roadway manual specs.

Sheet 5

- 11I. See note to provide a water easement for the fire service line.

Sheet 6

- 11J. See the comment to verify the leader is pointing to the proposed fire lane.

Sheet 18

- 11K. See note to provide trash enclosure details.

Plat

Sheet 3

- 11L. See the comment to update the outside turning radii to 52'.

12. Aurora Water (Samantha Bayliff / 303-739-7490 / sbayliff@auroragov.org / Comments in red)

Site Plan:

Sheet 5

- 12A. This existing easement and existing storm don't quite line up with what the GIS is showing.
- 12B. Not a gasline? Appears to be a light.
- 12C. Should this easement be realigned to cover both the service line and the fire line?
- 12D. Several existing storm inlets were previously shown here that are no longer shown.

Sheet 6

- 12E. Section 30.03 of the AW Standards states "Trees, shrubs, bushes, mulch, etc. are prohibited in any tract or easement to be maintained by Aurora Water."

13. PROS (Abigail Scheuermann / 303-739-7169 / AHScheue@auroragov.org / Comments in mauve)

- 13A. As addressed in the first redline, a note should be added to the site plan referencing a covenant or restriction that the building is intended for active adults (occupied by persons 55 years of age and over). This must be included prior to approval for PROS to apply the average household size for active adult units to this project.



The "response to comments" document states that this language will be included as part of the next submittal.

14. Land Development Services (Roger Nelson / 303-739-7300 / ronelson@auroragov.org / Comments in magenta)

- 14A. (Advisory Comment) 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.
- 14B. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 14C. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 14D. (Advisory Comment) Send in the Certificate of Taxes Due to 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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 14E. (Advisory Comment) 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.
- 14F. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 14G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.
- 14H. See the red line comments on the plat and site plan.

Subdivision Plat:

Sheet 1

- 14I. Title – Revise “Replat” to “Resubdivision.” [All Sheets]
- 14J. Vicinity Map – Expand to cover ½ mile each direction and label all publicly dedicated street names.
- 14K. Dedication – Revise 1st paragraph “A Parcel” to “Lot 1, Block 1, Sterling Hills Subdivision Filing No. 14 Recorded at Reception No. B7077623 in the official records of the Clerk and Recorder’s Office, County of Arapahoe” and delete the 2nd paragraph.
- 14L. Property Description – Revise “Twenty-Two (22)” to Twenty-Three (23)”
- 14M. Property Description – The graphics, written description, and closure report must all match.
- 14N. Property Description - Subdivided the same into a Block and Tracts...
- 14O. Covenants – Add language as indicated.
- 14P. General Notes – Add the indicated required notes.
- 14Q. City of Aurora Approvals – Revise as indicated.
- 14R. Remove the Clerk and Recorder’s Certificate.
- 14S. Surveyor’s Certificate – Add additional language as requested.

Sheet 2

- 14T. This entire sheet may not be necessary if the easement releases come before the Plat approval.
- 14U. Revise the stated ROW width for East Villanova Place.
- 14V. All easements must match between the Site Plan and Plat [All sheets].
- 14W. Provide the Easement widths for all easements.
- 14X. Add the radial bearing for non-tangent curves.
- 14Y. Remove reference to underlying subdivision names.
- 14Z. Easement releases and easements that are being retained must match between the site plan and plat.
- 14AA. Label all easements.
- 14BB. Describe all cap stamping.
- 14CC. Label the P.O.C. and P.O.B.



- 14DD. Show a second tie bearing and distance.
- 14EE. Confirm the shown bearings and distances and curve data shown in the line and curve tables.
- 14FF. Legend – Revise as indicated.

Sheet 3

- 14GG. Show and label all existing easements.
- 14HH. The Site Plan calls for a drainage easement that is not shown.
- 14II. Label all easement widths.
- 14JJ. Show adjoining Lot lines.
- 14KK. Tract B requires public access.

Site Plan:

Sheet 1

- 14LL. Add the recording information to the property description.

Sheet 2

- 14MM. All easement references must match the plat and site plan.
- 14NN. Label the respective tracts to match the plat.
- 14OO. Label all existing easements.

15.Easements (Grace Gray / 303-739-7227 / ggray@auroragov.org)

- 15A. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org

16. Xcel Energy/PSCo (Donna George / 303-571-3306 / ReferralsXcelDistribution@xcelenergy.com)

- 16A. Please see attached.



Right of Way & Permits

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

September 18, 2024

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

Attn: Stacy Wasinger

Re: Calamar 55+ at Sterling Hills – 2nd referral, Case # DA-1052-27

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Calamar 55+ at Sterling Hills**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Sterling Hills Parkway, and natural gas distribution facilities along East Villanova Place. The property owner/developer/contractor must complete the application process for any new natural gas or electric service *including transformer location*, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with 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