



Planning Division  
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February 23, 2023

Jacob Steele  
Terra Development Group  
6655 S Eastern Ave Suite 120  
Las Vegas, NV 89119

**Re: Second Submission Review – City Center 7 Site Plan**  
Application Number: **DA-1489-26**  
Case Numbers: **2022-4053-00**

Dear Mr. Steele:

Thank you for your second submission, which we started the process on Wednesday, December 28, 2022. 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. This submission will follow the Planning Commission hearing and will be in the form of a technical. 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 Planning and Zoning Commission public hearing date is tentatively set for Wednesday, March 8, 2023. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing 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](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: Eva Mather, Norris Design, 1101 Bannock St, Denver, CO 80204  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\SDA\1489-26rev3.rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please send the updated cover sheet to the case manager ahead of the hearing.
- Update chambers side landscape with either trees or shrubs per UDO requirements (Landscape).
- Provide courtyard grading (Public Works).
- Trees must be at least 8 ft away from water meters. (Utilities).
- Start the easement and licensing process (Real Property).
- Many repeat comments regarding signage and Knox box (Fire and Life Safety).
- RTD comment attached

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No new comments were received during the third review.

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

- 2A. Please include the adjustment on the cover sheet and in the title. It is a minor adjustment, but we do need to follow protocol. In previous emails, the adjustment language was confirmed.
- 2B. Please send the updated cover sheet to the case manager ahead of the hearing.
- 2C. The staff has noticed potential conflicts with planting and utility lines. Please reach out to your project manager to coordinate.

#### **3. Neighborhood Protection Standards**

- 3A. No new comments were received during the third review.

#### **4. Architectural and Urban Design Issues**

- 4A. No further comments.

#### **5. Landscaping Issues** (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in bright teal)

##### *Sheet L-1*

- 5A. The S. Chambers Rd. Curbside Landscape requires 12 trees and you are only providing 5 trees. Since you are 7 trees short on this street, 84 extra shrubs are required. You are only showing 69 extra. Therefore, you will need to provide 15 more shrubs or 45 ornamental grasses.
- 5B. The E. Gill Ave., S Curb requires 10 trees and are only providing 7. You are 3 trees short on this street. Please add the tree requirement in shrub equivalents, or mitigate the shortfall. You can mitigate by increasing the tree caliper to 3" or relocate the trees or shrub equivalents missing to another location on site. Any relocated plant material cannot count for another landscape requirement and must be identified on the landscape plan. If you increase the tree caliper, please make the labels identifiable on the site plan and plant schedule. Add a another note below the table that describes the reason and action taken for each street that is not meeting the landscape requirement.
- 5C. You still need to show and account for the required Street Frontage Buffer landscaping on the South Block of Chambers Rd. Use the mitigation options as described above.
- 5D. Add adjustment request to this sheet, as well as the main Site Plan cover sheet.
- 5E. Turfgrass should be one word for consistency with the other labels.

##### *Sheet L-3*

- 5F. Add E. Gill Ave. to all sheets where it is missing.

##### *Sheet L-4*

- 5G. Change "Sod" to "Turfgrass".
- 5H. Fix E Gill Ave spelling.



*Sheet L-5*

- 5I. Change “Sod” to “Turfgrass”.
- 5J. Fix E Gill Ave spelling.
- 5K. Please consider adding a few benches inside the dog park area for seating options that are not under the shade structure.
- 5L. There is a lot of standard gray concrete in the southeast corner. Please consider incorporating the enhanced concrete 2 in this proposed public art location.

*Sheet L-6*

- 5M. Add all street names to Key Map.
- 5N. Change “Sod” to “Turfgrass”.

*Sheet L-7*

- 5O. Add all street names to Key Map.
- 5P. Change “Sod” to “Turfgrass”.
- 5Q. Add buffer dimension and label.

*Sheet L-8*

- 5R. Change “Sod” to “Turfgrass”.
- 5S. Fix E Gill Ave spelling.

*Sheet L-9*

- 5T. Change “Sod” to “Turfgrass”.
- 5U. Fix E Gill Ave spelling.

*Sheet L-10*

- 5V. Change “Sod” to “Turfgrass”.
- 5W. Fix E Gill Ave spelling.

*Sheet L-11*

- 5X. Change “Sod” to “Turfgrass”.
- 5Y. Fix E Gill Ave spelling.

*Sheet L-12*

- 5Z. Add E Gill Ave.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. PROS**( Joe Odrzywolsk / [jodrzywo@auroragov.org](mailto:jodrzywo@auroragov.org) / 03-739-7147 / PDF comments in Purple)

- 6A. Since this project will likely not include a plat, PROS cash-in-lieu land dedication fees based on 400 units (credit given for 192 units of the proposed 592 units as discussed in previous comments) shall be due prior to Site Plan approval and recordation. Please contact the PROS Department to request an invoice for PROS fees as approval nears.

**7.Addressing** (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 7A. No further comments.

**8.Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org) )

- 8A. Roberta Bloom will forward the signed public art plan.

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

*Site Plan*

2 of 27

- 9A. Revise to RSN. Please review the site plan for comment. RSN 1606554.



*Grading Plan*

4 of 27

- 9B. Minimum slope away from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.
- 9C. Per previous coordination, please provide grading information for the courtyards on the next submittal.

**10. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

*Site Plan*

2 of 27

- 10A. 50' min spacing between flow line and first parking stall, typ.
- 10B. Label as full movement access – see site plan for locations.
- 10C. Show the entire intersection and base striping.

*Landscape Plan*

13 of 27

- 10D. Provide plant code for all plants, typ.
- 10E. Verify all plants within heights sight triangles meet COA 4.04.2.10 requirements, typ.

*Traffic Letter*

- 10F. Provide HCS results for signalized intersection operations.
- 10G. Check DRCOG 2040 and Metro Center PA-B ISP TIS forecasts for the development of background traffic volumes.
- 10H. For future reference signal offset is the start of yellow.
- 10I. See comments throughout the report.

**11. Utilities** (Fatin "Iman" Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

*Utility Plan*

3 of 27

- 11A. Label 10" main.

*Utility Plan*

12 of 27

- 11B. Remove extraneous hydrant.

*Landscape Plan*

14 of 27

- 11C. Trees must be at least 8 ft away from water meters. No shrubs are to be planted within pocket utility easements.

*Landscape Plan*

15 of 27

- 11D. Trees must be at least 8 ft away from water meters. No shrubs are to be planted within pocket utility easements.

**12. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

2 of 27

- 12A. See signage and requirements as indicated on the site plan.
- 12B. At least one Knox Box will be required at the front main entrance to each building, and exterior fire riser room doors.
- 12C. See the Manual on Uniform Traffic Control Devices (MUTCD) For Streets and Highways, 2009 Edition, Rev. 1 and 2, Figure 5B-2 for No-Parking Sign requirements.
- 12D. Add and show the knox box symbol to the plan set and legend.

*Sheet 19*

- 12E. "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments
- 12F. See example in site plan set.
- 12G. Call out locations of signage.



Page 20

12H. Revise this label. Knox Box.

**13.Real Property (Roger Nelson/ (720) 587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

13A. Please site plan for redlines and specifics.

Site Plan

2 of 27

13B. Fence & Retaining walls within easements may require a license agreement. Contact Grace Grey at [ggray@auroragov.org](mailto:ggray@auroragov.org) for the License Agreement concerns.

13C. Steps within easements may require a license agreement. Contact Grace Grey at [ggray@auroragov.org](mailto:ggray@auroragov.org) for the License Agreement concerns. (Typical).

13D. Continue working with Andy Niquette at [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) for all of the easement concerns being vacated.

**14.Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

14A. My first comments submitted on 11/18/22 were acknowledged; no resubmittals are necessary.

**15.Aurora Public Schools (Josh Hensley/ [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org) / (303) 365-7812)**

15A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 592 proposed residential units is 1.9373 acres. In 2007, Aurora Public Schools received cash-in-lieu of school land for 344 multi-family units that were approved as part of the Aurora City Center (Parcel E and F) site plan which is located on the same parcel as the current development application. Developers constructed 76 of the 344 residential units that were previously approved. The difference between the school land requirement for the current application and the school land obligation for the 268 units that were previously paid but not built is 1.0603 acres. Aurora Public School will accept cash-in-lieu of school land for the additional 1.0603-acre requirement. Cash-in-lieu is due prior to site plan recording.

**16.RTD (Scott Woodruff / 303-299-2943 )**

16A. The RTD engineering Review has no comment on this plan at this time.

16B. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.



**C. Scott Woodruff**  
**Engineer III**

Regional Transportation District  
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025  
[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)



**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
12/1/2022

Proposed Development

**City Center 7 (DA-1489-26)**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	592	0.145	86
<b>TOTAL</b>	<b>592</b>		<b>86</b>

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	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	44	0.04	24	68	0.03	18	86
<b>TOTAL</b>		<b>44</b>		<b>24</b>	<b>68</b>		<b>18</b>	<b>86</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	44	0.0175	0.7770
MIDDLE	24	0.025	0.5920
HIGH	18	0.032	0.5683
<b>TOTAL</b>	<b>86</b>		<b>1.9373</b>

**Aurora City Center (Parcel E and F) 344 MFH units less 76 previously constructed**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	344	0.145	50
<b>TOTAL</b>	<b>344</b>		<b>50</b>

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	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	26	0.04	14	40	0.03	10	50
<b>TOTAL</b>		<b>26</b>		<b>14</b>	<b>40</b>		<b>10</b>	<b>50</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	26	0.0175	0.4515
MIDDLE	14	0.025	0.3440
HIGH	10	0.032	0.3302
<b>TOTAL</b>	<b>50</b>		<b>1.1257</b>

**School Dedication Requirement Difference = 0.8116**