



Planning Division
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AuroraGov.org

July 10, 2024

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

Re: Third Submission Review: Aurora One PA-4 – Site Plan with Adjustments and Plat
Application Number: DA-2241-04
Case Number: 2022-4051-00; 2022-3099-00

Dear Mr. Pedersen:

Thank you for your third submission, which we received on June 17, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights some of our major comments. The following sections contain more specific comments, including those received from neighborhood groups, other city departments, and outside agencies.

Since many important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 31, 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,

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

cc: Julie Gamec, THK Associates
Brit Vigil, ODA
Filed: K:\\$DA\2241-04rev3.rtf



Third Submission Review

PLANNING & BUSINESS DEVELOPMENT DEPARTMENT COMMENTS

1. General Planning Comments

- 1A. Please update the Letter of Introduction to clarify language on the adjustment requests, update the current zone district, and reference the approval criteria in the UDO.
- 1B. Please remove “of 42” from the bottom right corner of all sheets. This can create issues with future amendments if additional sheets need to be added.
- 1C. Add a rectangle around the Sheet Index.
- 1D. Make the Amendment Block larger if possible as the current one will only be large enough to note one or two amendments.
- 1E. Please note the number of duplexes vs. townhomes next to the number of total units in the Data Block.
- 1F. Make minor revision to the title of the Site Plan per redline comments on the Cover Sheet.
- 1G. Ensure that tract naming is consistent on all sheets.

2. Zoning and Land Use Comments

- 2A. R-3 is now the current zone district for the site as the ordinance was approved, so this should be the zone district noted in the Data Block and Letter of Introduction.
- 2B. Please add notes below each of the lot typicals on Sheet 2 referencing the requested adjustments to the front / rear setbacks and lot size.
- 2C. Many sheets reference that “Lot 1, Block 1 Aurora One Subdivision Filing No. 1” is recorded, but it doesn’t appear that any progress has been made on that Site Plan or Plat since 2023. Please clarify this or remove it if it’s not recorded. The Case Number for the Innovus Site Plan (CN 2023-6006-00) should be added at minimum for reference.
- 2D. Please provide an update on the status of the Aurora One Phase 2 Improvements ISP submittal. This ISP is referenced throughout the Site Plan and is critical to the approval of this application. Further delays in this ISP (or the Phase 1 ISP) could result in delays for this Site Plan.

3. Adjustments

- 3A. Please add all adjustment requests to the Cover Sheet. Include what is required by code, the applicable code section, and what is proposed. The current language does not list all of the adjustments and doesn’t include enough detail.

4. Streets and Connectivity Comments

- 4A. Please ensure that all sheets within the Site Plan reference the correct street names received from Phil Turner and not Street A, Street B, etc. Most of them were updated, but some were not.
- 4B. Add the requested street names to the key maps per redline comments on Sheet 7.
- 4C. Please be aware that if the layout or pedestrian connectivity is modified through Tract Q due to Aurora Water easement requirements, the open space credit may need to be reevaluated. See Item 11B.
- 4D. On Sheet 25, please use a special hatch or color to differentiate the areas that will be receiving PROS open space credit versus areas that are just tracts and will not receive credit.

5. Parking Comments

- 5A. It appears that parking spaces are shown off Alley 3. Please show and call out the dimensions of these parking spaces.

6. Architecture and Urban Design Comments

- 6A. Please provide a sheet that identifies the color schemes for each architectural style with the next submittal.



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

Sheet 20

- 7A. Update the Key Map for all Landscape Plan sheets.
- 7B. Consider adding additional trees or reorient the trees to provide shade for the benches in the afternoon / evening.

Sheets 21 and 22

- 7C. Is the concrete hatch supposed to overlap the specialty paving?
- 7D. Provide the missing street name.

Sheet 23

- 7E. Adjust the tree spacing due to the fire hydrant.
- 7F. Update the requested note.

Sheet 25

- 7G. Update the Private Common Open Space table per redline comments.

Sheet 26

- 7H. Specific a specific Spruce in the plan schedule.
- 7I. Update the tables and notes per redline comments.

Sheet 29

- 7J. Remove the 3-unit townhome table as there is not a 3-unit townhome on this sheet.
- 7K. Distinguish between the front yard and side yard requirements in the table.

Sheet 30

- 7L. Darken the utilities for the lots on all lot typicals.
- 7M. If fencing is proposed, include the fencing in the lot typicals. Also label the streets and alleys for context.
- 7N. Provide options for evergreen and ornamental trees.
- 7O. Provide more deciduous canopy tree specifics so there is more diversity.
- 7P. Update the plant quantities where requested.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

- 8A. The Site Plan will not be approved by Public Works until the associated ISP is approved (RSN 1589783).
- 8B. Add the requested note to the Cover Sheet regarding the ISP.
- 8C. No curb or gutter are permitted in the fire lane easement. Separate out the fire lane easement to only be within the drive aisle on Sheet 2.
- 8D. Update the street section details as needed per redline comments on Sheet 2.
- 8E. The timing of the ISP will be critical to this Site Plan. The Site Plan will not be approved until the associated ISP for all of the required infrastructures per the PIP is approved.
- 8F. Add a receiving pedestrian ramp where requested on Sheet 8.
- 8G. As indicated via email correspondence on 2/27/2024, the sidewalk may only have a sidewalk easement if there are no private stubs to the street. Please either remove the stubs or identify the easement as a public access easement. Sidewalks within sidewalk easements are publicly owned and maintained.
- 8H. Show curb ramps at the alley crossings where requested.
- 8I. Provide the centerline information for the proposed public streets as previously requested.
- 8J. There is a minimum 29' inside radius for 24' wide fire lane easements.
- 8K. Change the requested sidewalks from sidewalk easements to access easements.

9. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in orange)

- 9A. Traffic Engineering needs to see the updated traffic conformance letter with the next submittal. This includes the comment from the last submittal plus the change in the number of units.
- 9B. Add or remove the requested sight triangles.
- 9C. Add or remove pedestrian ramps where requested.
- 9D. Show sight triangles on the Landscape Plan. Plants need to be 2' or under in the sight triangle.
- 9E. Trees need to be 50' from stop signs or midblock crossings.



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

- 10A. Include a measurement of the fire hydrant from back of curb per redline comments on Sheet 2.
- 10B. Relocate the hydrant where requested on Sheet 4.
- 10C. Remove Sheet 6 as it is not needed.
- 10D. Provide a detail of each type of mail kiosk.
- 10E. Alley 3 needs to be a fire lane easement. Please show fire lane signage.
- 10F. Show accessible routes from each townhome to the public way on the detailed grading sheets.
- 10G. Review the Plat for areas where fire lane easements are not needed.

11. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 11A. Address the conflict with the light pole and water meter. A 5' minimum setback is required.
- 11B. The water main must be located under an all-weather hard surface to provide vehicle maintenance access along the water utility easement. Extend alley access to Alley 4.
- 11C. The water main must be a minimum of 8' from the private storm inlet. Private storm located in Aurora Water utility easements must be covered with a license agreement.
- 11D. Locate private inlets, manholes, and storm water infrastructure outside of Aurora Water utility easements.
- 11E. No trees are permitted in water utility easements.

12. PROS (Erick del Angel / 393-739-7154 / edelange@auroragov.org / Comments in purple)

- 12A. Add benches or pet waste stations where requested.
- 12B. Update the credited open space areas to the tracts that are bubbled on Sheet 25. The other tracts are not eligible to receive credit. Tab 9 should be updated to reflect the correct open space acreage within PA-4 before mylars are recorded.

13. Land Development (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 13A. The temporary construction easement needs to be released (vacated).
- 13B. Ensure that the Site Plan and Plat legal descriptions match.

14. Aurora Public School District (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

- 14A. Coordinate payment of APS cash-in-lieu fees based on the updated number of units with Josh Hensley.