



Planning Division
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April 12, 2023

Colin Kemberlin
Kemberlin Arch
8200 S Quebec St, Suite A3 143
Centennial, CO 80112

Re: Third Submission Review – Westlake Vista Zoning Map Amendment, Site Plan with Adjustments and Plat
Application Number: **DA-2317-00**
Case Numbers: **2022 4016 00; 2022 3045 00; 2022 2002 00**

Dear Mr. Kemberlin:

Thank you for your third submission, which we started to process on Monday, March 27, 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.

Since several important issues remain, you will need to make another submission in the form of a technical. The technical submission will follow the Planning and Zoning 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, May 10, 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.

Sincerely,

Ariana Muca, P.L.A.
Planner II

cc: Jay Peters WSB 5660 Greenwood Plaza Blvd Ste 111 Greenwood Village, CO
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Brit Vigil, ODA
Filed: K:\SDA\2317 00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include the masonry percentage for single-family attached homes on the elevations or material sheet (Planning).
- Provide various cross sections as indicated on the site plan to show how the landscape will be incorporated with the grade (Landscape).
- New streetlights are required on the adjacent public streets. Show the locations of the streetlights on all sheets (Public Works).
- Easement dedication is required for meters. Please provide an enlarged view showing: Easement for meters Dimensions of 5 ft offset from lot line (per 17.02) and 5 ft from meter to back of easement (per 5.04) (Utility).
- Show lighting on abutting streets, access to detention ponds, and max 4' walls in residential areas (Public Works).
- Conflicts between the plat and site plan need to be addressed. (Real Property).
- Please submit a preliminary digital addressing . S.H.P. or a . D.W.G. file as soon as possible (Addressing).
- Storm Water and Development Fees are due ahead of recordation.
- Traffic comments are delayed and will be coming from the Traffic Engineer.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Xcel, Mile High, and Aurora Schools have commented at the end of this letter.

2. Completeness and Clarity of the Application

- 2A. Thank you for updating the cover sheet. It meets all the necessary standards. The remaining comments are minor and for clarity.
- 2B. There are some instances where staff slashed unnecessary information. Please remove all areas with a teal line.
- 2C. Update the sheet index.
- 2D. The site plan must include lot dimensions, boundaries, and lot block numbers. For example, each SFA should have a Lot x Block x similar to what is seen on the plat.
- 2E. The scale on page 2 does not appear to be correct – please double-check.

3. Urban Design Issues

- 3A. Staff appreciates the updates and programming for the green court areas throughout the site. The wall along the eastern edge is flagged by Public Works as not within the property line. The UDO does allow for fences to run along a property line, but a wall would need to be internal to the site. Please contact your case manager and project manager to help set up any meetings with various departments.
- 3B. On the site plan along the internal street is a series of dots. Based on the utility site plan these dots are the water meters. Please confirm.
- 3C. On the site plan light poles are indicated and detailed out but when moving to the landscape plans the light poles are not shown. Please show the light poles on the landscape plans to make sure there is no conflict with planting materials.
- 3D. On the Photometric Plan please show illumination levels 10 feet beyond all property lines. Staff is looking for this, especially to the north and east with the surrounding rural residential. The lighting should not spill into these properties. The photometric plan is not going to 0 following the eastern edge – please update.

4. Architectural

- 4A. As per the code please include a masonry table. Below is Table 4.8-6, which requires a minimum percentage of masonry. This can be sent to staff ahead of Planning Commission.



Table 4.8-6 Masonry Standards for Single-Family Attached and Multifamily	
Type of Structure	Minimum Percentage of Masonry on Net Façade Area (not each elevation)
Single-family attached	Either: <ul style="list-style-type: none"> • 50 percent shall be clad in brick or stone; or • 75 percent shall be clad in stucco; or • 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.
Multifamily (excluding two-family)	Either: <ul style="list-style-type: none"> • 60 percent (or 30 percent for an Affordable Housing Structure) shall be clad in brick or stone; or • 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in stucco; or • 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in a combination of stucco and brick, or stucco and stone.

5. Plat

5A. All lots must be individually platted and as per Aurora Water individually banked.

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

Landscape Plans

General

- 6A. Label the walls, the transformers, the monument signs, detention ponds and bike racks on all the landscape plan sheets.
- 6B. Provide both a graphic and written scale on all sheets in the plan set.

Site Plan

Sheet 3 of 18

6C. Identify what the black circles are and show these on the landscape plan sheets if they could potentially impact the installation of plant material.

Landscape Plan

Sheet 5 of 18

6D. Provide a plan view with section lines indicating where these cross sections were taken. Or reference the plan sheet where the sections were taken.

Landscape Plan

Sheet 7 of 18

6E. Provide cross-sections based upon the actual grading through the identified areas.

Landscape Plan

Sheet 8 of 18

- 6F. Include the easements dimensioned and labeled.
- 6G. Include the utilities grayed back.
- 6H. Include the grading grayed back.
- 6I. The previous drainage report/graphic that was submitted indicated that there were five detention ponds proposed as A-E. If this is still the case, label each of the ponds.
- 6J. What are the bands running through the curbside landscape area and are they necessary now that the entire strip is being landscaped?
- 6K. Show the property line as a traditional line type. A long dash and two short dashes.
- 6L. Correct the viewport where the text has been cut off.
- 6M. Make sure these buildings are labeled to correspond with the building perimeter landscape table.
- 6N. Add the plant symbology to the legend on this sheet.
- 6O. Add the boulders to the legend.



- 6P. No more than 40% of the required shrub total within the curbside landscape can be ornamental grasses. Ornamental grasses must be five-gallon at the time of installation. There is supposed to be a variety of shrub species plant material within the curbside landscape. Refer to Section 146-4.7.5.
- 6Q. Label the monument sign.
- 6R. Turf is not permitted in the curbside landscape area. City Council passed an ordinance in September 2022 and it does not allow turf in this area unless the space is programed or considered an activated space for use by residents. An active or programed space is one that can be used for cultural activities and organized social gatherings as well as informal play areas. Benches and/or picnic tables may serve to activate the space.
- 6S. Provide the missing tree call-outs.
- 6T. The scale does not appear to be correct. It measures 40', not 20'.

Landscape Plan

Sheet 9 of 18

- 6U. Because there are only eight trees being required along E. 21st Avenue, two tree species is fine for a nice aesthetic or three at the most. Please modify the tree species number being provided as there are five being provided.
- 6V. Two tree species along Sable Boulevard.
- 6W. Have the tree species match both sides of E. 21st Court.
- 6X. Fix the tree label where indicated. The location and the tree count are both off.

Landscape Plan

Sheet 10 of 18

- 6Y. The tree symbology for the Japanese Tree Lilac is different on both sides of the street.
- 6Z. Label the trash enclosures.
- 6AA. Text mask the matchline text.
- 6BB. Is there a fence being proposed? If so, add to the legend on the sheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

- 7A. Please submit a preliminary digital addressing . S.H.P. or a . D.W.G. file as soon as possible. This digital file is used for street naming, addressing and preliminary G.I.S. analysis. Include the following layers as a minimum:
 - Parcels
 - Street lines
 - Building footprints (If available)

Please ensure that the digital file is provided in a N.A.D. 83 feet, State plane, Central Colorado projection so it will display correctly within our G.I.S. system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

8. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org)

- 8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
Site Plan
4 of 20
- 8B. Repeat Comment: New streetlights are required on the adjacent public streets. Show the locations of the streetlights on all sheets.
- 8C. From the first review: Please provide a section for 21st Ave. Label the ROW width, sidewalk easement, curbside landscaping, and sidewalk widths. It should match the Local Street Type 2 section including an ultimate 30' of pavement, 15' of pavement on both sides of the centerline. I can't tell how much existing pavement there is without the centerline located on this sheet or the plat. Clearly indicate the extent of the improvements will be provided by this development on the section.
- 8D. Is this radius label pointing to the correct location? It should point to the curb and/or the ROW radius.



8E. The offsite transition back to existing is required for the pavement roadway improvements. It appears that some amount of pavement will be required for 21st so the asphalt should be shown in the ROW and the transition should be proposed back to existing asphalt.

8F.

Grading and Drainage Plan

5 of 20

8G. Per Section 4.02.7.07.1 of the Roadway Manual, tiebacks, footings, straps, soil anchors, or other wall elements are not permitted to cross property boundaries. The Wall should be a minimum of 2' clear distance to the property line. See Section 4.02.7.07.2 of the Roadway Manual for additional clearance requirements.

8H. Retaining walls should not cross residential lot lines unless approved by the City Engineer. (typical) See section 4.02.7.04.2.06 of the Roadway Manual.

8I. Identify easements on this sheet.

8J. The resultant slope of 2% and 0.7% will be greater than 2%. Please clarify that the slope in the ADA parking spaces will not exceed 2%.

8K. What is this thick line? No portion of the private improvements shall encroach into the public ROW.

8L. Show the new ROW width.

Typical Site Section

6 of 20

8M. Per Section 4.02.7.07.1 of the Roadway Manual, tiebacks, footings, straps, soil anchors, or other wall elements are not permitted to cross property boundaries. The Wall should be a minimum of 2' clear distance to the property line. See Section 4.02.7.07.2 of the Roadway Manual for additional clearance requirements.

8N. No portion of this private structure shall encroach into the public ROW. A license agreement will be required if it encroaches into any easements.

8O. Show the ROW on this section view.

9. Traffic Engineering (Carl Harline / 303-739-7646 / charline@auroragov.org / Comments in amber)

9A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

10. Utilities (Daniel Pershing / 303-739-7490/ ddpershi@auroragov.org / Comments in red)

Utility Plan

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10A. Meters will require individual connections rather than one service line supplying multiple meters.

10B. This proposal for meter service will be sent to our operations staff for approval. Please make final changes based on comments and email updated documents to ddpershi@auroragov.org for routing to operations.

10C. Show routing of service lines from the meter to each unit.

10D. If vault configuration is pursued, vaults can only serve 4 meters. Vault dimensions are 6'x12'x6.5' Deep. Please revise accordingly.

10E. Drainage easement width will need to be extended to allow a 1:1 ratio when excavated.

11. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

Site Plan

11A. Please identify which structures are 26'-4" and which are 36'-4" and provide a Site Plan Data Block as shown in the graphic. This will solidify the location of needed 26' fire easement widths. Where they are equally/randomly distributed throughout the site then a consistent 26' fire lane easement will be needed within the primary drive lane shown.

11B. Show the locations for all proposed fire lane signage on the Site Plan (TYP).

11C. Legends must reflect symbols and labels for new and existing fire hydrants, accessible parking signs, fire lane signs and mail kiosks (TYP).



11D. The 26-foot required fire lane easement shall be measured from face-of-curb to face-of-curb (not BOC – back-of-curb as shown).

Grading Plan

11E. Please correct the unit in this building to show the grading not greater than 2.0%.

Utility Plan

11F. Show all proposed and existing fire hydrants on all sheets (TYP).

11G. Legends must reflect symbols and labels for new and existing fire hydrants, accessible parking signs, fire lane signs and mail kiosks (TYP).

Plat

2 of 2

11H. The 26-foot required fire lane easement shall be measured from face-of-curb to face-of-curb (not BOC – back-of-curb as shown).

12.Real Property (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

General Comments

12A. See redline comments on Subdivision Plat and Site Plan.

12B. Provide AES Board most recent monument records for all section monuments shown on this subdivision plat.

12C. Provide certificate of taxes due showing all taxes are paid in full.

12D. Provide title commitment dated within 30 days of the plat acceptance date.

Site Plan

4 of 20

12E. Make Site Plan and Subdivision Easement Dimensions and Descriptions Match (Typical).

12F. Overhang still appears to be over the 16.5' setback line? (Typical).

12G. Update Plat utility easements.

12H. Review site plan pdf for detailed descriptions on updates or conflicts between the plat and site plan.

12I. Label Lot #'s & Area (Typical).

12J. If the retaining wall is within the 20' platted drainage easement a license agreement will be required.

12K. Label highlighted lines (Typical).

Plat

1 of 2

12L. Update dedication description.

12M. Provide A.E.S. Board most recent monument records for all section monuments shown on this subdivision plat.

12N. Remove this as Adams County uses the upper left margin for recording information.

12O. TITLE BLOCK: Place at the top of each sheet, centered.

12P. Update Survey notes as seen on the pdf.

12Q. Add north arrow to vicinity map.

12R. Condense this to the lower right-hand corner. COA 2022 Subdivision Plat Checklist Item #1. Number each sheet consecutively somewhere on the sheet. Please do not add the Company Logo to the plat border, north arrow or signature blocks. The name and addresses of the submitting company or firm may still be represented.

Plat

2 of 2.

12S. May need to look with Adams County or this may have previously been Arapahoe County or Possible prescriptive?

12T. Make Subdivision and Site Plan Easement Dimensions and Descriptions Match (Typical).

12U. AES Board Rule 1.6.E.4.a. Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument.

12V. Site Plan shows proposed 15' Drainage Easement?

12W. Update notes numbering.



12X. Site Plan calls for 4.37'?

12Y. Add this note: 14.) The owners or occupants of the lands herein described shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting directly or indirectly, from the overflight of aircraft, or for damages or injury to any person or property resulting from any noise, nuisance, vibrations of any kind or description resulting, directly or indirectly, from aircraft overflights provided, that nothing contained in the foregoing easement shall divest the owners or occupants, their heirs, successors administrators or assigns, of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level.

12Z. Site Plan calls for 15'?

12AA. Label fire lane and utility easements.

12BB. Detail where easement crosses lot 35.

13.Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

13A. No further comments.

14.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

14A. See below for comments.



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**

Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 10, 2023

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

Attn: Ariana Muca

RE: Westlake Vista – 3rd referral, Case # DA-2317-00

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk acknowledges all comments for **Westlake Vista** and inquires whether the 10-foot-wide utility easements are for dry utilities?

Will these areas be drivable pavement (minimum 8-foot wide, 6-inches thick) with space for service truck access and natural gas distribution facilities able to be located a minimum 5-foot clearance from any structure and plowing in snowy conditions?

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



15. Aurora Public Schools (Josh Hensley/ 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 48 residential units is .3156 acres. Since the proposed development will replace the single family unit located in the development area, the difference between the school land obligation for the proposed development and what would be required for the single unit the project it is replacing is .2993 acres. Aurora Public Schools will accept cash-in-lieu of land for the obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat approval.

**AURORA PUBLIC SCHOOLS - STUDENT YIELD
6/15/2022**

Westlake Vista - (DA-2317-00) - 1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	48	0.3	14
MF-HIGH		0.145	0
TOTAL	48		14

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	8	0.08	4	12	0.05	2	14
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		8		4	12		2	14

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	8	0.0175	0.1428
MIDDLE	4	0.025	0.0960
HIGH	2	0.032	0.0768
TOTAL	14		0.3156

Existing Structure

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	1	0.7	1
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	1		1

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	1	0.2	0	1
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		0		0	1		0	1

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	0	0.0175	0.0060
MIDDLE	0	0.025	0.0040
HIGH	0	0.032	0.0064
TOTAL	1		0.0164

School Dedication Requirement Difference = 0.2993