



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

February 4, 2022

Chris Fellows
Painted Prairie Owner, LLC
5600 Greenwood Plaza Boulevard, Suite 220
Greenwood Village, CO 80111

Re: Initial Submission Review: Painted Prairie Phase Five – Site Plan with Adjustments and Subdivision Plat
Application Number: DA-1556-22
Case Numbers: 2022-4005-00; 2022-3005-00

Dear Mr. Fellows:

Thank you for your initial submission, which we started to process on January 10, 2022. We reviewed it 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. Staff would be happy to meet with you and your design team in the next couple weeks to discuss these comments and address any questions you may have.

Since many 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 February 28, 2022 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, City of Aurora
Planning & Development Services Department

cc: Brent Martin, LandDesign, 1360 Walnut Street, Suite 102, Boulder, CO 80302
Daunte Rushton, ODA
Filed: K:\\$DA\1556-22rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pay the application invoice prior to making the second submittal (see Item 2)
- Ensure consistency in the Lot Type Legend and associated tables and graphics (see Item 3)
- Include additional details for the motor court lots to verify compliance with the UDO (see Item 3)
- Review and address comments regarding some of the green courts (see Item 3)
- Provide landscape plans for each of the lot types to ensure front-yard requirements can be met (see Item 3)
- Request additional adjustments if UDO requirements cannot be met (see Item 4)
- Provide on-street parking on both sides of all streets and minimum 5.5' wide sidewalks (see Item 9)
- Address all comments regarding drainage and grading (see Item 9)
- Update the Traffic Letter and revise receiving ramps where requested (see Item 10)
- Submit a utility conformance letter and ensure Aurora Water requirements are met (see Item 11)
- Provide additional pedestrian connections and show open-rail fencing adjacent to Himalaya Road (see Item 12)
- Adjust locations of fire hydrants (see Item 13)
- Pay storm drainage development fees (see Item 14)
- Revise the Plat and provide requested documents per Real Property comments (see Item 15)
- Address comments from Xcel Energy (see Item 16)
- Pay cash-in-lieu fees for Aurora Public Schools (see Item 17)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to all adjacent property owners and three registered neighborhood organizations with the first submittal. No comments were received. A neighborhood meeting is not required for this project unless comments are received in the future.

2. Completeness and Clarity of the Application

2A. Please make minor updates to the Letter of Introduction per redline comments.

2B. Add additional street name to the Vicinity Map and add "Amendments" above the Amendment Block.

2C. Remove "Preliminary Plat" from the right side of all sheets and change to "Site Plan" or remove entirely.

2D. Include the Case Numbers for all adjacent projects.

2E. Several locations throughout the Site Plan and Traffic Letter note the incorrect phase name for this project. Please ensure that all are updated to "Phase Five."

2F. Some of the proposed open space tracts are not identified on all sheets. Ensure that this is consistent throughout the plan set.

2G. The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

2H. Please note that an invoice in the amount of \$34,143.75 is due prior to the second submittal of the application. The next submittal will not be accepted if this fee is not paid. The invoice was emailed to the applicant.



3. Zoning and Land Use Issues

3A. The Lot Type Legend on Sheet 3 does not match the associated graphic or the other tables on that sheet. For example, the Legend says there are 76 motor court lots, but there are only 48 shown in the graphic. Please ensure consistency.

3B. Include additional setbacks and lot sizes and make other minor revisions to the Lot Data Table.

3C. Revise the lot details on Sheet 3 to include the requested information and ensure that items are labeled accurately. See redline comments.

3D. There are specific requirements for motor courts in Section 146-4.2.3.E and the proposed motor court lots shall comply with these standards. The minimum lot size and width appear to meet the requirements, but more details are needed about the specific layouts that are proposed. Please review this section for requirements about setbacks, fences,, front door and porch locations, guest parking requirements, and minimum private open space requirements (180 sq. ft. minimum). Units adjacent to Iran Street shall have front doors facing Iran Street and units adjacent to Himalaya Road shall have front doors facing Himalaya Road. If doors do not front on Himalaya Road, an adjustment will need to be requested for double frontage lots. Details need to be added to the plan set to verify compliance with all requirements. An example of the details that should be provided is included as an attachment to the review letter.

3E. The three green court lots at the northwest corner of Phase Five do not meet green court requirements in the UDO, which states that “each green court development shall have direct frontage on and pedestrian access to a street that includes both on-street parking and sidewalks on both sides.” Those three lots only have frontage on an alley. Please revise the layout to comply with standards or remove these lots.

3F. The green court in the southeast corner of Phase Five appears to exceed the maximum length of a green court in the UDO (“the length of a green court shall not exceed 360’ long as measured from any public or private street or access drive”). An adjustment will be required if the layout is not changed.

3G. Please call out the width of all green courts on all sheets.

3H. Green courts should be designed to maximum usable space. The green court in the southeast corner of the site leaves little space for recreational uses given the proposed sidewalk configuration. Please consider changing this and locating trees to take better advantage of this space.

3I. Update the Fencing Plan on Sheet 14. Some of the symbols in the legend don’t match what’s labeled on the plan, details need to be provided for all lot types (not just corner lots), and the fence type needs to be called out on the plan set. In addition, please note that if the motor court lots adjacent to Himalaya Road are not reoriented and the rears of the homes face Himalaya Road, a privacy fence will still not be permitted due to open space fencing standards.

3J. Please note that landscape plans for each of the lot types will need to be prepared for the second submittal so a complete review can occur with the next submittal.

3K. Ensure that landscaping is provided in all proposed tracts (no landscaping shown in Tract X currently) and that all streets have curbside landscaping on both sides.

4. Adjustments

4A. Please make minor adjustments to the Letter of Introduction related to the two proposed adjustment requests.

4B. Based on comments provided above in Item 3, additional adjustments may be needed for portions of the Site Plan that do not comply with the UDO. If adjustments are requested, detailed justification / mitigation must be provided with the next submittal in the Letter of Introduction.

**5. Streets, Pedestrian, and Parking Issues**

5A. Some of the sheets in the Site Plan and Plat do not include street names. Please ensure that all sheets include the correct street names with the next submittal.

5B. Identify the sidewalk connections to the sidewalk along Himalaya Road where requested by PROS and/or where needed if the motor court lots along Himalaya Road are reoriented to face that street.

5C. Note the street names that each of the cross sections on Sheet 4 applies to.

5D. Provide on-street parking, curbside landscaping, and 5.5' wide sidewalks on both sides of all streets.

6. Architectural and Urban Design Issues

6A. Please include details for all proposed site furniture with the next submittal, including benches, shade structures, tables, chairs, bicycle racks, etc.

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

7A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include parcels, street lines and building footprints (if available) at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).

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

8A. Landscape comments will not be provided with this round of review due to staff constraints. Comments will be included with the next submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)**

9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

9B. Add a note to Sheet 2 that states that ISP Civil Plans for the associated infrastructure must be approved prior to issuance of building permits. See redline comments.

9C. If you're proposed phases per the note on Sheet 2, please provide a phasing plan.

9D. Sections 3A and 3B should be a 5.5' sidewalk with a 0.5' setback instead of a 5' sidewalk with a 1' setback.

9E. Section 3C must have on-street parking on both sides of the street and the sidewalks are required to be a minimum of 5.5' wide with either ROW or a sidewalk easement 0.5' behind the back of walk.

9F. Provide a section detail of the alley.

9G. Show all connections to "existing" improvements.

9H. Show all proposed street lights.

9I. The minimum radii for Local Type 1 roads is 250'.

9J. Dimension all sidewalks, both existing and proposed.

9K. Label all street names.



- 9L. Label the existing detention facility and associated easements.
- 9M. Indicate the pavement for the alleys. All alleys are required to be paved with concrete.
- 9N. Show and label the proposed walls shown on the Grading Plan.
- 9O. Label the channel, easement, and the 100-year WSEL.
- 9P. Drainage easements are required for shared driveways where more than two times the area drains to a receiving area.
- 9Q. Provide slope labels for all tracts.
- 9R. Is the existing hatch and storm remaining?
- 9S. Label existing contours in the adjacent streets.
- 9T. Show all existing and proposed storm sewer on the Landscape Plan. Please ensure trees are a minimum of 10' from storm sewer and landscaping is out of maintenance paths.

10. Traffic Engineering (Kyle Morris / 303-799-5103 / kmorris@bhinc.com / Comments in orange)

- 10A. Update the Traffic Letter per redline comments and resubmit with the next submittal.
- 10B. Revise the traffic signal escrow note on Sheet 2.
- 10C. How will pedestrian access to rear cluster lots be handled?
- 10D. Label all street names.
- 10E. Provide a traffic signalization easement.
- 10F. Why are detectable warnings shown at some alley connections but not others?
- 10G. Provide alley connections at a 90-degree angle (+/- 5 degrees).
- 10H. Show alley connections to streets.
- 10I. Remove stop signs at alley connections that serve less than six units.
- 10J. Add or remove receiving ramps where requested.

11. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in blue)

- 11A. A utility conformance letter must be provided with the next submittal.
- 11B. The Civil Plans for 60th Avenue need to be approved prior to Civil Plans for this phase.
- 11C. What connection is the callout on Sheet 11 referencing?
- 11D. What is the sanitary sewer out falling to?



- 11E. Use standing fittings for all storm.
- 11F. Manholes cannot be within the gutter.
- 11G. Why are Aurora standard manholes not being used?
- 11H. Hydrants not installed at intersection corners must be at lot line extensions.
- 11I. What is the standard distance from water service to side property lines for all single-family detached products?
- 11J. Manholes should be 8' from the edge of easements to allow for future maintenance.
- 11K. Additional easements are required. See redline comments.
- 11L. Show any existing offsite manholes.

12. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

12A. The Himalaya Road ISP identified future connections into adjacent developments to be identified with the adjacent Site Plan. Please identify connection locations. These connections are required to be provided as part of this Site Plan.

12B. Show context with the pedestrian crossing locations.

12C. When homes are abutting an open space, an open-rail open space fence is required. The signature fence for Painted Prairie should be used.

12D. Provide a crosswalk at Ireland Way and 60th Avenue on the 60th Avenue ISP.

13. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

13A. Please verify the occupancy classification with the Data Block. Are you proposing R2 multi-family units, or R3 single-family units? This response will help determine accessibility requirements. If townhomes are proposed, there are a number of requirements that must be included within the plan set, such as an Implementation Plan.

13B. Will this site be gated? If so, please show and address comments on the Cover Sheet.

13C. Add the requested note to Sheet 2.

13D. Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details. See additional comments on Sheet 4. Please also confirm that USPS has approved the appropriate mode of delivery and kiosk locations.

13E. Are bollards shown on Sheet 5?

13F. Show the location of all existing and proposed water mains and new fire hydrants within or abutting the site on all sheets.

13G. Fire hydrant coverage for 60th Avenue is required.

13H. The first fire hydrant shall be placed where noted on Sheet 11 and every subsequent fire hydrant shall be spaced approximately 600' along the path of travel of a fire apparatus.



14. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

14A. Storm drainage development fees in the amount of \$33,468.17 (26.947 acres x \$1,242.00) will be due prior to final mylar recordation.

15. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

15A. Address all redline comments on the Plat and send in the requested documents.

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

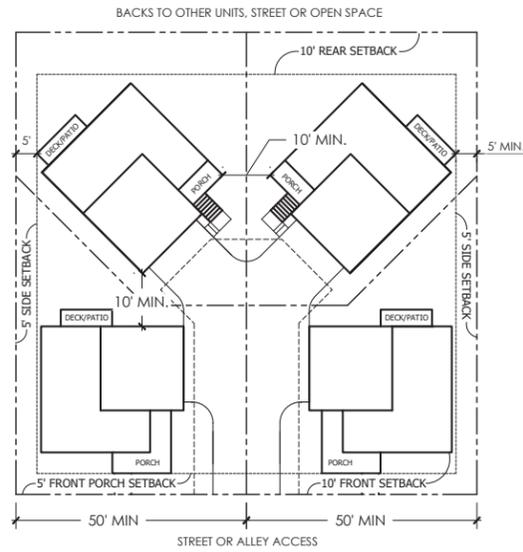
16A. See the attached comment letter.

17. Aurora Public Schools (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

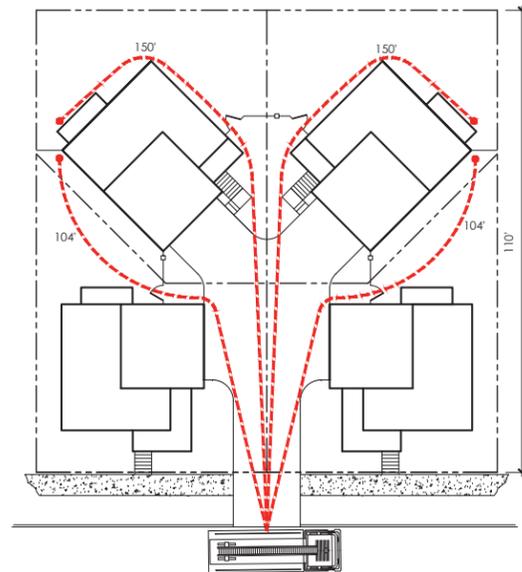
17A. The total school land dedication requirement for Painted Prairie based on the approved Master Plan is approximately 37 acres. The Master Plan includes a 16.25 acre school site dedication. This site is sufficient for the district to construct a P-8 school with capacity to serve the Painted Prairie community. Aurora Public Schools agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as Site Plans are approved for Painted Prairie. The district will request cash-in-lieu of land when the balance of the obligation from approved Site Plans exceeds 16.25 acres. Cash-in-lieu of land is required to serve high school age students at a district location outside of Painted Prairie.

17B. Cash-in-lieu of school land will be required for this phase of the development. The amount of the school land obligation exceeding the 16.25 school site dedication will depend on the timing of when current Site Plan applications are approved. In accordance with Section 4.3.18(A) of the Unified Development Ordinance, land value for cash-in-lieu will be based on fair market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of Plat recording.

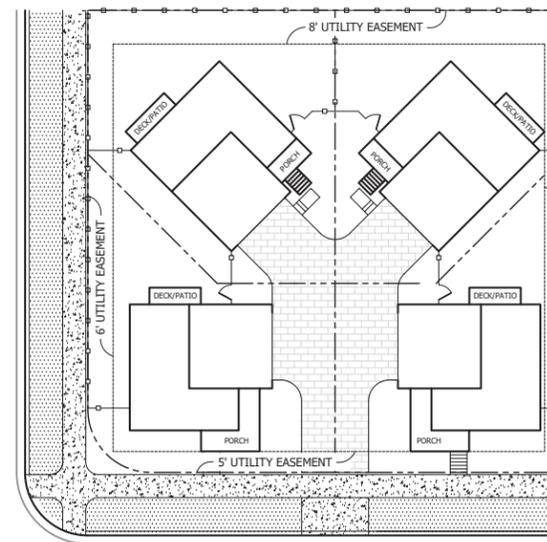
P:\OAKWOOD MASTER FOLDER\GVR EAST-CURRENT_FILING\7\CAD\SUBMITTALS\PRELIMINARY\PLAT\1.1-SHEETS\GVR EAST CSP 7 ARCHITECTURE DWG 11/2/2021 3:08 PM



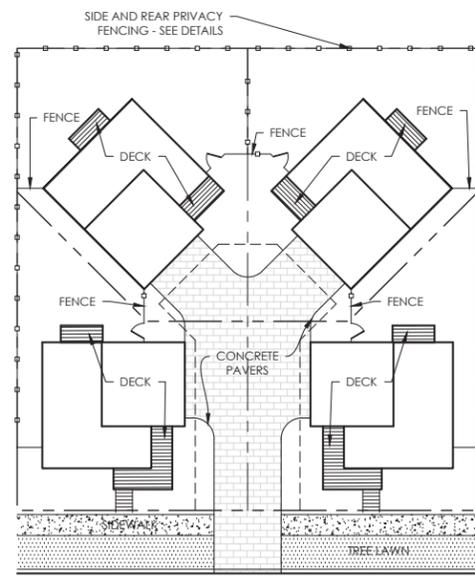
TYPICAL CARRIAGE HOUSE POD SETBACKS



TYPICAL CARRIAGE HOUSE HOSE PULL

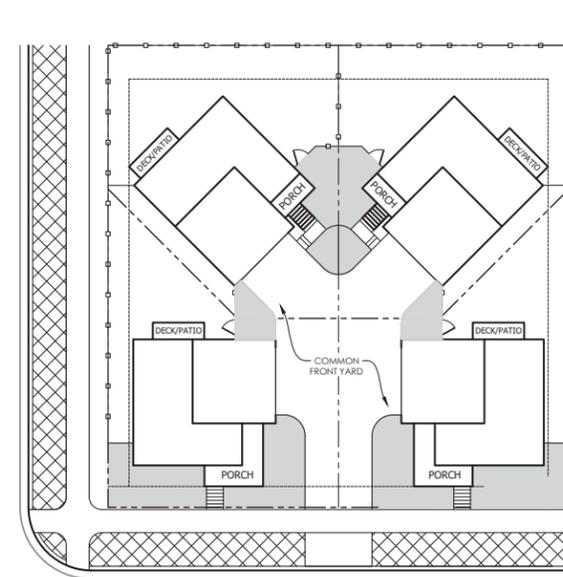


TYPICAL CARRIAGE HOUSE EASEMENTS



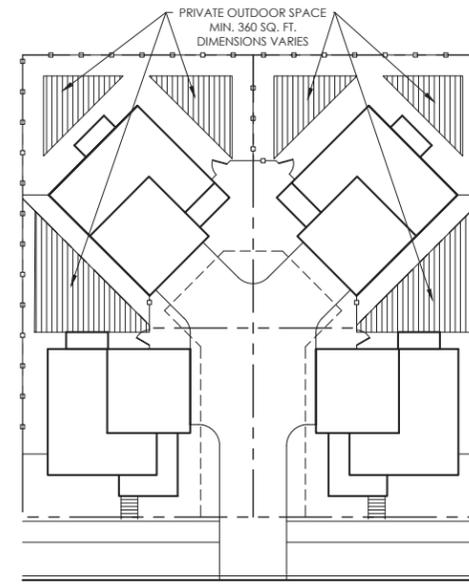
TYPICAL CARRIAGE HOUSE MATERIALS AND FENCING

NOTE:
PAVEMENT DESIGN SHALL SUPPORT THE WEIGHT LIMIT OF 85,000 LB'S.



TYPICAL CARRIAGE HOUSE LANDSCAPE

LEGEND
 ■ FRONT/SIDE YARD LANDSCAPE
 ▨ CURBSIDE LANDSCAPE
 — PROPERTY LINE
 —○— PRIVACY FENCE
 NOTE: SEE WATER WISER WISE SHEETS 44-53



TYPICAL CARRIAGE HOUSE PRIVATE OUTDOOR SPACE

NOT FOR CONSTRUCTION

NOTE:
SHARED USE EASEMENT IS REQUIRED WHEN A PORTION OF THE PRIVATE, USABLE OUTDOOR SPACE IS LOCATED ON THE ADJACENT NEIGHBOR'S SIDE YARD. SUCH EASEMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

GREEN VALLEY RANCH EAST
PRELIMINARY PLAT #7
TITLE: CARRIAGE HOUSE TYPICALS
DATE: November 2, 2021





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

January 31, 2022

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

Attn: Sarah Wile

Re: Painted Prairie Phase Five - Painted Prairie Subdivision Filing No. 7, Case # DA-1556-22

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project in that it is unclear where some of the electric distribution facilities will be located within Lots 16-26 in Blocks 1; Lots 1-20 Block 2; Lots 16-25 Block 3; Lots 4-23 Block 5; and, Lots 4-14 and 23-30 Block 8. Please note that electric distribution lines require minimum 8-foot-wide utility easements. Will electric meters be banked in any of these cases?

PSCo requests that the following language or plat note is added to the plat:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

Additional easements may need to be acquired by separate document for new facilities (i.e. transformers) – be sure to request that the Designer contacts a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for distribution 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

AURORA PUBLIC SCHOOLS - STUDENT YIELD
2/1/2022

Painted Prairie Phase Five Site Plan (DA-1556-22)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	197	0.7	138
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	197		138

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	67	0.16	32	99	0.2	39	138
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		67		32	99		39	138

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	67	0.0175	1.1722
MIDDLE	32	0.025	0.7880
HIGH	39	0.032	1.2608
TOTAL	138		3.2210

Painted Prairie Development Tracking - 2/1/2022

Filing	SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
Filing 1	414	186		600	254	92	346	7.9919	Approved
Phase 2	317	185		502	208	75	283	6.5554	Approved
Town Center Residential - DA-1556-15		220	84	304	65	14	79	1.7214	3rd Submittal
Phase 3 - DA-1556-16	160	158		318	120	40	160	3.6549	2nd Submittal
Phase 4 - DA-1556-19	63			63	32	13	45	1.0301	2nd Submittal
Phase 5 - DA-1556-22	197			197	99	39	138	3.221	1st Submittal
Prose Multi-Family DA-1556-18			312	312	36	9	45	1.021	2nd Submittal
Total	1,151	749	396	2,296	814	282	1,096	25.1957	