



Planning Division
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Aurora, Colorado 80012
303.739.7217

AuroraGov.org

March 17, 2025

David Carro
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: Third Submission Review: Prairie Point Site Plan No 4 (Kings Point North) – Site Plan with Adjustments and Plat
Application Number: DA-1609-28
Case Numbers: 2024-4022-00; 2024-3049-00

Dear David Carro:

Thank you for your third submission, which we started to process on February 24, 2025. 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 issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission after your Planning Commission date of April 9, 2025.

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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

Your Planning Commission hearing date is tentatively set for April 9, 2025, subject to a discussion with Civil Engineering on the viability of the requested slope variance. Please remember that all abutter notices and 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 your decision 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 303.739.7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner

cc: Mike Weiher, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-28rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A variance from the max 5% slope within a local street criterion in cases where an alternate route at 6% or less exists is required to be approved by the City Engineer. If a variance from this criterion is requested, please provide a memo identifying the criteria in question and the justification and mitigation provided. [Civil Engineering]
- The mailboxes shown on the plans don't meet the criteria that we require. See the full Traffic comments for the criteria. [Traffic Engineering]
- Provide construction type for each structure type. [Fire/Life Safety]
- Due to recent feedback from Aurora Water Operations, all valves must be relocated outside of intersections, ideally at least 30 ft away from intersections. [Aurora Water]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No community comments were received on this review cycle.

2. Completeness and Clarity of the Application

2A. There were no more completeness or clarity comments on this application.

3. Zoning and Land Use Comments

3A. There were no more zoning or land use comments on this review.

4. Pedestrian and Connectivity Issues

4A. There were no more pedestrian or connectivity issues in this review.

5. Architectural and Urban Design Issues

5A. There were no more architectural or urban design issues in this review.

6. Landscaping (Tammy Cook / 954.266.6488 / tdcook@auroragov.org / Comments in bright teal)

6A. There were no more landscaping comments on this review.

7. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

7A. There were no more addressing comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Julie Bingham / 303.739.7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 15]

8A. Repeat: Max 5% slope within the local street.

In response to the comment response, a variance from this criterion in cases where an alternate route at 6% or less exists is required to be approved by the City Engineer. If a variance from this criterion is requested, please provide a memo identifying the criteria in question and the justification and mitigation provided. This memo can be provided directly to my email: jbingham@auroragov.org prior to the next submittal.

[Site Plan Page 16]

8B. The minimum slope within a street is 1.0% per the 2025 Roadway Manual.

8C. Remove this note on all sheets since this plan will be reviewed under the 2025 Roadway Manual.



9. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

[Site Plan Throughout]

- 9A. Clear zone needs to be added to typical even for local streets.
- 9B. The mailboxes shown on the plans don't meet the criteria that we require. Below are the requirements that need to be met by mailboxes.
- Outside-of-sight triangles as defined by COA Roadway Manual, standard TE-13
 - Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal-controlled, or otherwise)
 - A minimum of 30' away from stop signs (for stop sign visibility)
 - A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
 - Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress.

10. Fire / Life Safety (Stephen Kirchner / 303.739.7489 / stkirchn@auroragov.org / Comments in blue)

[Site Plan Page 1]

- 10A. Repeat request to provide the construction type for each structure type.

[Site Plan Page 6]

- 10B. Identify the two locations along S Zeno St as the points of access to Phase 1.
- 10C. Identify the two locations at Street X and Street Y as the points of access to Phase 2.

[Site Plan Page 27]

- 10D. Replace detail E with the provided detail on the sheet. TYP
- 10E. Show and label the length of the fire lane that will be shown on the identified signs.

[Site Plan Page 29]

- 10F. Show and label the length of the fire lane that will be shown on the identified signs.

11. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

[Site Plan Page 1]

- 11A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 22]

- 11B. A maintenance access path must be within five feet of the manhole near E. Aurora Parkway.

[Site Plan Page 23]

- 11C. Due to recent feedback from Aurora Water Operations, all valves must be relocated outside of intersections, ideally at least 30 ft away from intersections. This is so that the entire intersection does not need to be closed to traffic to maintain valves (TYP).
- 11D. The identified easement at S. Zeno Street and E Nova Dr will need to be vacated since the ROW will be constructed and dedicated.
- 11E. Valves are not allowed in cross pans.
- 11F. A maintenance access path must be within 5 ft of this manhole near E Aurora Parkway.
- [Landscape Plan Page 3]
- 11G. Show storm inlets along E. Nova Drive.
- [Landscape Plan Page 11]
- 11H. Show manholes on S. Walden Court.
- 11I. Show the inlet in the open corridor off S. Walden Court.

12. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

- 12A. There were no more PROS comments on this review.

13. Land Development Review (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

- 13A. There were no more Land Development comments on this review.