



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

December 24, 2024

Tom Clark  
NL Parklands 4 Land Co, LLC  
9801 E Easter Ave  
Centennial CO 80112

**Re: Third Submission Review: Parklands Village 1 Phase 3 - Site Plan and Plat**  
**Application Number:** DA-2289-07  
**Case Numbers:** 2024-4017-00; 2024-3037-00

Dear Tom Clark:

Thank you for your third submission, which we started to process on December 5, 2024. 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.

This submittal may proceed to technical review at this time. Please revise your previous work and send us a new submission on or before January 16, 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 also specifically to list them in your letter.

The estimated Administrative Decision date is set for January 22, 2025. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the 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. Please note that the Site Plan cannot be recorded until the Subdivision Plat is finalized and recorded.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or [swasinge@auroragov.org](mailto:swasinge@auroragov.org).

Sincerely,

Stacy Wasinger, Senior Planner  
City of Aurora Planning Department

cc: Mark Nickless OMSC, LLC  
Justin Andrews, ODA  
Filed: K:\SDA\DA 2289-07rev3



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The application can proceed to technical review at this time. The Administrative Decision date is set for January 22, 2025. Staff will reach out with information regarding signposting and mailed notices in advance of the 10-day deadline (January 10, 2025). Note that this site plan cannot be signed and recorded until such time as Village 1, Phase 1 and Village 1, Phase 2 are finalized.
- See Land Development Services plat comments (see Item 9). The Site Plan cannot be recorded until the Subdivision Plat is finalized and recorded.

### PLANNING DEPARTMENT COMMENTS

#### 1. Site Plan and Plat Comments

##### *Site and Landscape Plan:*

- 1A. Add case numbers for adjacent site plans (not just the RSN). Please contact staff with questions or if those reference numbers are needed.
- 1B. What is the intended timing for the submittal of the E. Jewell Avenue ISP in this area?

##### *Sheet 2*

- 1C. In the street light roadway classification table, please reference the street names (i.e. designation “A” in which street).
- 1D. Tract O is listed as City of Aurora ownership but is a sewer and drainage easement. This should be updated to the HOA unless it is being dedicated along with Tract M.
- 1E. Louisiana Parkway is listed as the collector on the east side of the neighborhood in the tables and details here but is labeled as Muscadine Way on subsequent sheets. Please review for consistency.

##### *Sheet 5*

- 1F. Thank you for the work on the lot and unit tracker included in this package, as well as the notes on sheet 5. It is not necessary for this filing, but please note that future filings in this overall neighborhood will need to track and account for the code limits on certain housing types. For instance, since this filing exceeds 35% front-loaded small lots, the tracker will have to clearly show future filings decrease that percentage so that the overall neighborhood has less than 35% of this unit type.

##### *Sheet 8 and 11*

- 1G. Do the dimensions for the tract separating the lots from the collector include the utility easements? If so, please revise the arrows to include that area.

##### *Sheet 21*

- 1H. In the ROW table, please clarify the naming of the collector street; both Louisiana Parkway and Muscadine Way are listed, but the site plan only shows Muscadine Way.
- 1I. The Tract table on sheet 5 is inconsistent with the open space dedication table. Is Tract O being dedicated? Tracts M and H are listed here as metro district ownership/maintenance but sheet 5 lists Tracts M and O as City ownership and the rest of the tracts as HOA ownership. Please clarify and revise.

##### *Sheet 31*

- 1J. Thank you for the note on the sign details. Please add “all details” to the note that these will be determined at sign permit.

##### *Plat:*

- 1K. The cover sheet lists 1-6 in the sheet index, but there are 7 sheets included. The sheet numbers on the lower right corner also have “of 6” rather than “of 7”. Please update.

#### 2. Landscaping Issues (Tammy Cook / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

##### Landscape Plan:

##### *Sheet 21*

- 2A. *Repeat comment:* Include curbside landscaping required for S. Kewaunee Street (East) that is part of this filing.



2B. Revise the provided tree numbers to correspond to the plan.

*Sheet 22*

2C. The curbside landscape shrubs and groundcover are required here where there are no single-family homes and these street trees are being shown on this filing..

**3. Transportation Planning** Tom Worker Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org))

3A. No comment has yet been provided by Transportation Planning. Any comments will be forwarded to you as soon as they are received.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**4. Civil Engineering** (Sergio Um / 303-739-7563 / [sum@auroragov.org](mailto:sum@auroragov.org) / Comments in green)

4A. No further comment at this time.

**5. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

*Site Plan*

*Sheet 6*

5A. Advisory note, ALL mid-block crossings for trail should be signed and marked. Will note in Civil Plans if not added here.

*Traffic Impact Study:*

5B. TIS approved.

**6. Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

6A. No further comment at this time.

**7. Aurora Water** (Samantha Bayliff / 303-739-7490 / [sbayliff@auroragov.org](mailto:sbayliff@auroragov.org) / Comments in red)

7A. No further comment at this time.

**8. PROS** (Abigail Scheuermann / 303-739-7169 / [AHScheue@auroragov.org](mailto:AHScheue@auroragov.org) / Comments in mauve)

*Site Plan:*

8A. No further comment at this time.

**9. Land Development Services** (Maurice Brooks / 720-587-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

9A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

9B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

9C. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

9D. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

9E. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

9F. Advisory Comment: All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)



Plat:

- 9G. Delete Tract O from the dedicatory language (it is a privately owned and maintained Tract)
- 9H. Update Note #5 with the new Title information
- 9I. Add Tract O to Note 10.
- 9J. Remove Tract O from the City of Aurora Approvals (it is a privately owned and maintained Tract)
- 9K. Check the Page numbers (typ.)

*Sheet 2*

- 9L. Fill in the Reception Numbers as shown
- 9M. Match the plat description distance
- 9N. Check the Lot numbers in Block 14

*Sheet 3*

- 9O. Fill in the Reception Numbers as shown

*Sheet 4*

- 9P. Fill in the Reception Numbers as shown
- 9Q. Add the 8' U.E. in the rear of the Lots and through Tract J in Block 13 (Typ.)
- 9R. Check the Lot numbers in Block 14

*Sheet 5*

- 9S. Fill in the Reception Numbers as shown
- 9T. Add the 8' U.E. in the rear of the Lots and through Tract E in Block 5 (Typ.)
- 9U. Change Signal to Signalization
- 9V. Add the 8' U.E. in the rear of the Lots and through Tract I in Block 11 (Typ.)

*Sheet 6*

- 9W. Add the 8' U.E. in the rear of the Lots and through Tract J in Block 13 (Typ.)
- 9X. Check the Lot numbers in Block 14
- 9Y. Add the 8' U.E. in the rear of the Lots 18, 19 & 20 in Block 14 (Typ.)
- 9Z. Add the 8' U.E. in the rear of the Lots and through Tract I in Block 11 (Typ.)
- 9AA. Change Signal to Signalization

*Sheet 7*

- 9BB. Add the tic marks at the change points of the Tract lines

Site Plan:

- 9CC. Fill in the Reception Numbers as shown

*Sheet 8*

- 9DD. Add the Reception Numbers as shown
- 9EE. Make the Tract lines solid/continuous line (Typ.)
- 9FF. There is a reference to "Existing Pond C Foundry Filing 1." Is this relevant here in Tract M (Typ.) If not, then delete the reference. (typ.)
- 9GG. (New? 20' Sanitary Sewer Easement) If this is a new easement, then add: "to be dedicated by separate document."

*Sheet 9*

- 9HH. Change Signal to Signalization
- 9II. Add the 8' U.E. in the rear of the Lots and through Tract E in Block 5 (Typ.)

*Sheet 10*

- 9JJ. Change Signal to Signalization
- 9KK. Add the 8' U.E. in the rear of the Lots and through Tract I in Block 11 (Typ.)

*Sheet 11*

- 9LL. Add the 8' U.E. in the rear of the Lots 18, 19 & 20 in Block 14 (Typ.)
- 9MM. Change Signal to Signalization
- 9NN. There is a reference to "Existing Pond C Foundry Filing 1." Is this relevant here in Tract M (Typ.) If not, then delete reference. (typ.)



*Sheet 13*

9OO. Move the 30' Storm Easement labels to the Tracts

9PP. Change Block number

9QQ. There is a reference to "Existing Pond C Foundry Filing 1." Is this relevant here in Tract M (Typ.) If not, then delete the reference. (typ.)

**10.PsCO/Xcel Energy (Donna George/ 303-571-3306 / [ReferralsXcelDistribution@xcelenergy.com](mailto:ReferralsXcelDistribution@xcelenergy.com))**

10A. Please see attached.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

December 19, 2024

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

Attn: Stacy Wasinger

**Re: Parklands Village 1 Phase 3 and Subdivision Filing No. 3 – 3<sup>rd</sup> referral  
Case # DA-2289-07**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the requested 8-foot-wide utility easements added to the **Parklands Village 1 Phase 3 and Subdivision Filing No. 3** plat.

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