

October 4, 2021

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

Re: Initial Submission Review – Pomeroy – Master Plan Amendment
Application Number: **DA-1670-05**
Case Numbers: **2002-7004-02**

Dear Planning Staff:

We received your comments dated February 1, 2021. Please see our responses below:

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A proposal eliminating the final connection may require an Amendment to Aurora Places, the City's Comprehensive Plan. (see Item 3A)
Response: A trail connection is being provided through the neighborhood connecting to the Murphy Creek Regional Trail which is in compliance with Aurora Places. As such no amendment to the comprehensive plan is not necessary.
- Please indicate improvements that are required for each planning area independent of others. The detention pond is required with planning area 6 and 7. (see Item 7A)
Response: Comment noted – more specific items have been specified per comments.
- Elements shown in the master drainage report need to be represented in the PIP. (see Item 7I)
Response: Storm and Pond Areas are shown, Note has been updated to say "additional" information can be found in the master drainage report.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. None at this time.

Response: Comment Acknowledged.

2. Zoning and Land Use Comments

2A. The proposal impacts the entire FDP east of Aurora Parkway, which includes Planning Areas PA-6 through PA-14. An FDP Amendment for the Pomeroy Master Plan will be required to address changes in Planning Areas, Land Uses, Transportation Networks, Public Improvement Plan (PIP) and related maps and tables to address the development on the east side of S Aurora Parkway. FDP Amendments can be approved administratively unless they require waivers. FDP Amendments with waivers over 10% of the standards in the zoning code require Planning Commission approval. Please review the FDP Manual and coordinate with your case planner on how to approach the FDP Amendment submittal.

Applicant Response: The 1st Pomeroy FDP Amendment will apply to the east side only. No waivers are being requested with this FDP amendment. It was agreed upon with the previous case planner, Brandon Camerata, that the most efficient method to review the proposal was to provide revised documents within the approved mylar set that pertained to the east side only. NOTED.

Response: Comment Acknowledged.

Tab 2 – East Side Land Use Matrix

2B. Change zoning designation from E-470 RAC to MU-R.

Response: Designation has been changed.

Tab 1 – Open Space Enlargement Plans

- 2C. Please label streets.
2D. Please align legend symbols with text.
Response: The revisions have been made as requested.

3. Streets and Pedestrian Issues

- 3A. Trail Connections: The Murphy Creek Regional Trail is planned for the east side of Murphy Creek within your property. Final alignment of the trail has not yet been determined but there will likely be a portion of the regional trail that will fall within your property boundary to be constructed and shown on future site plans in coordination with the bridge over Murphy Creek. Further coordination will need to occur with PROS and Xcel to determine alignment, share of responsibilities, and timing.
Response: A trail connection is provided through the neighborhood to the Murphy Creek Regional Trail. It is acknowledged that further coordination will need to occur with PROS and Xcel Energy to confirm the alignment, share of responsibilities and timing.

4. Architectural and Urban Design Issues

Tab 3 – Residential Design Standards – Page 3

- 4A. In Subareas C, no more than 14 dwelling units may face the same Green Court open space, except that the number of units facing a Green Court open space may be increased to 24 dwelling units, if both ends of the Green Court open space have frontage on a public street and the design is approved by the Department of Public Works, Life Safety. The length of the Green Court open space shall not exceed 360 feet in length measured from any public or private street or access drive. Please add a statement that addresses this requirement from the UDO: Each Green Court Dwelling development shall have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks on both sides.
Response: Statement has been added to the FDP.

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

- 5A. Comments will be provided with the second submittal.
Response: Comment acknowledged.

6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
Response: Additional information will be provided at time of site plan submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Tab 9 - Public Improvement Narrative

- 7A. The FDP/Master plan amendment will not be approved by public works until the master drainage study is approved.
Response: Comment noted.
- 7B. Please indicate improvements that are required for each planning area independent of others. The detention pond is required with planning area 6 and 7.
Response: Comment noted – more specific items have been specified per comments.
- 7C. Elk Way is shown as public ROW. Please clarify.
Response: This has been updated to say “public roadway” instead of private.
- 7D. The pond is required with this planning area as well.
Response: Storm/Drainage improvements narrative has been updated to indicate pond necessity for this PA.
- 7E. Elk Way is required to be constructed with this development.
Response: Comment noted – this has been added.
- 7F. Include the Chelsea Draw improvements.

Response: Chelsea Draw Improvements have been added.

- 7G. Identify timing of these improvements/planning area.

Response: The timing of these improvements is dependent on the Mile High Flood District Fee-in-lieu program.

- 7H. See comments on standalone sheet.

Response: Response to Standalone comments below.

Public Improvements Plan (PIP)

- 7I. Elements shown in the master drainage report need to be represented in the PIP.

Response: Storm and Pond Areas are shown, Note has been updated to say "additional" information can be found in the master drainage report.

- 7J. Please combine the narrative and exhibit for the PIP.

Response: The PIP plan has been added as an appendix to the PIP Narrative.

- 7K. Identify Chelsea Draw through the site.

Response: Chelsea Draw labeled through site.

- 7L. Provide a circle or some other indication of the area anticipated for the detention pond.

Response: Pond limits have been shown with a thicker line in this revised plan.

- 7M. Pronghorn Valley Way is not part of the east parcel. Is this supposed to be Elk Way?

Response: Changed to Elk Way.

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Tab 9 - Public Improvement Narrative

- 8A. Please reference the approved Master Traffic Impact Study.

Response: A reference to the TIS has been added.

- 8B. Private roadway, public. (see page 4)

Response: This has been revised/clarified.

- 8C. This is what I want for the page before. (see page 5)

Response: This has been revised/clarified.

- 8D. Public access easement & fire lane.

Response: This has been revised.

Open Space Circulations – Connectivity Diagram

- 8E. Label this - Private roadway with Public access easement or ROW (like this)

- 8F. Include the Public Access Easement (vehicular)

Response: The follow above has been revised in the resubmittal set.

9. Fire / Life Safety (John J. Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

Tab 9 - Public Improvement Narrative

Please revise to read: 23' Public Access, Fire Lane and Utility Easement.

- 9A. Please add the following Note: Prior to the first Certificate of Occupancy being issued in PA-7 both S. De Gaulle Street and the internal fire lane, public access and utility easement connecting through PA-6 to Aurora Parkway must be constructed and approved by the Public Improvements section within Public Works.

- 9B. Please add the following Note: Prior to the first Certificate of Occupancy being issued in PA-7 both S. De Gaulle Street and the internal fire lane, public access and utility easement connecting through PA-6 to Aurora Parkway must be constructed and approved by the Public Improvements section within Public Works.

- 9C. Please label: 23' Public Access, Fire Lane and Utility Easement. (see page 5)

- 9D. Please show the 23' Fire Lane.

- 9E. Please label: 23' Public Access, Fire Lane and Utility Easement. (see page 8)

Response: All life safety comments have been addressed in the PIP Narrative.

Master Utility Plan

- 9F. Please add the following Note: Prior to the first Certificate of Occupancy being issued in PA-7 both S. De Gaulle Street and the internal fire lane, public access and utility easement connecting through PA-6 to Aurora Parkway must be constructed and approved by the Public Improvements section within Public Works.

9G. Please label: 23' Public Access, Fire Lane and Utility Easement.

Response: All life safety comments have been addressed in the Master Utility Plan.

Public Improvements Plan (PIP)

9H. Please add the following Note: Prior to the first Certificate of Occupancy being issued in PA-7 both S. De Gaulle Street and the internal fire lane, public access and utility easement connecting through PA-6 to Aurora Parkway must be constructed and approved by the Public Improvements section within Public Works.

9I. Please label: 23' Public Access, Fire Lane and Utility Easement.

9J. Please show the 23' Fire Lane.

Response: All life safety comments have been addressed in the Public Improvements Plan.

Mylar Set – Sheet 8 of 18

9K. Please relabel: 23' Public Access, Fire Lane and Utility Easement.

Response: This has been revised in the resubmittal set.

Mylar Set – Sheet 18 of 18

9L. Please label: 23' Public Access, Fire Lane and Utility Easement.

9M. Please add the following Note: Prior to the first Certificate of Occupancy being issued in PA-7 both S. De Gaulle Street and the internal fire lane, public access and utility easement connecting through PA-6 to Aurora Parkway must be constructed and approved by the Public Improvements section within Public Works.

9N. Please show the 23' Fire Lane.

Response: The follow above has been revised in the resubmittal set.

1. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Various Sheets of Multiple Tabs in Documents

10A. Please add the following Note: Prior to the first Certificate of Occupancy being issued in PA-7 both S. De Gaulle Street and the internal fire lane, public access and utility easement connecting through PA-6 to Aurora Parkway must be constructed and approved by the Public Improvements section within Public Works.

Response: Note has been added.

10B. Please label: 23' Public Access, Fire Lane and Utility Easement.

Response: Labeled.

10C. Please show the 23' Fire Lane.

Response: Fire lane shown.

10D. Please label: 23' Public Access, Fire Lane and Utility Easement.

Response: Labeled.

Master Utility Plan

10E. Please upsize to 12" per previously approved MUS.

Response: This line has been updated to 12" on the MUP and the Utility Study.

10F. Per pre-app notes, no grading will be allowed over these waterlines. Please relocate roadway.

Response: Roadway has been relocated.

10G. Verify access can be provided to this manhole

Response: Access will be provided to this manhole via combination trail/walk connections in the open space.

10H. Please send water model as .inp file with updated alignments.

Response: .inp file has been included.

10I. Please be aware of the criteria for dead end water lines.

Response: Comment noted. Final configuration of water main and service to units will be determined at time of design of residential development.

10J. Please add design point and supporting calculations for this manhole where existing and proposed flows are combined.

Response: Additional information regarding these flows is being obtained and will be incorporated once received.

MUS Report Comments

- 10K. -Please add calculations for water and sanitary on the residential portion (# of units) on PA-6
Response: PA-6 is entirely commercial; no residential portion is proposed.
- 10L. -Please include calculations and channel report for the existing manhole downstream of the point of connection for the sanitary.
Response: Additional information regarding these flows is being obtained and will be incorporated once received.
- 10M. -Please revise the number of channel reports. Only include one report per design point. Assume minimum slope.
Response: Number of channel reports has been reduced to only one at each DP.
- 10N. -Split flows for PA-7 do not add up to the 14.3 acres. Please verify all taps and acreage is incorporated in the split flows.
Response: The PA is now 12.4 acres and the split flows for PA-7 now add up to 12.4 acres.

2. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
Mylar Set – Sheet 1 of 18

- 11A. Send in the description on 8-1/2" x 11" page with the areas included. Send in the closure sheet for the description of the FDP.
Kephart Response: Description has been included on an 8-1/2" x 11".

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

- 12A. No comments at this time.
Kephart Response: Acknowledged.

We look forward to working with the Aurora Staff throughout the FDP amendment process.

Sincerely,

Jeff Neulieb
KEPHART