



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

October 3, 2019

Camille Courtney
American Homes Development
3131 S Vaughn Way
Aurora CO 80114

Re: Initial Submission Review – Sterling Hills AMH – Site Plan and Plat
Application Number: **DA-1052-24**
Case Number: **2019-4014-00; 2019-3044-00**

Dear Ms. Courtney:

Thank you for your initial submission, which we started to process on Monday, September 9, 2019. 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 community members.

Since several 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 Thursday, October 24, 2019.

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 303-739-7251 or bcammara@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Samantha Crowder - Norris Design 1101 Bannock Street Denver, CO 80204
Scott Campbell, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\1052-24rev1.rtf

Attached: Xcel Letter



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Provide additional detail regarding building elevations and design of street frontages and relationship of buildings.
- ✓ Provide update of drainage analysis.
- ✓ Incorporate additional mitigation enhancements relating to reduced lot sizes.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. Name: Karen Markovitz; 200949 E Dickenson Pl, Aurora CO 80013-6860; Phone: 303-745-8822; Email: 8karen1@comcast.net

Comment Totally against the development project of 67 single family "Rental" homes. Waiver request is for reduction in lot sizes from 5,000 SF to 2,700 SF (the minimum size is 5,000 SF). Rental homes with smaller lot sizes reduces property value of existing homes. Developer Invitation Homes also states they welcome qualified Section 8 voucher holders. Nonowner occupied properties in residential community can have serious negative impact. There may be several rental homes in this area but does not change the fact homes were built to be owner occupied. Higher density building only causes additional traffic issues, increases burden on schools, fire protection & police.

1B. Name: Victoria McVicker; 2507 S. Andes Circle, Aurora CO - Colorado 80013-6409; vmcvicker57@yahoo.com
As a homeowner in Sterling Hills West, we are VEHEMENTLY opposed to this project. It will lead to lower home values and definitely more traffic and problems in general. The traffic on Tower is already a nightmare and this will only exacerbate that. Again, we are OPPOSED to this project. Please find another locale for rental properties such as this!

1C. Donna Creamer;

Brandon, Thank you for taking my call today! I am putting my concerns in an email as I have been directed. The proposal for home on this site is concerning only in that is is a plan for a business (company in California) AMH to purchase for the purpose of Rental units. They plan not to have on site supervision. The proposal was for a 1800 contact # for contact and issues. Regardless of multiple occupancy or single family homes, the idea of rental units (Non owner occupied) is not advisable. I am sure the homes will be lovely but when many people are jammed into these units it will cause many issues in our community. Safety and parking to name a few. I also am concerned about the lack of a fire lane on the east side of E Water Drive. This is a priority. Some signage is present but it needs work and enforcement. I owning on this street view this as a major priority. I believe there may be zoning concerns as well as limits per acreage. I appreciate your time and would like this email kept as part of the record if this proposal mores forward.

Respectfully,
Donna M Creamer
Resident and property owner
Sterling Hills Townhomes

1D. Donna Creamer; 18827 e Yale Circle, Sterling Hill Hoa Unit B Aurora Co 80013; Phone: 9787717168; Email: Dwardcream@hotmail.com

Comment: I would like more information about Waiver!!! Also the zoning for this was for multi Townhomes as a am to understand. This is a misrepresentation this company represents homes for RENT not owner occupancy. Many reviews represent this company in negative reviews as well. I am against a variance in building code as well for this company's plan. I also request notice of All public hearings regarding this plan. Clearly the space and residential area cannot handle this plan.



2. Zoning, Design Standards and Clarity of the Application

2A. Make sure required mineral rights notifications are made in accordance with state statute.

2B. Remove all “AutoCAD SHX Text” from PDF comments on the Plat.

2C. Prior to or in conjunction with the next submittal, please provide an update regarding the anticipated detention pond and drainage improvements anticipated. Please contact me to provide an update on this issue in advance of your second submission and discuss what should be uploaded on the second submission in this regard. As you know, the second submittal of the Preliminary Drainage must be submitted in the separate engineering portal.

2D. We will want to have the second review of the preliminary drainage complete prior to the Planning Commission hearing, and the second submittal needs to have incorporated Wright Water’s recommendations as appropriate. My understanding is Wright Water was contracted by the Metro District to provide input on the drainage in the area.

2E. This project is being reviewed under the UDO. Please update your letter of introduction to address the review criteria in the UDO for a Major Site Plan (Section 146-5.4.3.B.2) and Major Adjustments (Section 146-5.4.4.D)

2F. Please acknowledge all setback, frontage and lot size deviations proposed for each of the two lot types.

My review indicates the front loaded product includes adjustments to lot size and frontage. The rear-loaded product includes adjustments to lot size, frontage, front setback, and rear setback. Please include the requirement and the proposal for each adjustment.

2G. Please provide typical frontage designs for the various circumstances. This should include from the back of the curb to the front of the house and show tree lawn landscaping, grading, retaining walls, front yard landscaping, and anticipated utility easements. With the smaller front setbacks, additional coordination of details is required to assure all required landscaping, utilities, and urban design elements can be provided in a sustainable and high-quality manner. This would appear to include at least three typical sections for the lots with retaining walls, non-retaining wall frontages, and the front-loaded frontages. In particular, if we must go with an attached sidewalk along Water Drive, then we want to know how that will look and function. Please include cross-section views in addition to the plan views.

2H. I would like to discuss the attached sidewalk here and if it is necessary, how does the street frontage relate to the homes for access and landscaping.

2I. If the attached sidewalk is needed, we would like to see a 6-foot-wide attached sidewalk and details of a decorative wall, in addition to other requested frontage details.

2J. The detached sidewalk should be provided east of Drive A to match existing.

2K. Planning would like to coordinate with traffic to allow the alley to access Water Drive. If for some reason, the alleys cannot connect, then the alleys should include pedestrian connections to the public sidewalks in all cases.

2L. Housing diversity is required for this development. With your next submittal, please provide an exhibit and narrative to address the requirements. The submittal should include conceptual elevations of all four sides of the two primary building types. The submittal should identify architectural themes anticipated and approaches to address the requirements.

- *In a subdivision plat of 50 or more lots, at least four different home model varieties shall be constructed, each with a distinct floor plan and elevations*.*
- *No identical model home elevation shall be repeated directly across the street.*
- *Approved paint schemes shall not be repeated more than once every four lots or directly across the street.*
- *No model elevation shall be repeated more than once every four lots.*
- *At least 30 percent of the model/elevation combinations must have variation in the roof line. Exceptions to accommodate rooftop solar applications will be permitted per Section 146-4.2.4.*
- **distinct elevations shall be provided by incorporating at least four of the following: (1) Placement of windows and doors on the front façade of the elevation include at least a two-foot vertical or horizontal variation in size or location; (2) The use of different materials on the front façade elevation. (3) The width of the front façade elevation at its widest point must differ by more than two feet; (4) The locations and proportions of front porches must vary; (5) Variations in the front wall plane; (6) Use of roof dormers; (7) A variation of the building types; (8) Window shapes that are substantially different.*



- *A minimum average of 15 percent of the net façade area of each primary structure shall consist of masonry. All residential design plans with side or rear elevations adjacent to streets, parks, golf courses, or open space shall distribute architectural features and materials so as to achieve side-specific design for each side that faces such street, park, golf course or open space. In addition, except for any residential design plan with a side elevation adjacent to a street, there shall be a four-foot change in the depth of the front elevation, achieved through a recessed or alternately loaded garage, covered porch, or other architectural feature.*

2M. With the predominance of units being the alley loaded product, there should be 4 model varieties within this product, and this should be acknowledged in your submittal.

2N. A component of your adjustment mitigation should include enhanced architecture designs. It is recommended you identify additional architectural features you will provide and recommend an increase in the “points” you will provide from the architectural features table 4.8-2.

2O. Another component of your mitigation is the loss of private outdoor space with smaller lots. Certainly, proximity to a public park is an asset. Also recommended is a more formalized approach to utilize side yards as usable space with each unit having full access to one 10-foot wide side yard as opposed to the typical fence between the homes creating unusable space. Large porch and patio spaces will also contribute.

2P. If making this area south of Water Drive usable is feasible, then it could contribute to your mitigation approach for the reduced lot sizes. An example of a usable space could be garden space for use by residents.

2Q. This area south of Water Drive appears to be purely aesthetic with no intended use by residents or guests. Please clarify.

2R. You may want to consider a neighborhood meeting.

Plat

2S. See redlines relating to:

- Elimination of some unbuildable tracts.
- Extending alley tract to the right of way or street tracts, even though they may not be constructed to connect.

3. Landscape Design Issues

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

Sheet 5

3A. Use a different letter abbreviation for one of the PVP since that is used twice. See Landscape Plant List.

3B. Add the missing plant size to the Landscape Plant List

3C. Tract landscaping is its own requirement and plant material may not be transferred from tract landscaping to meet either front yard landscaping or tree lawn (curbside landscaping/street tree) requirements.

3D. Add an additional note below the street tree table that states something to the effect of " the final location of the street trees shall be determined after utilities and driveway curb cuts have been located but shall meet the intent of the plan and required code quantities."

Sheet 6

3E. The sidewalk along E. Water Drive is supposed to be detached as shown on previously approved plans. The current width is not in compliance either.

3F. Label /call-out the retaining wall along both street frontages.

3G. There were no tree species specified for the trees along E. Water Drive.

3H. Street trees are required at 1 per 40 lf. in the tree lawn along E. Water Street. Front yard landscaping is a separate requirement. If a waiver is required, it should be requested here on the landscape plan with the Section listed only and the letter of introduction updated to include the hardship and the mitigation measures taken to offset the waiver request.

3I. Review the sidewalk alignments at the corners as they do not meet.

3J. Adjust the trees as necessary to avoid conflicts with utilities in the curbside landscape areas.



- 3K. Provide a cross section through the street, wall and front yards along E. Water Drive.
- 3L. It looks like only a portion of a gate may be turned on for the single-family homes.
- 3M. Dimension and label the easement.
- 3N. The north arrow is oriented incorrectly.
- 3O. There are site amenities in the legend but do not appear on the landscape plan.
- 3P. While it appears that the required buffer width is being met because of the existing easement, the plant material has not been provided. Staff is in support of the installation of the fence, however a waiver shall be required to acknowledge the landscape code requirements of 1 tree and 5 shrubs per 40 linear feet.
- 3R. The two-rail fence is shown in the legend, but not on the plan. Please turn on.
- 3S. Adjust the hatching and the location of the street trees along E. Villanova Place to reflect the storm inlet.
- 3T. Please do not hatch the landscape beds to indicate rock mulch over the plants as it makes them more difficult to see. The note provided in the landscape notes will suffice.
- 3U. Provide a cross section through E. Villanova Drive that includes the street through the proposed wall, safety railing to the front of the home.
- 3V. There appears to be a fiber optic line running through the curbside landscape area along E. Villanova Place. Is it deep enough to accommodate the street trees?
- 3W. Due to the inlet at the end of the street E. Villanova Place, this street will likely have 13 trees instead of 14. Right now, there are 6 different ones proposed. Please narrow it down at most to 3.
- 3X. The letter of introduction mentions a pocket park being provided with passive amenities. Please label the park and include the amenities.

Sheet 7

- 3Y. Will there be an HOA or Metro District responsible for the irrigating and maintaining the curbside landscape area i.e. tree lawn or will that be irrigated and maintained by the lot owner? Is the tree lawn part of their front yard?
- 3Z. A minimum of 400 sf of sod is required to have sod in the front yard and it must be contiguous. All the homes in the development will need to follow the xeric front yard landscape standards. Refer to Table 4.7-3 Residential Yard Landscape Requirements.
- 3AA. While the legend provided is fine, there needs to be an actual plant schedule with a variety of plant material that will work for both lot types A & B and a note provided giving direction for plant installation variety. There is nothing that would prevent the installation of identical plant material in the front yards of Lot Type A or Lot Type B.
- 3BB. Under the notes provided for Lot Type A, there is a note that states “when front lot abuts retaining wall, fence shall be substituted for guardrail/safety fence at the location shown on plan”. The plan currently shows wall and guardrail/safety fence along the entire frontage.
- 3CC. Update the legend to include both fence types shown on the front yard enlargements.
- 3DD. The landscape design should vary. A note should be provided for the larger single-family lots that describes that as well. Otherwise, it appears from the graphic that they all have the same setback, very similar if not the same architectural fronts and now identical landscaped front yards.
- 3EE. Provide a detail of the proposed wall and the guardrail/safety fence that is proposed for on top of the wall along E. Villanova Place.

4. Addressing

Phil Turner / 303-739-7271 / pturner@auroragov.org

- 4A. 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 the following layers as a minimum: (1) Parcels; (2) Street lines; and (3) Building footprints (If available).
- 4B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. Please e-mail these files to me.



4C. Here is additional information regarding the City of Aurora's CAD submission requirements:

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. ***Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final site plan mylars can be routed for signatures or recorded.*** Please review the [CAD Data Submittal Standards](#) and email your Case Manager the .DWG file before submitting your final site plan mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know within 2-3 days whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering

Kristin Tanabe / (303) 739-7306 / ktanabe@auroragov.org

Plat

5A. Please provide centerline data for the private streets

Site Plan

5B. Include typical section for Water Drive to show detached sidewalk and curbside landscaping area, page 2.

5C. Private street. Remove reference to ROW, multiple.

5D. Label/dimension existing sidewalk, typical, page 3.

5E. Approved section for Water Drive shows detached sidewalk, page 3.

5F. Per Section 4.02.7.01.2.01 of the Roadway Manual, 4' maximum wall height at rear of residential lots, page 3.

5G. Label curb return radius, typical all.

5H. Street lights are required on Villanova Place and Sterling Hills Parkway in addition to the private streets. Please refer to the draft lighting standards for requirements and standards. A photometric analysis is required with the lighting plan submitted with the civil plans. Add a note indicating the location of the street lights on public streets is conceptual and final street light locations will be determined with the civil plans, page 3.

5I. Label slopes.

5J. Contours do not reflect the road or alley cross section, typical, page 4.

5K. Supports or tie backs for the walls are not permitted in the ROW, page 4.

5L. Walls greater than 30" require pedestrian railing or barrier, page 4.

5M. This symbol is not consistent with what is shown on the plan, page 4.

5N. Street lights are required along Villanova Place and Sterling Hills Parkway. See comment on previous sheets. (page 8)

5O. Since these are private lights, consider using a different label from the public street light designation, page 8.

5P. Include fixture for the public street light, page 9.

6. Life Safety

William Polk / 303-739-7371/ wpolk@auroragov.org / See blue redlines

Site Plan Comments

Sheet 1

6A. Please change to "single family-detached"

6B. Please change IBC to "IRC"

6C. Please change single family-detached to "VB"

6D. Please indicate within the data block if the structures are sprinklered or non-sprinklered

**Sheet 2**

6E. This is not a standard cover sheet note, please remove. However, include the signage package within this plan set.
6F. Please add the following note: ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE AREA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

Sheet 3

6G. Private roads constructed to the COA Roadway Designed and Construction standards are not required to be dedicated fire lane easements. Please revise by removing fire lane easement labeling.
6H. Have any of the street standards been modified?

Sheet 4

6I. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site.
6J. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

Sheet 10

6K. Please work with your case manager to determine if the architectural sheets should be removed. These sheets will not be reviewed for code compliance or approved during the Building Document review.

Sheet 12

6L. Advisory Note: An Address will be provided on the front main entry side of the structure. Where an alley or roadway is provided to the back of the structure, a separate address will be required above the garage door. The address directory shall be shown within the detail sheet of the site plan and/or civil plan sign package. Address Directory Signs must be installed at residential properties where the front of the structure is facing a green belt instead of public right-of-way where emergency response may be delayed due to the physical layout of the complex. Please see COA Single-Family Dwellings Facing Green Belts instead Public Right-of-Way for further requirements.

Plat Comments**Sheet 2**

6M. Private roads constructed to the COA Roadway Designed and Construction standards are not required to be dedicated fire lane easements. Please revise by removing fire lane easement labeling.

7. Real Property

Darren Akrie / (303) 739-7331 / dakrie@auroragov.org

7A. See the red line comments on the plat and site plan.

7B. Contact Grace Gray to start the License Agreement process for the retaining walls and guard rails encroachments.

7C. Contact Andy Niquette for the easement release process and the additional items needed for submittal.

8. Traffic Engineering

Brianna Medema / (303) 739-7336 / bmedema@auroragov.org

Plat

8A. Sight Triangle easement is required on lots 31, 32 & 33.

8B. Size/width of lot 60 & 61 many need to change based on review of ADA ramp, driveway location & utilities.



Site Plan

- 8C. R3-5R is preferred, page 2.
- 8D. These sign details (including dimensions) need to appear on the Civil Plan (sign & striping) and are not required to be on Site Plan, page 2.
- 8E. Sight triangles needed from this location. MULTIPLE
- 8F. "No Left turn" at angle for SB left turn (to re-enforce RI/RO), page 3.
- 8G. Right turn only sign, page 3.
- 8H. For lots 60 & 61, please layout driveway locations, access vs T intersection, utilities & ADA ramp to ensure that conflicts have been identified/resolved, page 3.
- 8I. Ramp shall be placed on right hand side of T intersections. Move here. (May need to relocate man-way/utilites), page 3.
- 8J. As identified in the Traffic Letter, curb extension to minimize pedestrian crossing is a recommendation. This is the most appropriate location for this, page 3.
- 8K. Remove this tree (stop sign conflict, See COA STD TE-13.3), page 6.
- 8L. Add 50' dimension and show first tree is outside of this, page 6
- 8M. Street light may need to relocate, page 6.
- 8N. Review Tree location vs driveway location along south side of "Primary Drive A", page 6.
- 8O. Pedestrian crossing location will move here, page 6.

9. Parks Department

Chris Ricciardiello, 303-739-7154, cricciar@auroragov.org

Land Dedication

9A. Based on your current proposal of 67 units within the Sterling Hills General Development Plan, there are no additional park land dedication requirements.

Park Development Fees

9B. Although land dedication is not required for this site, park development fees will still be required based on the original General Development Plan. In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. The current per-unit fee of \$1,900.64 would apply if permits for construction of the residential units are pulled in 2019.

PROS Requirements Caveat

9C. The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2019). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

10. Aurora Water

Steven Dekoskie / 303-739-7490 / sdekoski@auroragov.org

- 10A. I have reviewed this application and find there are no Development Fees due. This is a re-plat of Sterling Hills 9.
- 10B. Label streets, page 1.
- 10C. 8" DIP water main located in E Water Drive, page 4.



10D. Water meters are required to be installed in a landscaped area, 2' from any concrete. A 10' pocket easement is required for meter pits not located in the ROW. Aurora Water would request to have all water meters to front the property it serves. if/when there is an issue with the water line and services then the residents will not have access to their garages. Meter pits located in alleys can be damaged from driving over them. Easements for meter pits can't be located in the utility easement for the public mains. Water service lines are not permitted under the driveways. Page 4.

10E. 12" DIP in E Villanova Pl, page 4.

11. Xcel Energy Donna George / donna.george@xcelenergy.com / 303-571-7586
See letter date September 27, 2019 relating to easement requests for utilities.

12. Aurora Public Schools

Josh Hensley // (303) 365-7812

12A. The school land dedication obligation for this portion of Sterling Hills is fulfilled. There is not additional school land requirement for this proposal.

13. Arapahoe County

Terri Maulik / 720-874-6650

13A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other Divisions and/or Departments in Arapahoe County may submit 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

September 27, 2019

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

Attn: Brandon Cammarata

RE: Sterling Hills F15 - AMH, Case # DA-1052-24

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project in that there are 6-foot gas easements on both sides of the lots. Some lots only have 6-foot gas easements, and some lots do not have easements for natural gas and/or electric distribution facilities. Please note that on which ever side the electric distribution facilities will be installed the easements need to be 8-feet wide. Should there be joint trenching, 10-feet is required. Please also note that natural gas facilities must be a minimum 5-feet from any structure, such as a garage.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. The Builder's Call Line is 1-800-628-2121. 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.

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