



Planning Division
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April 20, 2023

Marco Diaz
Utah Development Group
324 S 400 W, Suite 175
Salt Lake City, UT 84101

Re: Initial Submission Review – Sable Blvd Townhomes – Zoning Map Amendment, Site Plan, and Subdivision Plat
Application Number: **DA-2305-00**
Case Numbers: **2023-2003-00; 2023-4006-00; 2023-3014-00**

Dear Mr. Diaz:

Thank you for your initial submission, which we started to process on March 27, 2023. 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 11, 2023.

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 let me know. I may be reached at 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Jeff Neulieb, Kephart Community Planning and Architecture
Jazmine Marte, ODA
Filed: K:\\$DA\2305-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- How are these green court areas "usable" if they are encumbered by a drainage easement and the associated drainage infrastructure? Staff has concerns about the usability of the common green space (50% minimum) for all green courts given the grade shown and potential infrastructure that could preclude usability.
- Dimensional standards for townhomes are not being met and adjustments are not included in the letter of introduction: front and side setbacks, and rear setback maximum for alley-loaded product.
- The eastern units facing east are "half" of a green court. Staff is concerned that there is not enough space to accommodate the open space, plant material, sidewalk, and required 17' green court.
- Guest parking is only required for green court configurations that preclude street connectivity on both ends of the green court. This lot configuration *does* have street connectivity on the ends of all green courts; guest parking is not required. Please revise the parking space requirement to 140.
- EIFS is not a permitted building material. It shall be 3-coat stucco, typical for all elevations.
- Internal pedestrian paths and bicycle paths shall be lit and provide consistent illumination of at least one foot candle on the walking surface. Additional SB fixtures should be utilized along pedestrian paths and adjacent to bicycle racks.
- Per section 4.02.7.05.7 of the Roadway Manual, if the horizontal distance between terraced walls is less than twice the height of the lower wall, then the entire wall shall be considered to act as one wall. The max height of any wall in a residential area is 4'. Minimum 8' between terraced walls in order for the walls to be considered separate.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No questions, comments, or concerns were received from adjacent property owners or registered neighborhood groups during this review. The requirement for the First Review Neighborhood Meeting has been waived.
- 1B. Comments were received from Xcel Energy and Aurora Public Schools. Please see the comments attached to this letter. Provide a response as necessary in a response to comments letter.

2. Completeness and Clarity of the Application

General

- 2A. Development Review fees are due prior to the second submission in the amount of \$32,803.00. Please refer to the invoice sent when the application was accepted.

Letter of Introduction

- 2B. Change variance to adjustment.
- 2C. For the zoning map amendment, please provide a metes and bounds legal description and exhibit to be used with the ordinance when the application goes to council. This description should include the area to be rezoned, which is the property and half of the adjacent rights-of-way.
- 2D. In addition to the Zoning Map Amendment criteria, please respond to the Site Plan criteria for approval found in Section 146-5.4.3.B.2.c.i.

Site Plan Comments

Sheet 1

- 2E. Property area must match the plat legal description.
- 2F. Change from new to proposed.
- 2G. Add (Typical for all dwelling units).
- 2H. Ensure these area percentages adds up to 100%.
- 2I. Adjustment requests along with all justification and mitigation measures must be included on the cover sheet of this site plan. Include code sections for the adjustment along with the percentage of the



- adjustment request (if applicable).
- 2J. Remove sheet 18 as the elevation is not applicable.

Sheet 2

- 2K. Typical for linework on all sheets. Clearly identify the property line on all lots using a bold line (different than development boundary). It is difficult to discern the building, easement, and property boundaries on the lots shown.
- 2L. Please make the proposed boundary more bold for clarity.

Sheet 3

- 2M. These setback lines are shown outside of the individual properties of the townhomes. It is unclear what the setback line is intended to illustrate. Please relocate all setback lines interior to the properties or just show the setbacks on a lot typical.
- 2N. Add a height to the pedestrian railing item in the legend.
- 2O. Add a note to indicate that the lot typicals are located on the site details sheet.

Sheet 6

- 2P. Enlarge these typicals as much as possible to ensure printing on mylars is legible.

3. Zoning and Subdivision Comments

Letter of Introduction

- 3A. Generally, additional information and justification should be provided for all adjustment requests including additional requests needed for setbacks. Make sure to include how the request is compliant with the criteria for approval found in [Section 146-5.4.4.D.3.](#)
- 3B. Include additional adjustment requests as necessary (see cover sheet redlines for details). Please coordinate with staff ahead of your second submittal to discuss the requests and associated mitigation/justification.
- 3C. What is the requested adjustment area and to which units does the adjustment apply? The minimum per UDO is 1,600 s.f.; "The applicant is proposing a reduction to ___ s.f. (___%)."
- 3D. For all adjustment requests, separate and add more details on mitigation measures included for the requests. For example: bicycle parking is provided when none provided to increase multi-modal connectivity.
- 3E. Consider adding additional discussion on the Aurora Places Plan "Housing for All" goal. You may also consider reviewing the Aurora Housing Study (adopted December 2020).
- 3F. Include additional discussion on the compatibility of the proposed size, scale, height, and density here. Any efforts to further make the project compatible should also be discussed.

Subdivision Plat Comments

- 3G. If lot lines are extended to reduce/remove the adjustment requests (see comments on the cover sheet of the site plan), modify lot lines, dimensions, and square footage as necessary, typical.

Site Plan Comments

Sheet 2

- 3H. The following standards apply to all SFA townhome units:
- Lot Size: 1380 s.f. for end units; 1250 s.f. for interior units (adjustment requested)
 - Front setback: 10' (adjustment needed**)
 - Side abutting Montview or 21st Ave: 10' (adjustment needed**)
 - Interior side: 5' (adjustment needed**)
 - Rear: 3' max OR 20' min (appears to be in compliance).

It is suggested to increase the lot size and accommodate the front yard setback requirement by extending the front property line to the ROW and the exterior side yard setback to Montview and



- 21st. Non-street-facing interior setbacks should be extended to accommodate the setback requirement.
- 3I. How are these green court areas "usable" if they are encumbered by a drainage easement and the associated drainage infrastructure, (typical for all green court areas)? Staff has concerns about the usability of the common green space (50% minimum) for all green courts given the grade shown and potential infrastructure that could preclude usability.
- 3J. In general, staff supports a variety of approaches to provide usable spaces. Typical approaches include usable turf areas or commons patio spaces with amenities. In some cases, active spaces have also been proposed, such as horseshoe pits or similar. Generally, turf areas should have a minimum dimension of 18 feet with trees placed along the outside to preserve usable spaces. Hardscape common gathering spaces are also an option with site furniture and amenities. With numerous green courts, a mix of these approaches is supported. These green courts need to provide more flat spaces to accommodate the previously mentioned approaches.
- 3K. In order to comply with Section [146-4.2.3.C.1.b.viii](#) regarding green court standards, there shall not be intervening common open space between the end unit and the ROW, typical for all units shown.

Sheet 3

- 3L. The units facing east are "half" of a green court. The expectation for compliance with green court standards is that the green court open space area be at least 17' from property line to building face (half of the building height). A landscape buffer is not required (see landscaping comments); however, the plant material should remain and act to provide visual buffering between the two residential properties. A majority (at least 50%) of the green court open space area shall be usable common open space. Staff is concerned that there is not enough space to accommodate the open space, plant material, sidewalk, and required 17' green court. Narrowing vehicular space between garages to more traditional alley widths may be part of an approach to add width to green courts to better meet width and usability requirements.
- 3M. Change distance measurement for green courts to building face to building face, typical on all green courts.

Sheet 4

- 3N. See previous comments regarding the usability of the green court space considering infrastructure (appears minimal given the underground detention shown) and the significant grading.

Sheet 6

- 3O. Label one side as exterior (10' required).
- 3P. Label one side as interior (5' required).
- 3Q. Front setback (10). An adjustment is likely required.
- 3R. Rear: Max 3' or min 20'.
- 3S. All green court units shall have front entry porches or stoops with a minimum 45 s.f. area; 5' wide in the narrowest dimension. Please illustrate these items to comply with this requirement.

Sheet 8-9

- 3T. Typical for green court plant material: trees may be located in green court areas but should be canopy trees to allow usable space under the canopy.

4. Streets and Pedestrian Comments

Site Plan Comments

Sheet 2

- 4A. To reduce site constraints, Planning would be in support of reducing the width of the alley if permitted by Fire/Life Safety, Civil, Traffic Engineering and Aurora Water.
- 4B. Add a north/south crosswalk. If guest parking is to be removed, one central crosswalk may be added.



Sheet 3

- 4C. Provide crosswalk to connect an east/west pedestrian route.
- 4D. If all walks are the same width, please add the width to the legend. If not, please label the width on the plan.

5. Parking Comments

Site Plan Comments

Sheet 1

- 5A. Guest parking is only required for green court configurations that preclude street connectivity on both ends of the green court. This lot configuration does have street connectivity on the ends of all green courts; guest parking is not required. Please revise the parking space requirement to 140.
- 5B. Amend the calculation as necessary ($70 \times 2 = 140$).
- 5C. Accessible spaces are not required for single-family attached dwellings (multifamily and non-residential uses only). Please revise the requirement to 0. Any accessible spaces provided may remain and be counted in the accessible spaces provided row.
- 5D. Bicycle parking spaces are not required but are highly encouraged. Please reduce the required amount to 0. Any bicycle parking provided may remain.

Sheet 2

- 5E. Label bike racks, typical on all sheets.

6. Architectural and Urban Design Comments

Site Plan Comments

Sheet 1

- 6A. Building height shown on the elevations is 34'.

Sheet 3

- 6B. Label the existing or proposed fence. Include the height and material.

Sheet 16

- 6C. EIFS is not a permitted building material. It shall be 3-coat stucco, typical for all elevations.
- 6D. Provide a materials board (electronic is preferred) with your next submittal.
- 6E. Call out railing material on all elevations.
- 6F. Typical for all plans: Provide a calculation of the masonry amount as a net facade area (not each elevation) to comply with Table 4.8-6. Single-family attached shall have either:
 - 50% clad in brick or stone
 - 75% clad in stucco
 - 75% clad in combination of stucco and brick, or stucco and stone.
- 6G. Include maximum building height to parapet.
- 6H. Call out this material, typical on all elevations.
- 6I. There should be a window on each elevation.

Sheet 17

- 6J. EIFS is not a permitted building material. It shall be 3-coat stucco.
- 6K. Provide a calculation of the masonry amount as a net facade area (not each elevation) to comply with Table 4.8-6. Single-family attached shall have either:
 - 50% clad in brick or stone
 - 75% clad in stucco
 - 75% clad in combination of stucco and brick, or stucco and stone.
- 6L. There should be a window on each elevation.



Sheet 18

- 6M. This elevation is not applicable. There are no 6 unit buildings shown on the site plan.

7. Signage & Lighting Comments

Site Plan Comments

Sheet 1

- 7A. Add signage to the data block as applicable.

Sheet 13

- 7B. Internal pedestrian paths and bicycle paths shall be lit and provide consistent illumination of at least one foot candle on the walking surface. Additional SB fixtures should be utilized along pedestrian paths and adjacent to bicycle racks.
- 7C. Provide a symbol for SA and SB so they are easier to find on the plan.
- 7D. For fixtures facing east on these end units, please ensure that the building-mounted lighting is mounted low enough on the building to reduce glare onto adjacent properties. Adjust spot lighting levels as necessary.

Sheet 14

- 7E. Remove uplight from mounting options as uplighting is not permitted.

Sheet 16

- 7F. Typical for all buildings. Show and label all building-mounted light fixtures on each elevation.

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

Site Plan Comments

Sheet 5

- 8A. Please clarify if all the area in the DE's is underground with the exception of the drainage inlets and there is no above-ground concrete.
- 8B. Please obtain approval from the City to allow any trees in the DE green courts on the landscape plans. (TYPICAL).

Sheet 6

- 8C. Please indicate and label all the proposed retaining walls on the landscape plans.

Sheets 8-9

- 8D. Please turn off the interior building details for all the buildings on all sheets (TYPICAL).
- 8E. Please label the trees and correct the labels per the redlines.
- 8F. Please provide shade for all the benches or move the benches to the proposed trees (TYPICAL).
- 8G. Please indicate and label all the proposed or existing stop signs and provide the required 50' clearance from a tree. (TYPICAL).
- 8H. Please screen the electoral box and lift station.
- 8I. Please provide a detail of all the proposed fences.
- 8J. Please indicate and label all the proposed DE on the landscape plans in the green courts. NOTE: Please obtain approval from the City to allow any trees in the DE green courts on the landscape plans. (TYPICAL).

Sheet 10

- 8K. Please clarify the 8' wide Curbside landscaping, as the site plan has 7.5'. As such, please recheck and have them both concur to the code requirements.
- 8L. Please provide the % as well as the SF for the water requirement exhibit items.

9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 9A. 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1

- 10A. Add the following required site plan note:

Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

Sheet 2

- 10B. Provide curb ramps on both sides of the intersection. It is recommended to work with the developer to the north regarding a potential cost-share option.
- 10C. Provide section details for 21st and Montview. 21st should be a local type 2 and Montview should be a local type 3. Clearly identify the responsibilities of this development. Coordination is encouraged with the development to the north regarding 21st.
- 10D. Please add the following note:
"Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 10E. Streetlights are required along all public streets. Please show them on all sheets.
- 10F. Label all inside and outside fire lane radii, typical.
- 10G. Should be 8' curbside landscaping.
- 10H. Update the existing ramp to be directional on the other side of the intersection.
- 10I. Add a label to the entrances pointing to the detail provided on the detail sheet.
- 10J. Identify the limits of the street improvements in plan view. Show where the asphalt is being replaced/added.

Sheet 3

- 10K. Ensure the proposed transition meets taper requirements. Please show the full extent of the transition on this plan.

Sheet 4

- 10L. Typical: label all slopes down to public streets. Max 4% down to public streets, max 6% up to public streets.
- 10M. Minimum 2' of clearance from ROW and property lines, typical all walls.
- 10N. Per section 4.02.7.05.7 of the Roadway Manual, if the horizontal distance between terraced walls is less than twice the height of the lower wall, then the entire wall shall be considered to act as one wall.

The max height of any wall in a residential area is 4'. Minimum 8' between terraced walls in order for the walls to be considered separate.

- 10O. Add slope labels across the site indicating conformance with the following:
- 10P. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- 10Q. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- 10R. Minimum 2% in unpaved areas.
- 10S. Max 4% cross slope in fire lane easements.



- 10T. Max 3:1 slopes.
- 10U. Label the longitudinal slopes in the alleys, typical.
- 10V. Only 5' of ROW along Sable is required per the pre-app notes.

A sidewalk easement would be required to be dedicated for the sidewalk outside of the ROW, set back 0.5' behind the back of walk.

Shifting the ROW as identified above may help with required clearance from ROW to walls.

Sheet 6

- 10W. Show railing on the detail. Railing is required for walls over 30".

Sheet 14

- 10X. Why isn't this proposed on the north side of the street? Please relocate.
- 10Y. Please review section 2.12.0.1 of the 2023 Roadway Manual and identify the required information regarding public streetlights on the photometric plan.
- 10Z. Streetlights on local streets shall be SL-1.
- 10AA. Streetlights on collector streets shall be SL-3.

Sheet 15

- 10BB. The public streetlights shall use fixtures and poles from the pre-approved fixture list:

https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Code%20&%20Rules/Design%20Standard/Engineering%20Design%20Standard/LightingEquipment.pdf

Poles for SL-1 shall be 20' height and poles for SL-3 shall be 30' height.

Subdivision Plat Comments

- 10CC. Only 5' of ROW along Sable Blvd is required per the Pre-App Notes. A sidewalk easement can be dedicated for the sidewalk outside of the ROW, setback 0.5' behind the back of walk.

11. Traffic Engineering ((Carlie Campuzano / 303-739- 7309 / ccampuza@auroragov.org) & (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org) / Comments in amber)

Traffic Impact Study Comments

- 11A. Signal Warrant analysis for 8 hours not provided. Need 8 hours shown meeting the volume requirements. Also, 2040 background growth traffic is not matching the 25 compounded out 18 years.
- 11B. $674 \times 1.02^{18} = 963$, where is other 48 coming from?
- 11C. 2% compounded out 18 years is 1.43. Values calculated here are higher than that computation.
- 11D. Need to provide hourly volume numbers to show if 8 hours of daily traffic will be warranted in the future.
- 11E. Documentation not provided as explained previously.
- 11F. Provide unsignalized analysis results unless warrant analysis is provided.
- 11G. A minimum of 8 hours has to meet these values. No hourly volume chart is provided to prove warrant is met in 2040 period.
- 11H. Only 3 of 4 hours met.
- 11I. Still only 3 of 4 hours met.



Site Plan Comments

Sheet 2

- 11J. A receiving ramp is needed in the location shown.
- 11K. Label the existing stop signs.
- 11L. Provide sight triangles per COA TE-13.
- 11M. Provide the new stop sign.

Sheet 3

- 11N. Add the street name signs in the locations shown.
- 11O. Graphic scale is incorrect, is 20-scale.
- 11P. Sight triangles are needed. Please see the redlines for locations.
- 11Q. Stop signs and street name signs are needed. See the redlines for locations.

Sheet 6

- 11R. Reference COA TE-11 detail (sign posts).

Sheet 8

- 11S. Tree trunks need to be 6-ft minimum from edge of traveled way on Sable. Provide dimensions and adjust if needed.

Sheet 9

- 11T. The tree cannot be within 50-ft of stop signs per TE standards in Roadway Manual.

12. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtensorio@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

- 12A. Please justify the number of accessible parking spaces relative to the amount of accessible units on the property.
- 12B. Please indicate if the proposed project is intended to be phased.
- 12C. Please provide the data table and note (see redlines) to reflect the manner in which the accessibility requirements of both the IBC and HB-1221 will be met within this site.

Sheet 2

- 12D. Show the accessible route on all sheets and terminate at the public way, typical.
- 12E. Show on the drawings the locations of all fire lane signs that comply with the provided graphics.
- 12F. Where fire lane signs are shown, provide a 30-to-45-degree angle to oncoming traffic.

Sheet 3

- 12G. Show the accessible route on all sheets and terminate at the public way, typical.
- 12H. Using a heavy dashed delineation and label, show the exterior accessible route of travel throughout the site plan to:
 - Public transportation stops.
 - Accessible parking and accessible passenger loading zones. This includes required accessible garages.
 - 60% of the required building entrances. Indicate all entrances and required exits on the plan.
 - Provide an accessible route to all on-site amenities. These elements can include, but are not limited to: tennis courts, clubhouses, pools, laundry facilities, mail kiosks, and dumpsters.
 - Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks.
 - Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.



- Accessible routes must be shown passing through gated entry(s) served.
- Show and label the location of accessible units required by IBC Chapter 11 and 2003 HB-1221 to be part of the exterior accessible route.

- 12I. Show on the plans how the accessible parking in the garages will provide persons with disabilities access to the units. (Through the interior of the garage or a route on the exterior of the garage around to the front door of each unit.
- 12J. Where an accessible route crosses a drive-aisle provide curb ramps and crosswalk.
- 12K. See the note on the redlines regarding the implementation plan.

Sheet 5

- 12L. Propose a fire hydrant at the locations shown. See the redlines on the sheet.

Sheet 6

- 12M. Ensure all ramps and crosswalks adhere to the requirements of the code. See the redlines for details.

Sheet 7

- 12N. Please add fire hydrants to the street section details using the typical fire hydrant placement detail shown on the redlined sheet.
- 12O. A 5-foot clear space shall be maintained around the circumference of fire hydrants.

Sheet 12

- 12P. Please add the note shown on the redlines to the photometric plan.
- 12Q. The photometric plan must show the accessible route throughout the site. Please ensure that a minimum of 1 foot candle of lighting is provided within the accessible route.
- 12R. Show a complete map of the egress route to the public way, not just to the parking area. Also, show the illumination levels along the entire length of the accessible route throughout the property.

Sheet 16

- 12S. Provide an elevation detail for the front door entrance to the accessible units.

13. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

Site Plan Comments

Sheet 1

- 13A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Sheet 4

- 13B. Please provide the email thread where the approval of this meter pit configuration was provided with the next submittal.
- 13C. Discuss with the PDR reviewer if this discharge location is acceptable.
- 13D. Is this the correct label?
- 13E. What do these linetypes indicate?
- 13F. Existing water meter must be removed and capped at the main.
- 13G. Label all connections to existing water and sanitary mains.
- 13H. Show ROW limits (TYP).

Sheet 5

- 13I. Show main size.
- 13J. Consider tying this main to the existing manhole.
- 13K. Provide these notes:
1) Water service lines are public up through the meter and are private downstream of the meter.



2) All sanitary service connections are private.

Sheet 9

13L. No shrubs and plantings are allowed within 5 ft of water meters.

14. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

Site Plan Comments

Sheet 7

14A. There may be trees impacted by redevelopment of this site, specifically on the east side of the adjacent property. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damage incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.

15. PROS (Joe Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org / Comments in mauve)

Site Plan Comments

Sheet 1

15A. General comments from PROS regarding updated 2023 land dedication and development fees are included below. As a reminder, cash-in-lieu of land dedication is due prior to plat approval and recording, and park development fees are due per unit at the time of building permit issuance.

15B. Cash-in-lieu of Land Dedication

- 70 units x 2.65 persons per single-family household = 186 persons. At the rate of 3.0 acres per 1,000 residents for neighborhood park, and 1.1 acres per 1,000 residents for community park, the land dedication requirement is a total of 0.76 acres (0.56 and 0.20 acres respectively). Being infill development, this project is exempt from open space dedication requirements and can also take advantage of the City's less-than-market-rate per acre value for land of \$62,000 per acres.
- The resultant cash-in-lieu payment for land dedication will be 0.56 acres x \$62,000 per acre = **\$47,120.**

15C. Park Development Fees

- The 2023 per unit fee for single-family residential is **\$2,128.58** for a total of **\$149,000.60**.

16. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 16A. See redline comments on Subdivision Plat and Site Plan.
- 16B. Provide certificate of taxes due showing all taxes are paid in full.
- 16C. Provide Title Commitment dated within 30 days of plat approval date.

17. Revenue (Melody Oestmann / 303-739-7395 / moestman@auroragov.org)

17A. Storm Drain Development Fee due: 4.4-acres x \$1,242.00 = \$5,464.80.

18. Aurora Public Schools (Nicholas Leach / 651-470-3889 / njleach@aurorak12.org)

18A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 70 townhome units is .4603 acres. The proposed development will replace one residential unit previously located in the development area. The difference between the school land obligation for the current development and what would be required based on the one unit the project is replacing is .4439 acres. Aurora Public Schools will accept cash-in-lieu of land for the .4439 acre



obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat approval.

18B. See the student yield table on the following page.

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**
4/14/2023**Proposed Development****Sable Boulevard Townhomes (DA-2305-00) - 1st Submittal**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	70	0.3	21
MF-HIGH		0.145	0
TOTAL	70		21

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	12	0.08	6	18	0.05	4	21
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		12		6	18		4	21

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	12	0.0175	0.2083
MIDDLE	6	0.025	0.1400
HIGH	4	0.032	0.1120
TOTAL	21		0.4603

Previous Number of Residential Units

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Dwelling Type	Units	Yield Ratio	Student Yield
SFD	1	0.7	1
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	1		1

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	1	0.2	0	1
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		0		0	1		0	1

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	0	0.0175	0.0060
MIDDLE	0	0.025	0.0040
HIGH	0	0.032	0.0064
TOTAL	1		0.0164

School Dedication Requirement Difference = 0.4439



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**

Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

April 17, 2023

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

Attn: Daniel Osoba

RE: Sable Boulevard Townhomes, Case # DA-2305-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with **Sable Boulevard Townhomes**. There do not appear to be any utility easements within any of the lots for natural gas and/or electric distribution facilities. Plat Note 6 indicates there are utility easements but there are none. Please note that for plats, Xcel Energy's standard distribution easement requirements are as follows:

- **Commercial/School/Apartment Properties**
 - Gas main 6'
 - Electrical distribution line 10'
 - Joint trench 15'
 - Transformer 15' x 15'
 - Switch cabinet 20' x 20' or 15' x 25' depending on model
 - 10' easement is required along all lot lines abutting any public rights-of-way
- **Residential Property**
 - Gas distribution line, front lot 6'
 - Electrical distribution line, rear lot 8'
 - Joint trench 10'
 - Multi-Unit developments require a 10' easement along all lot lines abutting any public rights-of-way
 - Transformer and Switch cabinet remain the same as commercial property
- **Gas Line Clearances – all lots**
 - All gas lines must maintain a minimum 5' of clearance from any structure, therefore, easement must adjust accordingly
- **Gas Lines Not Adjacent to Road Surface – all lots**
 - Must be adjacent to drivable pavement/walkway that is a minimum of 8' wide & 6" thick to allow service trucks access & plowing in snowy conditions

Please be aware PSCo owns and operates existing electric distribution facilities along the west and a part of the north (overhead) as well as south (underground) property lines. 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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.



For additional easements that may need to be acquired by separate document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way and Permits Agent.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 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