



Planning Division
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303.739.7250

April 21, 2022

Chris Fellows
Painted Prairie Owner, LLC
5600 Greenwood Plaza Boulevard, Suite 220
Greenwood Village, CO 80111

Re: Second Submission Review: Painted Prairie Phase Five – Site Plan with Adjustments and Subdivision Plat
Application Number: DA-1556-22
Case Numbers: 2022-4005-00; 2022-3005-00

Dear Mr. Fellows:

Thank you for your second submission, which we received on March 31, 2022. 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 outside agencies. Staff would be happy to meet with you and your design team in the next couple weeks to discuss these comments and address any questions you may have.

Since many 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 May 12, 2022 to remain on schedule.

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 303-739-7857.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning & Development Services Department

cc: Brent Martin, LandDesign, 1360 Walnut Street, Suite 102, Boulder, CO 80302
Cesarina Dancy, ODA
Filed: K:\SDA\1556-22rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Please make minor changes to the Letter of Introduction per redline comments.

1B. Add a label for 57th Avenue to the Vicinity Map.

1C. Fix the spelling error in the notes on Sheet 2.

1D. 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. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

2. Zoning and Land Use Issues

2A. Please review redline comments in the Lot Data table on Sheet 3. There are a few questions / comments regarding some of the rear yard and side yard setbacks. The table also doesn't appear to address setbacks for the "back" motor court lots that are not fronting on a public street and it needs to. A separate table may be helpful for the motor courts since the categories are different than standard front-loaded or alley-loaded lots.

2B. Please update some of the Lot Details to ensure that all required elements are included. See redline comments for additional information.

2C. Motor court lots require a minimum of 180 square feet (10' x 18' minimum dimensions) of private open space. Please provide a detail showing where this is being provided for each motor court configuration. This was requested previously but wasn't provided, so staff was unable to evaluate whether this requirement is being met yet.

2D. The condition where the green court lots fronting Tract D abut the side / rear of the motor court lots potentially meets the "special neighborhood concept" condition outlined on Page 8 of Tab 10 in the Painted Prairie Master Plan. The Painted Prairie Design Review Committee should evaluate this and determine if the requirements are being met.

2E. Privacy fences are not permitted adjacent to the Himalaya Road open space; the 3' tall demarcation fence is needed. This is required by the UDO (Section 146-4.7.9.K) and is consistent with how all projects abutting Himalaya Road, 56th Avenue, and Picadilly Road have been handled. A snippet from the Painted Prairie Phase 4 Site Plan to the north is included in the plan set for reference showing how those lots have the 3' demarcation fence as well.

2F. Please provide fencing details for all proposed lot types. Some of the details are not applicable to this phase (i.e. the alley-loaded detail says it's for lots greater than 90' in length and the lots in this phase are well under that) and some lots are not shown.

2G. Please ensure that all items shown on the Landscape Plan are called out and that consistent symbols are used/

3. Adjustments

3A. As previously noted, an adjustment for double frontage lots along a collector street (Himalaya Road) will be required for the "back" motor court lots unless concept elevations can be provided showing that this side of the house will be treated more like a side elevation as opposed to the rear elevation. A couple concept elevations of this facade would need to be provided in the response letter, a note would need to be added stating this in the Site Plan, and the fences would need to change to the demarcation fence instead of the privacy fence in order for staff to not consider this an adjustment. Please contact your Case Manager to discuss if there are any questions.



2B. As previously noted, the green court facing Tract D will require an adjustment because it does not meet the green court requirements in the UDO. Section 146-4.2.3.C.b.vii states that “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.” Neither the alley nor Himalaya Road have on-street parking and none of the exceptions to this in the UDO are applicable to this configuration. Staff will support this adjustment given that it only impacts three lots and pedestrian connectivity has now been provided to adjacent streets, but it still needs to be requested and justification / mitigation need to be outlined in the Letter of Introduction.

3B. On the Cover Sheet and in the Letter of Introduction, please ensure that you note the specific length of the green court that exceeds the 360’ maximum in the adjustment request. It appears that it is slightly more than 500’.

4. Streets, Pedestrian, and Parking Issues

4A. The parking spaces proposed off of the alleys must be called out and dimensioned (9’ x 19’ is required per the UDO). Parking lot screening is also required for these areas.

4B. There are some sidewalks proposed in the tracts / open spaces that are shown on the Landscape Plan but are not shown on the Site Plan or other sheets. Please identify all sidewalks, including widths, on all sheets.

4C. The sidewalk connections from Himalaya Road to Phase 5 are not identified consistently throughout the plan set. Please ensure that all proposed connections are shown on all sheets.

4D. Please coordinate with Public Works prior to resubmitting on their concerns regarding some of the street sections. ODA or Planning can help set up a meeting if needed. Continuing to resubmit without coming to a resolution is not recommended as it can lead to additional reviews.

4E. The sidewalk width on the east side of Ireland Way is labeled as 6’ on the Site Plan, but the cross section shows it as 4’. Please clarify.

4F. There are many rip rap areas depicted on the Site Plan in the streets and it is unclear if these are being removed as part of off-site improvements. Please either remove or label. This is important so that staff understands where on-street parking will be available.

5. Architectural and Urban Design Issues

5A. As previously requested, please include details for all proposed site furniture with the next submittal, including retaining walls, benches, shade structures, tables, chairs, bicycle racks, etc. This is required as part of the Site Plan and has been provided for many other recent Site Plans in Painted Prairie. There is no other process to reflect or account for these items.

6. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

6A. 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 parcels, street lines and building footprints (if available) at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).

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

Sheet 16

7A. While understood that the graphic and table go together, the street trees are part of the curbside landscape and the required and provided quantities should be a part of the curbside landscape table on Sheet 23.

7B. Update the tree count being provided along 58th Place.



Sheet 17

7C. Label Himalaya Road.

7D. There appears to be a tract that was missed. Please add to the table and update the graphic.

7E. Update the tract labels where indicated.

7F. Update the Landscape Plan to reflect the correct number of shrubs required for Tract X. See redline comments.

Sheet 18

7G. Update the Standard Landscape Notes per the redline comments.

Sheet 19

7H. The font size is too small in the Overall Plant Schedule. Please enlarge.

7I. It is not necessary to repeat the notes that were provided on the previous sheet. Please remove these and enlarge the Overall Plant Schedule.

Sheet 20

7J. Provide the missing street names.

7K. Label the parking spaces and provide screening. No ornamental grasses are allowed as they cannot be used to screen parked cars.

7L. The plant labels and the overall font is too small.

7M. Correct the overlap of the hatch where indicated over the sidewalk.

7N. Add the hatches to the legend and ensure that they read well on the actual plan sheets. Also text mask the text.

7O. There appears to be a tract that is missing landscaping. Please update.

7P. Ireland Way is being constructed as part of this phase and therefore the street trees need to be provided and located behind the back of walk. Public Works is questioning the attached walk. If the sidewalk is required to be detached, the curbside landscape should also be provided with this phase and not the park.

7Q. Label the 30" proposed wall. If this wall is proposed, please demonstrate how street trees will be installed along this section of Ireland Way. The wall should be setback / designed in such a manner that it will permit the installation of the street trees.

Sheet 21

7R. Add the missing street name.

7S. Provide the missing plant call out.

Sheet 22

7T. The design of the tract should be finalized as part of Phase 5 since it is being constructed with this phase. The grades along the east side of this tract are steep. Staff questions how any connectivity or "final design" will be impacted by the park since the pond is already constructed.



7U. Provide the required parking lot screening.

7V. Update the tract call out.

Sheet 23

7W. Provide a graphic that depicts where the A, B, C, etc. areas are referencing.

7X. Update the table to reflect the east side of Ireland Way. The installation of the required street trees should not be impacted by the final park design for the detention pond.

Sheet 24

7Y. Public Works inspectors cannot determine out in the field on a lot by lot basis during inspections whether an individual home has provided the minimum square footage of sod (400 square feet) for the front yards. If the minimum can be met, then those lots that can meet the requirement should be delineated as meeting code minimums.

7Z. Include the utilities on each lot typical.

7AA. Update the standards being listed for Lot B to reflect the correct lot configuration. See additional comment on Sheet 25.

7BB. Anytime nine or more shrubs are proposed, there must be a minimum of three different types.

7CC. Based upon the proposed lot sizes, the motor courts will qualify for the xeric front yard landscape standards. Please update the landscape being proposed to reflect this and the need to have a feature. Refer to the UDO.

7DD. The number of grasses and perennials anticipated needs to be specified and not just a percentage.

Sheet 25

7EE. Include the actual utility easement linework for all of the examples.

7FF. The tree being proposed in Lot Type B is too close to the house and porch. All of the trees specified in the plant list will get a minimum of 25' wide. That is too wide for this space and the adjoining lot / home. A specific tree list should be provided that will be suited to these narrow conditions.

7GG. The "B" lot example is not representative of what is being proposed on site. This is supposed to be a front loaded product, not alley loaded.

7HH. Please note what the surface material of the side yards is supposed to be.

7II. Provide the entire motor court for the example, not just a partial motor court. Provide the motor court that is off of an alley as well.

7JJ. Include an example of the green court home landscaping.

7KK. Add a legend that includes all of the plant symbols, hatches, etc. proposed for the front yards. Mulch types should be indicated.

7LL. Update the notes at the bottom of the sheet to reflect the correct sheet number for reference of the overall master plant schedule.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

8B. Remove the repeated note on Sheet 2.

8C. Sidewalks are required to be a minimum of 5.5' wide with either ROW or a sidewalk easement 0.5' behind the back of walk and on-street parking is required on both sides of the street for Section 3C.

8D. Revise Sections 3A and 3B to be a 5.5' sidewalk with a 0.5' setback instead of a 5' setback with a 1' setback.

8E. Add the requested note regarding infrastructure to Sheet 4.

8F. Remove the rip rap hatches since they will be removed.

8G. The minimum radii for Local Type 1 roads is 250'.

8H. Label the sidewalk in Tract X as private.

8I. Crop the detail on Sheet 8 per redline comments.

9. Traffic Engineering (Kyle Morris / 303-799-5103 / kmorris@bhinc.com / Comments in orange)

9A. The Traffic Letter has been approved.

9B. Several leaders pointing to stop signs are not pointing to the correct location. Check throughout and revise as needed.

9C. Remove the ramp where requested on Sheet 7.

10. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in blue)

10A. Site Plans cannot be approved with a utility conformance letter.

10B. What is the asterisk on the dimension indicating on Sheet 11?

10C. The distance between taps needs to be 3'. This 3' minimum also applies to joints in the main. See Section 17.06.

10D. Address missing call outs and question marks on the Utility Plan.

10E. The inlet appears to be overlapping with the pedestrian ramp.

10F. For all hydrants, the valve needs to be 2' from the lip of the gutter, which will likely make the area on Sheet 13 not work. While not standard, the distance between the water main and the storm can be reduced by a couple feet to allow for the valves on all hydrant laterals to be a minimum of 2' from the lip of the gutter.

11. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

11A. The fencing for the lots along the Himalaya Road open space is required to be the open-style demarcation fence. Please revise.



12. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

12A. The turning radius on Sheet 5 does not meet the minimum of 29'. Please revise.

13. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

13A. Address all redline comments on the Site Plan and Plat.

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

14A. See the attached comment letter and address comments provided in the first round of review.

15. Mile High Flood District (Haley Koesters / 303-455-6277 / hkoesters@mhfd.org)

15A. This is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal and have no comments on the Site Plan at this time. A single outfall to Pond 816 will be considered for maintenance eligibility. As the design progresses, we would like to review the outfall design. Please feel free to contact me or Teresa Patterson with any questions or concerns.



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 15, 2022

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

Attn: Sarah Wile

**Re: Painted Prairie Phase Five - Painted Prairie Subdivision Filing No. 7 -
2nd referral, Case # DA-1556-22**

Public Service Company of Colorado's Right of Way & Permits Referral Desk requests responses from the comments submitted on January 31, 2022.

Donna George
Right of Way and Permits
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