



TAB 5
MP SITE ANALYSIS

- Response to Comments 5.1



March 31, 2023

Cesarina Dancy

City of Aurora

Planning and Development Services Dept

15151 E. Alameda Parkway, Suite 2300

Aurora, CO 80012

RE: Vista at Kings Point (#1606817)/ Pre-Application Response to Comments

Dear Mrs. Dancy,

On behalf of Kings Point Investments LLC and Terracina Design, we have reviewed the comments from the Pre-Application Review for the Vista at Kings Point dated March 10, 2022. The following is a response to comments:

Planning and Development Services Department Comments

1) Zoning and Placetype

a) *Zoning*

- i) The site has two zoning districts, which are residential low density (R-1) and residential medium density (R-2).
- ii) (R-1) The purpose of the R-1 district is to promote and preserve safe and attractive low-density, single-family residences. This district is intended to prohibit all commercial activities except for permitted home occupations. The R-1 district is generally comprised of medium to large suburban single-family lots, but development pursuant to a Small Residential Lot option is allowed in Subarea C. Some limited recreational, educational, gardening, and other uses are also permitted, as shown in Table 3.2-1 (Permitted Use Table).
- iii) (R-2) The purpose of the R-2 district is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Development pursuant to a Small Residential Lot option is allowed in Subarea C. This district is intended for use close to collector streets and public transit facilities. The primary use in this district is single-family residences, but several types of attached dwellings are also permitted. The district generally prohibits commercial activity except for home occupations and typical neighborhood services. Other uses are as shown in Table 3.2-1 (Permitted Use Table).

RESPONSE: Per previous discussions with the city, and rezone will occur after the master plan has been finalized and during site plan since the zoning boundaries follow the ultimate alignment of the roadway which may change at site plan.

b) *Placetype*

The Established Neighborhood placetype is characterized by predominantly residential areas with a variety of unit types, including single-family detached and attached, and

multifamily, typically constructed between 1950 and 1990. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern. Although primarily a residential area, this placetype may also support limited retail, service and office uses located at intersections or along major perimeter streets.

RESPONSE: Noted

2) Land Use

- a) *Historic Land Use*-This area is currently undeveloped.
- b) *Proposed Land Use*-The proposed land use is permitted in this zoning. However, prior to the approval of any site plan and master plan, a zone map amendment to adjust zone district boundaries will likely be required. The zone district boundaries along with the conceptual plan shown during the pre-app meeting shows several individual lots being split between R-1 and R-2 zoning. The zone district boundaries need to be adjusted to remove this splitting of lots and coincide with street boundaries or lot lines.

RESPONSE: A zone map amendment will be proposed in the future to remedy these issues.

3) Development Standards

- a) Dimensional Standards Each lot will need to meet the minimum lot size requirements of Section 146-4.2.2, Table 4.2-2. For the R-1 district, lots must be at least 4,500sf minimum for single family detached dwellings. For the R-2 District, lots must be a minimum of 4,500sf for single family homes and at least 1,250sf for the townhome lots (Single Family Attached). In both districts, there must be a lot size of at least 7,000sf for any non-residential uses. It is suggested that lots adjacent to Douglas County have a larger size and a significant buffer be provided as a transition to the large-lot development in Douglas County. Townhomes are required to have each unit on its own fee simple lot that either directly abut a street to a green court designed in accordance with <https://aurora.municipal.codes/UDO/146-4.2.3.C>. It is not clear if the current arrangement will meet these requirements. The expectation is that there will be a variety of townhome building design and usable green court designs.

RESPONSE: Product types will be determined at final site plan. Lot sizes mentioned above have been noted and a landscape buffer along the southern edge of the property has been provided to offer a buffer.

- b) Subdivision Standards-The purpose of the subdivision standards within the UDO is to create an interconnected framework of streets, lots, utilities, and parks that ensures that all development is served by necessary infrastructure services, encourages the most efficient development of land, and promotes good civic design and arrangement that improves the relationship between these elements of the development. Lots should be organized such to avoid sensitive natural areas such as wetlands or steep slopes. Section 146-4.3.9 regulates block dimensions. In this section it states that in Subarea C the maximum block length is 700 ft and the maximum block perimeter is 2,800 ft. Any blocks exceeding these lengths will need to be broken up with streets or common open space corridors of at least 30ft in width. Section 146-4.3.10 regulates lot design, layout, and variety. Double fronted lots are not permitted along local or collector streets and should be avoided in all other cases. The development shall include at least 2 different lot size categories as described in Section 146-4.3.10.F.1.c with at least 10% of all lots being composed of each lot type.

Regulations regarding the dedication for school sites can be found in Section 146-4.3.18. If the school site will serve elementary students, it must be located at the intersection of a local and collector street. If the anticipated school will serve middle school or high school students, it needs to be located at the intersection of a collector and arterial street. In either case, these sites shall be located on land with low slopes and shall not be placed in any 100-year floodplain.

RESPONSE: Subdivision standards will be followed at the time of site planning and final plats.

- c) Common Space and Amenities-Parks and open spaces should be integrated throughout the development and be connected to each other via trails and sidewalks to the maximum extent practical. A greater open space buffer should be given strong consideration in the southwest region of this site adjacent to the existing low-density residential Douglas County land in order to mitigate possible impacts and concerns from these County neighbors. Please note that notice of any application will be sent to the abutting property owners as well as the Douglas County Community Development Department. **RESPONSE: Additional buffer has been provided along the southwest corner adjacent to existing lots.**
- d) Access and Connectivity-Section 146-4.5 of the UDO discusses both vehicular and pedestrian connectivity within and between sites and overall developments. Within the site, local streets must be designed so that every individual lot can be accessed by travelling over no more than two local streets after leaving an arterial or collector street. Stub streets ending adjacent to future subdivisions will be required so that street connectivity between developments is present and functional. To this end, two stub streets are required on the west side of the development and one stub street is required leaving this site to the east. In addition, while discussions between developers and local authorities are still ongoing about Pine Drive, a connection to the future extension of Pine Drive is anticipated either through this site or adjacent to it. Detached sidewalks and trails are expected throughout the site connecting all residential lots to each other and all designated open spaces. Crosswalks should be placed appropriately throughout the site in order to facilitate safe crossings for pedestrians between blocks and to access the school site, parks, and open space. Streetscape landscaping is discussed further below. **RESPONSE: Two stub streets are planned for to the west per comment above. Another access point is planned for to the southeast as well. Pine Drive extension thru our site is not shown or planned for as it is unnecessary. Please refer to the Master TIS for more discussion on this topic.**
- e) Parking, Loading, and Stacking-Off-street parking is required by Section 146-4.6. Based on the information provided, the single family detached lots and the townhome lots will be required to have 2 spaces per unit. In addition, guest parking should be provided in the townhome portion of the development at a rate of 1 space per 5 dwelling units. The townhomes will also be required to have ADA accessible parking at a rate described by Table 4.6-2. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. In addition to vehicle parking, the development is required to provide bicycle parking spaces for the townhomes and school site at a rate of 5% of their total parking requirement. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted “U” rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.

Section 146-4.6.5 details requirements for the design and placement of parking areas. Generally, parking areas should be located and designed to provide for adequate vehicle circulation, safe pedestrian connections, screening from adjacent sites and streets, and to avoid abutting significant stretches of adjacent streets. **RESPONSE: Parking requirements are noted and will be addressed during site plan.**

- f) Landscape, Water Conservation, Stormwater Management-General Landscape Plan Comments: The Master Plan (MP) shall include design standards that address the overall landscape and aesthetic requirements for the entire development. Design standards shall meet the Unified Development Ordinance(UDO) but typically go above and beyond these minimum standards and address any unique circumstances that may require special design considerations such as steep slopes, trail connections, buffers and setbacks etc. Please consider an aesthetic theme that is carried throughout the development byway of landscaping, paving and public art. Once the applicant has an approved MP, all future site plan submittals will be reviewed against the adopted standards as well as the UDO for regulatory compliance. **RESPONSE: Noted**

While not an all-inclusive list, the MP should at a minimum address the following:

Streetscapes: Hierarchy of streetscape aesthetic treatments for internal vs. external streets. Tree spacing shall meet current city standards, but alternative design options can be proposed that exceed current code requirements. Address any proposed street furnishings such as benches, trash receptacles, planters, signage, banners, lighting etc. in terms of their style and use throughout the development. **RESPONSE: Streetscapes have been addressed within the Master Plan document. Refer to tab 11**

Public gathering spaces: Incorporate design standards for any proposed pedestrian spaces associated with the development and the integration of any amenities such as benches, lighting, trash receptacles etc. How will the interconnection of pedestrian spaces with walkways and trails be designed? **RESPONSE: Noted. See tab 12 for site furnishing standards.**

Views: How is building placement oriented to address what people see when looking into the development from the external streets surrounding the site? What views if any, are highlighted or captured from within the development looking out? Amenity spaces, buildings, public art as well as principal entrances are encouraged to be located to create interesting views from the street and from within the site. **RESPONSE: Our goal at the site plan stage to orient lotting to maximize views to the western mountains.**

Public Art: Does the public art component theme get carried throughout the development within the architecture or public accoutrements? Is there only one larger public art piece provided in a central location? Public art can act as a gateway entrance into the site or building and can serve multiple purposes if designed and sited properly. **RESPONSE: Given the small acreage of the site, only one public art piece will be provided at one of two locations seen in tab 7.**

Landscaping: The MP should address the streetscape including street frontage buffers that detail proposed widths, berming, plant quantities and plant types. Street buffers should reflect the hierarchy of the street in addition to the proposed land development associated with that frontage. The MP should include landscape design standards for screening of detention basin landscaping, building perimeters, parking lot landscaping,

non-street frontage buffers and enhanced site entrances. The proposed landscape standards should meet the current UDO, but where landscape standards are missing or silent, they shall defer to the requirements found within the UDO. **RESPONSE: See Tab 11 for landscape standards along streets.**

Entry Monumentation: Will there be any unique entry monuments associated with the development? **RESPONSE: There will be a primary entry monument at the corner of Road A (Collector) and Aurora Parkway (Arterial).**

The primary through corridors: Will there be multiple primary entrances into the development and how will they be treated aesthetically with landscape, monumentation/signage, hardscape etc.? **RESPONSE: There will be one primary entrance off of Aurora Parkway. Entry monumentation will be provided at this entry along with landscaping. See Tab 10.**

Hardscapes: How do hardscape materials, patterns and colors relate to the public areas within the development? Where are they used relative to traditional concrete? **RESPONSE: See Tab 10 for paving standards.**

- g) Building Design Standards- Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things.

Code requires that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. Buildings must be designed to create a clear base, middle, and cap, with specific instructions and tips for how this can be achieved in Section 146-4.8.5.C. Designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Code also requires that you use changes in the wall planes, both horizontally and vertically, at specific intervals and provide a variety of durable materials to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to prevent the back of house appearance. See the table below for applicable building design standards and ensure that the building elevations meet all applicable requirements. **RESPONSE: See Tab 12 for sample images of Architectural styles. Final architecture to be submitted and reviewed after MP is approved.**

The master plan will need to include example lot layouts for future residential development. These lot layouts will need to show minimum setbacks for each housing type. For future site plans with specific single-family detached home models, the models will need to follow the styles and level of quality and detail shown in the approved Master Plans. Please be aware that code has specific requirements for design variety and durability, and that the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits. **RESPONSE: Noted. Architecture will be finalized by homebuilder at time of building permits.**

- h) Exterior Lighting- Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting in the Master Plan. **RESPONSE: Typical lighting shown in MP Tab 10.**

i) Signs- Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations. **RESPONSE: Refer to Tab 10 signage plan for monument locations.**

4) **Adjustments-** Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146- 5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission. **RESPONSE: No adjustments are being proposed at this time.**

5) Submittal Reminders

a) CAD Data Submittal Standards- 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. **RESPONSE: Noted**

b) PDF Requirements- The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays. **RESPONSE: Noted**

c) Mineral Rights Notification-Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.

RESPONSE: Submitted

6) Public Art

a) If Vista at Kings Point is going to be a Metro District, a Public Art Plan will be required. If it is not going to be a metro district, no public art plan will be required. Once that decision is reached, Roberta Bloom is available to answer any questions at rbloom@auroragov.org or 303.739.6747.

RESPONSE: It is the Kings Point South Metro district. See Tab 7 for public art plan.

Pre-Submittal Meeting:

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

Please note that a separate pre-submittal meeting is required with Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting.

RESPONSE: NOTED

Community Participation:

Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department.

Community Engagement Coordinator:

- Scott Campbell is the Community Engagement Coordinator for the project. He has put together a report attached to these notes listing the registered neighborhood organizations within one-mile of your proposed project and can assist in scheduling and facilitating meetings with community members.

Please work with the organizations that express interest in your project to address comments and mitigate concerns

RESPONSE: Noted

- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings.
- Additional information about the Community Engagement Program can be found on the [Housing and Community Services](#) page of the city website.

7) Oil and Gas Development

- a) We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time.

RESPONSE: Noted

- b) There may be existing underground pipelines in rights-of-ways. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information. Should you have any questions about oil and gas development, please reach out to Jeffrey Moore, Manager of the Oil & Gas Division.

RESPONSE: Noted

8) **Parks, Recreation & Open Space Department (PROS)**

a) Project Characterization- Based on your proposal, the following information has relevance to the determination of

PROS' requirements for this project:

- Your Proposal is for a new master plan
- Your proposal includes a mix of 282 single family detached and attached homes

Neighborhood Park

Please program this space to meet the criteria outlined for a Neighborhood Park. Neighborhood Park standards are the following:

- Minimum 3 acres to be owned/maintained by an HOA or Metro District or a minimum 5 acres to be owned/maintained by the City of Aurora
- Provides a service radius of ½ mile to residential. (Please ensure that all residential proposed within the FDP are within ½ mile radius to a neighborhood park.
- Programming should at minimum include 2 playgrounds (ages 2-5, 5-12), trash receptacles, connectivity to adjacent residential, lighting, benches, landscaping, internal trails/walks, dog waste stations, picnic shelter and tables, and an open turf play area measuring the size of a standard soccer field.
- May not be surrounded by roadways on all four sides; may not be adjacent to any arterial roadways.

RESPONSE: Noted. Neighborhood Park shown on open space plan. Final site plan will ensure it meets these requirements.

Pedestrian Connections

It is important that the residents of this development have access to park elements. Ensure off-street connections are made to parks and access points to the right-of-way. PROS supports the use of utility corridors to provide necessary trail connections. This connection and the east/west connection would need to be a minimum 30' wide and include a minimum 6' wide trail to receive credit toward open space. **RESPONSE: Noted. Connections throughout the community will be determined at site plan.**

Population Impact

For single-family homes, population calculations for the project are based on an average household size multiplier of 2.65 persons per unit, resulting in an overall projected population of 1283 persons residing in 345 units.

RESPONSE: Noted

Land Dedication

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment

in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- 1.1 acres for community park purposes per 1,000 persons
- 7.8 acres for open space purposes per 1,000 persons The resulting acreage required is as follows:

282 Single Family Detached/Attached Units

Neighborhood Park Land 2.24 acres

Community Park Land .82 acres *Community Park Land to be met via Cash-in-Lieu Open Space Land 5.83 acres

Total Land Dedication 11.89 acres

RESPONSE: Noted. These have been adjusted accordingly per the new number of units proposed.

Community Park Cash-in-Lieu Payment

Given the small overall acreage of community park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the land dedication shall be satisfied by a cash-in-lieu payment prior to subdivision plat/replat. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land.

Community Park Development Fees

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 community 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 \$527.30 would apply if permits for construction of the residential units are pulled in 2020, and the total paid under either scenario would be as follows:

282 Units

\$148,698.60

RESPONSE: Noted

PROS Requirements Caveat

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 2022). 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.

RESPONSE: Noted

Form J

Please utilize the formulas above to identify the amount of neighborhood and community park land that is required for this site. Please identify any park land and trail corridor within Form J of your master plan submittal. You must include dedicated acreage, programming specific to each site, and ownership and maintenance (which will be privately owned and maintained unless over 5 acres in size).

Forestry Division

This site is subject to the Black Forest Ordinance. A Tree Protection Plan (TPP) will be required for this site since there are Black Forest trees within its boundaries.

The TPP is required to be the first document that is approved, and the approval of the site plan and civil plan will follow. All documents must line up with the TPP.

RESPONSE: Noted. This will be addressed before site plan approval.

Black Forest Ordinance

- Please refer to the Black Forest Ordinance for complete requirements. Its purpose is to maintain a sustainable tree cover and to protect existing trees during development. This document, as well as the Tree Preservation Policy, can be found in the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The link for the manual can be found at: <https://www.auroragov.org/cms/one.aspx?pagelid=16394080>
- The Tree Preservation Policy is still in effect for this property, so if other species besides ponderosa pine are found on the site and will be impacted, they will require mitigation as well. Please show these species on the TPP in a separate table.

Tree Protection Plan (TPP)

- The TPP should be a stand-alone document, but submitted in conjunction with the Development Application, and should include a signature block for Forestry – an example can be viewed on previous TPP's for other Black Forest areas.
- This document includes an inventory of trees (which should be surveyed, and a Consulting Arborist hired to complete the inventory and appraisal), including candidates for preservation, removal, and relocation. This will also include the mitigation requirements for those trees removed– the dollar value and the inches required to be planted back onto the site. In the case of Ponderosa pine removal, it is required that Ponderosa pine are replaced back onto the site. Below is a list of those Consulting Arborists we have worked with.
- If there are trees to be preserved within the construction limits, then an escrow account will need to be set up. This amount is based upon The Guide to Plant Appraisal published by the International Society of Arboriculture. This will be provided to you by the entity that will perform the inventory. Forestry will need to meet with the Consulting Arborist who conducts the inventory to collaborate on the appraisal and other requirements.

RESPONSE: Noted

Plan Approval

- The TPP must be approved before the commencement of any development activities. The TPP also must be approved before the Civil Plans and Site Plans are approved.
- Nearly 100% of the Black Forest areas have been able to preserve 70% of the existing trees. It will be the same expectation in this case.
- Please be aware that the neighbors in this area of Aurora are very sensitive to the surrounding trees during development. Forestry regularly receives calls from neighbors when development begins and trees are removed.
- The TPP will be recorded at the County level once it is approved. This is binding on the property owner, and the owner's heirs, successors, and assigns.
- The penalties set forth, if the plan is not followed and trees are injured or removed, include imprisonment not to exceed one year or fined an amount not to exceed one thousand dollars, or both.

RESPONSE: Noted

Ash Trees Prohibited

- Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement.

RESPONSE: Noted

Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- Master Utility Study for Kings Point North is currently being reviewed.

RESPONSE: Noted. Thank you.

- Please provide clear site plan to locate this site.

RESPONSE: Site plan has been incorporated within the Master Utility Report.

- Indicate whether in located in Kings Point North or South

RESPONSE: References to help locate the property have been mentioned within the Master Utility Report.

- If located in Kings Point South, please coordinate with HR Green in making sure this development is included in the King's Point South MUS.

RESPONSE: Coordination has taken place between all property owners and design teams. References from the Kings Point South Master Utility Report has been provided in the Master Utility Report for Vistas at Kings Point.

- A domestic allocation agreement will be required for connections 1.5" and larger.
RESPONSE: Noted. Thank you.
- Include sampling station.
RESPONSE: Sampling station will be provided at the Site Plan or CD level.
- Water meters and hydrants to be in pocket utility easements.
RESPONSE: Water meters and hydrant locations will be provided at the Site Plan or CD level.
- Drainage easements to encompass all drainage ponds, emergency overflow, and maintenance paths.
RESPONSE: Noted. Thank you.
- SMWP Plan and Permit (phasing required if over 40 acres of disturbance).
RESPONSE: Noted. Thank you.
- Conformance to MDR.
- **RESPONSE: Coordination has taken place between all property owners and design teams. References from the Master Drainage Report has been provided in the Master Drainage Report for Vistas at Kings Point.**

Utility Services Available:

- Water service may be provided from: TBD from MUS.
RESPONSE: Water service to the site has been detailed in the Master Utility Report
- Sanitary sewer service may be provided from: TBD from MUS.
RESPONSE: Sanitary service to the site has been detailed in the Master Utility Report
- Project is located on the following Map Pages: Provide clear project location to attain this information.
- **RESPONSE: Site plan has been incorporated within the Master Utility Report.**

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
- Public/Private Mains
RESPONSE: Future mains are shown within the Master Utility Report.
- Service Lines
RESPONSE: Utility services will be provided at Site Plan.
- Water Meters
RESPONSE: Water meters will be provided at Site Plan.

- Fire Suppression Lines

RESPONSE: Fire suppression lines will be provided at Site Plan.

- Fire Hydrants necessary to service your development

RESPONSE: Fire hydrants will be provided at Site Plan.

- All utility connections in the arterial roadway are required to be bores.

RESPONSE: Noted. Thank you.

- Aurora Water does not require a Site Plan for this project.

RESPONSE: Noted

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules.
- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

RESPONSE: Noted

Public Works Department

Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.

Key Issues:

- A Detailed Traffic Impact Study (TIS) will be required for this development. See below for additional information.
- The extension of Pine Drive to the site needs to be coordinated with multiple jurisdictions.

RESPONSE: Pine Drive is not shown in the master plan as we have deemed it unnecessary per futhur analysis. Refer to narrative of project and master traffic impact study for more information.

- Traffic signal escrow may be required for the Aurora Parkway and Site Access intersection pending review of the Traffic Study.

RESPONSE: Noted

- Site access throat depth from Aurora Parkway shall be a minimum 300' CL-CL.

RESPONSE: Noted

- Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways (Aurora Parkway).

RESPONSE: Will be addressed with site plan.

- Conduit
 - Conduit material shall be Schedule 80 HDPE (or similar).
 - A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.
 - A nylon pull tape with a minimum 1,250 lb tensile strength shall be installed in all new conduit.

RESPONSE: Will be addressed with site plan.

- Pull Box
 - Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
 - City conduit shall be installed into City Pull Boxes.

RESPONSE: Will be addressed with site plan.

- Show all adjacent and opposing access points on the Site Plan.

RESPONSE: Will be addressed with site plan.

- Label the access movements on the Site Plan.

RESPONSE: Will be addressed with site plan.

- Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.

Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

RESPONSE: Will be addressed with site plan.

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan:
 - The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all

public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

- o Homes and drives are allowed to on collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the Roadway Design & Construction Specifications, October 2016 edition.

RESPONSE: Noted. Will take into account with site plan design.

- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition.
- **RESPONSE: Noted. Will take into account with site plan design.**

ROW/Plat:

- Designate a Public Access Easement along private streets/drives.
- A traffic signal easement may be required at the intersection of Aurora Parkway and the site access road to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.
- **RESPONSE: Noted. Will take into account with site plan design.**

Improvements:

- Right turn lanes for major intersections shall consider alternative geometric configurations (standard geometry for channelized right turn lanes with acceleration lane, compound curves for channelized right turn lanes without acceleration lanes).

RESPONSE: Noted. Will take into account with site plan design.

Traffic Signal Escrow:

- The intersection of Aurora Parkway and site access road is a potential candidate for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:

RESPONSE: Noted

Traffic Impact Study:

- A Traffic Impact Study will be required for this site which will include addressing the following specific items:
 - 1) Existing, buildout and 2040 average daily traffic counts.
 - 2) Trip Generation from the site.

- 3) Site Circulation Plan and interior intersection control
- 4) Include detailed analysis of:
 - a. All site access points
 - b. Intersection of Aurora Pkwy at site access road
- 5) Interior roadway ADT & classification
- 6) Signal Warrant Analyses of _ Aurora Pkwy at site access road – Warrant 1,2,3 all to be included (collect 72 hr tube counts for analysis)
- 7) Analysis of pedestrian connectivity
- 8) Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHWA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RRFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.

Submitting the Traffic Study:

- The Traffic Study shall be sent directly to Steve Gomez at segomez@auroragov.org as soon as possible.
- The Traffic Study shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this link.

Based on our review of the Traffic Impact Study, additional improvements may be required.

RESPONSE: Noted

Engineering Division

The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- A Public Improvement Plan (PIP) shall be included with the master plan submittal. This consists of a narrative description identifying all the public improvements such as roadways, utilities and drainage, that are required for each planning area to develop independently. Exhibits supporting the narrative description shall be

included. Roadways, including internal roadways, shall meet City of Aurora standards to be considered public.

- The Pine Drive extension is identified in several area studies including the Aurora Southeast Area Transportation Study (SEATS) and is a requirement for this development. **RESPONSE: Although Pine Drive being extended to the north from Inspiration Drive to Aurora Parkway has been shown in several planning documents within the City of Aurora, Town of Parker, and Douglas County, it will be a difficult roadway to accommodate with existing properties and the vision of proposed developments. It is our understanding that Douglas County and Parker have plans to soften the transition at the intersection of Pine Dr. and Inspiration Dr. with a larger continuous radius furthering our position on the Pine Dr extension.**
- A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality/EURV are required. It appears a portion of this site may include an identified stream management corridor. This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible. MHFD may also want to review outfalls from proposed on-site detention facilities.
- The master drainage study shall be close to approval with no outstanding or major comments remaining prior to the submittal of any subsequent site plan.
- A preliminary drainage report shall be submitted with each site plan. Detention and water quality/EURV shall be in conformance with the master drainage study.
- Previously approved plans and reports can be found on the city's website. Instructions can be found here: [Getting to Engineering Documents Online](#). Older documents can be provided upon request.

RESPONSE: Understood. A Public Improvement Plan, Master Utility Report, and Master Drainage Report have been provided with the above relevant information included.

Fire/Life Safety Comments - Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issues:

- As discussed within previous pre-application meeting for this land area, two points of emergency access and a looped water supply will be needed to support this site. It has been intended that E. Aurora Parkway would cross E-470 to connect into Kings Point North to meet these requirements. As currently shown, the use of E. Aurora Parkway provides only one point of emergency access and a single water line feed to this site and needs to be resolved.

RESPONSE: Noted

- The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series, along with the 2020 NEC as of January 8, 2022. A 9-month

grace period will be allowed after the formal adoption of the 2021 ICC codes to utilize the 2015 ICC codes until October 31, of 2022.

RESPONSE: Noted

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
- Gated Entry for Fire Department Access utilizing a 4' Manway Gate
- Grading Plan
- Handicap Accessible Parking Signs
- Keep Drive Aisle Passable at All Times Signs
- Sign Package
- Signature Block
- Street Standards and Street Section Details

RESPONSE: Noted. Will be provided when we submit civil plans at Site Plan/CD's.

Fire Department Access:

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular site is:

- Fire Lane Easement (Townhouse Area)
 - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.
 - Buildings greater than 30' in height are regulated by the 2015/2021IFC Section D105 and require a both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.

RESPONSE: Noted. We will take this into account at site plan design.

Real Property Division

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Key Issues:

- Subdivision Plat is required
- Dedicate easements on the plat or if offsite, by separate document.

RESPONSE: Noted

Subdivision Plats:

- The property has never been platted and shall be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in our most current Subdivision Plat Checklist. Plat review may run concurrently with your other Planning Department submittals.

- A pre-submittal meeting with Real Property is required on all plat submittals so our team may verify that basic elements have been addressed before they are submitted to Planning. This 30-minute meeting is for the 1st submittal of plats only and is by appointment only. Call Darren Akrie at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend the meeting. Please bring two sets of the plat.

RESPONSE: Noted

Building Division Comments:

Permit Types:

- Based on the information provided during the pre-application meeting, the Building Division would classify your proposed scope of work under the following permit type.

- Single Family Residential or Master Plan Single Family Permits

Key Issues:

- If your architect would like to set up a preliminary building construction plan submittal meeting, please contact our Plans Examiner Manager Jose Rodriguez (jcrodrig@auroragov.org).
- On January 8, 2022 the 2021 versions of the International Codes became effective in the city of Aurora. Applicants who wish to build their projects to the requirements found in the 2021 codes are allowed to do so and should notify Building Division staff at time of permit submittal of this decision.
- The construction industry is experiencing unprecedented supply chain issues which has not only affected costs, but also inventory and delivery timelines. Due to nationwide shortages of various building materials, the city of Aurora is extending the deadline by which all submittals will be reviewed for compliance with the 2021 codes until October 31, 2022. As this date draws closer, we will provide updates on any changes to this deadline.
- In determining which code series to utilize (2015 or 2021) please be aware that once chosen, only that code series can be utilized throughout the plan review and inspection processes.

RESPONSE: Noted

Occupancy Specific Building Code Requirements:

Based on the information provided, your building occupancy or occupancies are as follows.

- R-3 IRC Occupancy - Residential occupancies shall include buildings arranged for occupancy as Residential Care/Assisted Living Facilities including more than five but not more than 16 occupants, excluding staff. Group R-4 shall meet construction requirements for Group R-3 or shall comply with the IRC.

RESPONSE: Noted



Pre-Application Conference

Community Engagement Coordinators
Housing and Community Services
15151 E Alameda Parkway
Aurora, Colorado 80012
Phone: 303-739-7280
Fax: 303-739-7191
www.auroragov.org

To: Layla Rosales
From: Scott Campbell
Date: February 24, 2022
Subject: Vista at Kings Point
Location: NEC of Cottonwood Dr and E470 Hwy

Listed below are the registered neighborhood groups that are currently registered with the Community Engagement Division within one mile of your proposed project. Once your application has been formally submitted each registered neighborhood group will receive a referral memo with information about the project and a link to view project documents. Registered neighborhood groups will have the opportunity to provide comments on the application at this time.

A neighborhood meeting is required by UDO Section 146-5.3.1 if a registered neighborhood group requests a meeting, the city receives a significant number of comments, or the Planning Director determines that one is warranted. Your Planning Case Manager will let you know after the first round of review if a neighborhood meeting is required. The purpose of this meeting is to explain your proposed development or use approval, and if necessary, to work with neighborhood representatives to address their concerns.

Your assigned Community Engagement Coordinator will assist you in scheduling and mediating the meeting at your request. The Coordinator will also provide you with an updated registered neighborhood group mailing list, invitation, and agenda prior to the meeting. Adjacent property owners' address information is available on the Adams, Douglas, and Arapahoe County websites at www.co.arapahoe.co.us, www.douglas.co.us, and www.co.adams.co.us. It is the applicant's responsibility to mail and/or e-mail a letter of invitation to all neighborhoods and adjacent property owners at least 10 days prior to the meeting.

The assigned Planning Case Manager will attend the meeting to note any agreements made by the applicant and will include those agreements in their presentation at public hearings. You may anticipate being asked at public hearings if you have met with nearby registered neighborhood groups and the result of such meetings.

As the Community Engagement Coordinator for this area, I am available to assist you in communicating with the registered neighborhood groups listed below. For assistance or to set up a neighborhood meeting, please contact me at 303-739-7280.

The neighborhoods within 5280 feet of your proposed developments are:



List of Neighborhood Associations

Location: NEC of Cottonwood

Record Id	HOA #	Organization	Contact	Phone
15-976141-000-00-NA	79	Chapparal HOA	KEVIN BREDELL 23 INVERNESS WAY SUITE 200 ENGLEWOOD CO 80112 KBREDELL@EHAMMERSMITH.COM	(303) 980-7404
21-000005-NAM	444	CLEAN	CLEAN 71 Algonquian St AURORA CO 80018 bonzorader@gmail.com	(720) 366-8686
17-1307329-000-00-NA	423	E-470 Neighbors	MARGARET A. "MARGIE" SOBEY 1403 S ADDISON CT Aurora, CO 80018 MSOBEY@E470NEIGHBORS.ORG	(303) 881-2682
04-104906-000-00-NA	72	PONDEROSA HILLS CIVIC ASSOC	PHCA BOARD PO BOX 2127 PARKER CO 80134 BOARD@PONDEROSAHILLS.COM	(720) 744-0994
04-108861-000-00-NA	195	TRAVOIS HOA	David G. Lubar 8144 S Ireland Way AURORA CO 80016 lubman303@gmail.com	(720) 560-4279

Please feel free to call myself or any member of our team with any questions you may have.

Sincerely,

Mike Weiher