



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217

AuroraGov.org

March 6, 2025.

Julie Hoebel
Groewood Community Development
7951 E Maplewood Ave Ste 100
Greenwood Village, CO 80111

Re: Initial Submission Review: Groewood Stables – Site Plan and Replat
Application Number: DA-2382-01
Case Numbers: 2025-4002-00; 2025-3008-00

Dear Julie Hoebel:

Thank you for your initial submission, which we started to process on Monday, February 10, 2025. 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 Friday, March 28, 2025.

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.

The estimated Planning & Zoning Commission hearing date is still set for Wednesday, May 14, 2025. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner III
City of Aurora Planning Department

cc: Alisah Hammett Zipper Line Strategies
Ariana Muca, Case Manager
Brit Vigil, ODA
Filed: K:\\$DA\DA-2382-01rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Per Section 146-3.3.2.H, each multi-family dwelling unit structure must be accessed from a public or private street. The Phase 1 south building does not front a street and will require an adjustment. Staff is supportive of this adjustment, based on prior discussions during the pre-application and follow-up meetings (Planning).
- Please submit sanitary loading calculations to Iman Ghazali (ighazali@auroragov.org) prior to the next submittal. This is to determine if existing infrastructure can support this development and that the Developer will not be required to upsize existing infrastructure. See Section 5.03.9 of the Water, Sanitary and Storm Infrastructure Standards and Specifications (Aurora Water Utility Manual) for guidance.
- For the Non-Street Frontage Buffer Table: the east property line-Per a discussion with Abigail Scheuermann with PROS, a 25' wide Special Landscape Buffer is not required on the East buffer, however, additional screening of the parking lot beyond the typical requirements has been requested to adequately screen the parking area from the trail (Landscape).
- 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 (Addressing).
- Per Pre-App Notes: Guardrail needs to be evaluated with this application for Westerly Creek. Advisory: Evaluate the guardrail and submit structural calcs with Civil Plans. Show the guardrail on this plan set (Public Works).
- In the “response to pre-app notes” document, the applicant indicates that this development will be in partnership with Aurora Housing Authority. As a reminder, documentation is required to qualify for exemption from PROS on-site land dedication and park fee requirements. Please provide this documentation when available (PROS).
- Xcel, Cherry Creek Schools, Arapahoe County, and RTD comments are attached at the end of this letter.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No formal citizen comments were received during the first review, however one neighborhood inquiry was made with city staff. The caller had questions about the number of units and building height but did not submit a formal comment to staff.

2. Completeness and Clarity of the Application

- 2A. The city staff has the application listed as Grovewood, per the pre-submittal meeting, while the site plan is labeled The Stables. Please update the site plan to read Grovewood to ensure consistency, as abutting property owners and neighboring HOAs have been notified under this name.
- 2B. Please include the abutting zone districts on the site plan.
- 2C. The scale on Page 3 is incorrect. Please update it with the second submission.
- 2D. Adjustments may need to be requested for the application. All adjustments need to be added to the site plan's introduction letter and cover page. Typically, this will include an explanation of why the code cannot be met and mitigation measures proposed to meet the purpose and intent of the regulation being adjusted.
- 2E. Under City Approvals, the signature lines for City Council and Attest can be eliminated.
- 2F. The data block has all the necessary items. The next submittal should include a minor comment to add the maximum number of signs on site. Please note directional signage is omitted.
- 2G. Since this is a phased site plan, please provide a sheet showing the interim site conditions while Phase II remains unbuilt.



3. Streets and Pedestrian Comments

- 3A. Per Section 146-3.3.2.H, each multi-family dwelling unit structure must be accessed from a public or private street. The Phase 1 south building does not front a street and will require an adjustment. Staff is supportive of this adjustment, based on prior discussions during the pre-application and follow-up meetings. However, the request must be explicitly outlined, and mitigation measures should be included (e.g., strong pedestrian connections to the street and open space frontage). Alternatively, to avoid an adjustment, the access drives could incorporate sidewalks and street trees. Since the drainage area has expanded since the pre-application, including a sidewalk and streets may be difficult. Given these constraints, staff remains supportive of the adjustment.
- 3B. The eastern access drive, required by Fire and Life Safety, has modified the site plan since the pre-application meeting. Staff has concerns regarding traffic flow and visibility. The 6' cedar fence along the eastern boundary, combined with an existing fence on the neighboring property, creates a visibility tunnel. The 560' access road, surrounded by fencing, may encourage high-speed vehicle movement, and reduces visibility to/activity within the parking areas. Staff recommends removing the 6' fence along the eastern edge and introducing traffic-calming measures along the access drive. Lastly, planning continues to encourage the applicant to coordinate shared or emergency cross access with adjacent residential sites. The redundancy of this access drive on-site constrains the availability of land that should be used as amenity space for the future residents.

4. Parking Comments

- 4A. Please include a typical parking stall dimension on the site plan. The stalls need to meet the 9x19' parking stall dimension. Compact parking is not permitted and would require an adjustment for parking stall dimensions. Please note an overhang of 2' into the landscape is permitted.

5. Architectural and Urban Design Comments

- 5A. The trash enclosure elevations and details are required as part of the architecture package. Please include it in the second submittal.
- 5B. The applicant team has made notable improvements to the architectural design since the pre-application meeting. Staff appreciates these enhancements and, in general, has no further code-related recommendations.
- 5C. If the multi-family buildings include elevators, please incorporate rooftop equipment details in the second submittal. All rooftop equipment should be shown and screened.
- 5D. Per code, multi-family developments must provide 20% amenitized outdoor space. This application notes 23% outdoor space, but detention ponds may only count toward this requirement if they include usable green space and common gathering areas. In the response to comments, please confirm and demonstrate how the drainage area can be utilized by residents.

6. Signage & Lighting Comments

- 6A. The application does not provide any signage on site. Staff recommends including place holder locations for monument signage and wall signage. These place holders would be a dashed line with dimensions on either the site plan or building elevations. This would ensure that the application does not need to be amended at a future date.
- 6B. The photometric plans are required to show the illumination levels on the site 10' beyond all property levels. Light levels shall not exceed .1 footcandles at this distance. Please include illumination levels on the photometric site plans for the second submission.

7. Landscaping Issues (Tammy Cook / TammyC@cgasolutions.com / Comments in bright teal)

Sheet 11

- 7A. All of these linetypes look exactly the same on the landscape plan. Please change the linetypes to delineate where these different fence types are located on the plan.

*Sheet 13*

- 7B. For the Curbside Landscape Buffer Table: Note in the landscape table that the buffer trees behind the back of walk meet the street tree requirement due to the curbside area being encumbered by utilities.
- 7C. The planting table needs to reflect the fact that you are using the buffer trees to satisfy the street tree requirement with an asterisk and a note at the bottom of the table.
- 7D. Show the landscape table to include the number of required/provided shrubs for the curbside landscape area.
- 7E. For the Non-Street Frontage Buffer Table: the east property line-Per a discussion with Abigail Scheuermann with PROS, a 25' wide Special Landscape Buffer is not required on the East buffer, however, additional screening of the parking lot beyond the typical requirements has been requested to adequately screen the parking area from the trail. An asterisk and a note should be added to the bottom of the table stating that. This is less about a buffer and more about screening the parking lot.
- 7F. Water Use Table: Provide a table documenting the required and provided detention pond landscaping.
- 7G. Under the City of Aurora Landscape Notes: Note #9-Indicate the mulch treatment for the trees and shrubs/ornamental grasses.

Sheet 14

- 7H. Show the storm drain lines screened back on this sheet as they are missing.
- 7I. General comment: Shrubs, perennials and ornamental grasses shall be placed in edged beds and cannot be planted in native seed. Maintenance around these plants will be problematic and the retention of mulch around the plants will be as well. Code requires all plants to be within beds with edger around them.
- 7J. Provide/label the retaining walls and height. Label and dimension all easements.
- 7K. Label East Exposition Avenue and Label Building #1 & #2.
- 7L. If this is for emergency access only, please label this on the plans – see site plan sheet 14 for instance.
- 7M. Label the detention area and show & label the 100' water surface elev. & show it with a darker line.
- 7N. Competing line weights with sidewalks, curbing, plants, plant labels etc. Please revise.
- 7O. Label the trash pick-up area & water meter vault. Label fence and height. Show the brick hatch in this area.
- 7P. Label the detention area and show & label the 100' water surface elev. & show it with a darker line.
- 7Q. Add edger to the Legend. Show the Fines hatch in the Legend.
- 7R. Show property line with two dashes and a long line.
- 7S. Label and dimension the 15' non-street frontage buffer on the east and west sides.
- 7T. In the Plant Schedule: 2.5" Cal. Is required for the trees being used along Exposition Ave.
- 7U. While columnar trees can be used to satisfy buffer requirements, because the trees are also being used to satisfy the street tree requirement, they must be deciduous canopy trees and not columnar trees.
- 7V. The Gambel Oak is considered a large shrub and not a deciduous tree.
- 7W. Under the Ornamental Trees: The Serviceberry is required to be 2" caliper.
- 7X. For the East buffer: The proposed planting does not appear to be screening the parking lot. These are all ornamental grasses and they are not permitted for screening of parking lots. Keep in mind that while this is a non-street buffer the plant material should be screening the parking lot. Only 20% of the required shrubs can be ornamental grasses if used strictly in the context of a non-street buffer. Given this entire buffer is parking, no grasses should be used. Please make sure the actual plant counts are being met as well without the grasses. Parking lots buffers are supposed to have a double row of shrubs. This design as shown is not working.

Sheet 15

- 7Y. Label and dimension the 15' non-street frontage buffer on the east and west sides.
- 7Z. On the south buffer- Text mask or locate this call out so that it is visible.
- 7AA. Label the detention area and show & label the 100' water surface elev. & show it with a darker line.
- 7BB. Label Building #2, the trash pick-up area, and the water meter vault.
- 7CC. Show the storm drain lines darker on this sheet.
- 7DD. A tree is required at the end of this parking space. It could be located further south.
- 7EE. These should be a deciduous canopy trees and not a columnar trees.
- 7FF. Text overlap for some of the planting labels.



- 7GG. On the east buffer: These are all ornamental grasses and they are not permitted for screening of parking lots. Keep in mind that while this is a non-street buffer the plant material should be screening the parking lot. Only 20% of the required shrubs can be ornamental grasses if used strictly in the context of a non-street buffer. Given this entire buffer is parking, no grasses should be used. Please make sure the actual plant counts are being met as well without the grasses. They are also using perennials. Again, they can be planted, but the actual plant counts must be met without counting the perennials. Perennials are not permitted to be used for screening or buffers, but can be used just to add color etc. after the plant counts are met. Parking lots buffers are supposed to have a double row of shrubs. This design as shown is not working.
- 7HH. In the Plant Schedule: The trees along Exposition Ave. are required to be 2.5" caliper.

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

- 8A. 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

9. Civil Engineering (Farhad Sarwari / +1 (303) 7397306 / fsarwari@auroragov.org)

- 9A. 1st Review Comments in green were made by PW/Development Services, Engineering reviewer Farhad Sarwari. Please reach out to him at fsarwari@auroragov.org for any comments or questions.
- 9B. Important Note: COA 2025 Roadway Manual is applicable on all Civil Plans submitted on/after January 01, 2025. Link:
https://www.auroragov.org/business_services/development_center/codes_rules/design_standards/engineering_design_standards

Site Plan

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- 9C. Minor typos, please see the pdf to capture changes.
- 9D. Since gutter width is included in ADA parking width, cross slope of gutter shall not be more than 2% as well. Please add a cross slope with slope arrow for the gutter to confirm this.
- 9E. Installing bollards may require an additional/different permit. Please check with COA Land Development.
- 9F. Mountable curbs may not be accepted. Please check with COA Fire Life Safety.
- 9G. Please match the easement name with the Plat: FIRE LANE.
- 9H. Per Pre-App notes, this sidewalk easement should be 6' wide, which is correctly shown here. But on the Plat, it is mentioned to be 5.8'. Please correct on the Plat.
- 9I. Please show the existing 15' utility easement in this area and match with Plat.
- 9J. Please dimension width of existing sidewalk.
- 9K. Advisory: This section of walk way could result directing people outside of ADA route and fall in driveway. Please see site plan.
- 9L. Please provide access drive running slope. It is 4% max when sloping down to public street.
- 9M. Please define pavement material type. Hatching for proposed asphalt road does not match this hatching.
- 9N. Please define this hatching. If it is representing asphalt, it should not overlap concrete areas such as sidewalk and C&G.
- 9O. Per Pre-App Notes: Guardrail needs to be evaluated with this application for Westerly Creek. Advisory: Evaluate the guardrail and submit structural calcs with Civil Plans. Show the guardrail on this plan set.
- 9P. Please tie in to existing sidewalk like the other side (west of Westerly Creek).

10. Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Study

- 10A. Add text regarding FLS access on west side of site (pg 1).
- 10B. pg 2 comments, additional & revisions.



- 10C. pg 4 text revisions, also note that signal timing analyses must be revised.
- 10D. pg 5 text addition.
- 10E. pg 9 text addition.
- 10F. Table 1 revision for signal analyses.
- 10G. Fig 6 revisions needed.
- 10H. Appendix, Existing signal analyses updates needed (timings provided for AM and PM, shts 83 & 87)

Site Plan

- 10I. Site plan comment includes intersection sight distance triangles are incorrectly sized, TE-13.1 notes 240'/280'.

11. Utilities (Fatin “Iman” Ghazali / ighazali@auroragov.org/ Comments in red)

- 11A. Please submit sanitary loading calculations to Iman Ghazali (ighazali@auroragov.org) prior to the next submittal. This is to determine if existing infrastructure can support this development and that the Developer will not be required to upsize existing infrastructure. See Section 5.03.9 of the Water, Sanitary and Storm Infrastructure Standards and Specifications (Aurora Water Utility Manual) for guidance.
- 11B. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Utility Plan

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- 11C. An 8" service line might be too large for the amount of units. Please verify if a 6" line will have a depth of flow of 75% or less of the total capacity of the pipe. If true, then replace 8" pipe with a 6" pipe.
- 11D. Show two-way cleanouts within 5 ft of the building connections.
- 11E. Specify ownership of this sanitary line. If public, then a sanitary easement is required. If this will be a private sanitary main, then a license agreement is required for it to occupy the water easement.
- 11F. Specify ownership of the storm and drainage infrastructure. If public, a storm easement is required for the storm line (TYP).
- 11G. Show the location of the bypass piping per Aurora Water standard detail 206-1 to ensure there is enough space to accommodate it within the landscaped area.
- 11H. Please discuss with Aurora Water Drainage if this is acceptable and clarify ownership.
- 11I. Is this intended to tie into an existing inlet/outfall? Clarify.
- 11J. There is an existing 8" stub at this manhole. If not tying into it, specify that it will be removed.
- 11K. For new service lines tying into new mains, the connections can be done with a saddle tee. Replace the manholes with saddle tees.
- 11L. Provide 5 ft of separation between manhole and curb and gutter.
- 11M. Show irrigation meter location.

Utility Plan

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- 11N. Show the location of the bypass piping per Aurora Water standard detail 206-1 to ensure there is enough space to accommodate it within the landscaped area.
- 11O. Provide 5 ft of separation between manhole and back of curb.

Utility Plan

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- 11P. Show the 100-yr WSEL of the pond and the emergency spillway with a flow direction arrow.

Utility Plan

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- 11Q. Show the 100-yr WSEL of the pond and the emergency spillway with a flow direction arrow.

Landscape

- 11R. Ensure 8 ft of separation between tree and sanitary line.
- 11S. No plantings on top of manhole.

12. Aurora Water Revenue (moestman@auroragov.org)

- 12A. Storm Drain Development fees due \$5,938.



1.Fire / Life Safety (Rich Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Cover Sheet

1 of

1A. If provided, show the number and location of all EV Charging stations at this property.

Site Plan

4 and 5 of 27

1B. If provided, show the number and location of EV Charging stations at this property.

- Proposed Fire Riser Room w/ Sign
- Proposed 4" Fire Line DIP (Private)
- Proposed Knox Box
- Proposed Flush Mount FDC with Approved Knox Caps w/ FDC Sign

Grading Sheet

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1C. Show the Accessible Route on the Grading Plan. The route must also terminate into all ADA Parking loading areas.

Utility Plan

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1D. Gates or doors that open and encroach into a fire lane easement must be self-closing.

Building Elevations

22

1E. Ensure the Elevation Sheets properly depicts the location of the Fire Sprinkler Riser Room, as shown on Sheet 05 - Site Plan.

2.Land Development Services (Roger Nelson/ rmelson@auroragov.org / Comments in magenta)

2A. The City of Aurora has revised the subdivision plat checklist (2025) to include new covenants amongst other changes and this checklist must now be followed.

2B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2025 Subdivision Plat Checklist Item 19.b.

2C. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

2D. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2025 Subdivision Plat Checklist Item #19.a.

2E. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

2F. Send in a closure report for the plat exterior boundary that contains the total area per COA 2025 Subdivision Plat Checklist Item #19.d.

2G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2025 Subdivision Plat Checklist Item #19.e.

Plat

2H. Sheet 1: Vicinity Map – Expand the vicinity map to cover ½ mile each direction from the site exterior and label all public streets.

2I. Sheet 1: Covenants – Move covenants from the notes into the covenants section, Add the ½ street improvement covenant, edit as redlined to match the COA 2025 subdivision plat checklist.

2J. Sheet 1: Dedication – Edit the dedicatory language to match the CAO 2025 Subdivision Plat Checklist.



- 2K. Sheet 1: General Notes - #2 Revise the basis of bearing statement to fully describe the cap stamping, #3 match the COA 2025 Subdivision Plat Checklist verbatim, #6 Revise to reflect a title commitment date within 30 days of plat approval date, Move covenants from general notes to the covenants section and edit as redlined, Insert the note regarding the ability to build fences.
- 2L. Sheet 1: Contract Purchaser – match the title commitment.
- 2M. Sheet 1: Mortgage Holder - match the COA 2025 Subdivision Plat Checklist verbatim.
- 2N. Sheet 1: City of Aurora Approvals - match the COA 2025 Subdivision Plat Checklist verbatim.
- 2O. Sheet 1: Surveyor’s Certificate – Insert date of field work.
- 2P. Sheet 2: Show record bearings and distances, label easement ownership where applicable, show controlling monuments used to set the NE & NW corners, update the ROW Granting text, label the adjoining lots/subdivisions as redlined.

Site Plan

- 2Q. Sheet 3: Match the subdivision plat exterior bearings and distances, Revise Easement names to match the plat, show and label all easements to match the plat.

3.Land Development Services (Grace Gray / ggray@auroragov.org / 3037397277 / Comments in magenta)

- 3A. All new easements are to be dedicated by plat. Easement releases to be submitted releaseeasements@auroragov.org.

4.PROS (Abigail Scheuermann / 303-739-7169 / ahscheue@auroragov.org)

- 4A. Sheet 2 – Add PROS standard notes.
- 4B. Sheet 8 – Please label the longitudinal grade and widths of all sidewalks and paths on grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA standards.
- 4C. Sheet 12 – Provide details for playground facilities and site furnishings.
- 4D. Sheet 20 – In the “response to pre-app notes” document, the applicant indicates that this development will be in partnership with Aurora Housing Authority. As a reminder, documentation is required to qualify for exemption from PROS on-site land dedication and park fee requirements. Please provide this documentation when available.

5.Arapahoe County (Sarah White / 720-874-6500)

- 5A. THANK YOU FOR THE OPPORTUNITY TO REVIEW AND COMMENT ON THIS PROJECT. THE ARAPAHOE COUNTY PLANNING DIVISION HAS NO COMMENTS; HOWEVER, OTHER DEPARTMENTS AND/OR DIVISIONS MAY SUBMIT COMMENTS.



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

6A. See below for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

February 21, 2025

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

Attn: Ariana Muca

Re: Grovewood Stables, Case # DA-2382-01

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and replat for **Grovewood Stables**. Please be aware PSCo owns and operates existing underground electric distribution facilities along the north property line and overhead electric distribution facilities along the south property line. 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.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers/s) – be sure to have the Designer contact a Right-of-Way Agent.

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



7.Cherry Creek Schools ([Matt Schaefer/ mschaefer2@cherrycreekschools.org/ 7205545053](mailto:mschaefer2@cherrycreekschools.org))

7A. See comments below:

Cherry Creek School District #5					
Planning Department					
Student Generation Worksheet - Aurora					
Project Name:		Groewood Stables			
Project Number:		DA-2382-01			
Developer/Contact Person:		Alisha Hammett, Shopworks Architecture			
Submitted for Review:		2/12/2025			
		85 units on 4.79 acres			
Students Generated					
Type of Unit	#D.U.s	ES	MS	HS	Total
< 7.49 du/ac	0	0	0	0	0
7.5 - 14.99 du/ac	0	0	0	0	0
> 15.00 du/ac	85	6	3	3	12
Totals	85	6	3	3	12
Acres per Child		0.0175	0.025	0.032	
Land Dedication Total		0.11	0.09	0.08	0.2782
Arapahoe County Assessor - Current Land Value					\$ 2,086,520.00
Arapahoe County Assessor - Acres					4.790
Arapahoe County Assessor - Current Land Value (per acre)					\$ 435,599.16
Cash in Lieu of Land Dedication Calculation					\$ 121,167.35



8.RTD ([Clayton Woodruff/ clayton.woodruff@rtd-denver.com/](mailto:clayton.woodruff@rtd-denver.com) (303) 299-2943)

8A. RTD Comments:

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.