



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

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February 27, 2023

John Cheney  
Lennar Colorado LLC  
9193 S Jamaica St 4th Fl  
Englewood, CO 80112

**Re: Third Submission Review – Murphy Creek / Harvest Ridge PA - Site Plan and Plat**  
Application Number: **DA-1250-54**  
Case Numbers: **1995-2002-10; 2021-4019-00; 2021-3039-00**

Dear Mr. Cheney:

Thank you for your recent submission, which we started to process on Wednesday, February 8, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, March 28, 2023. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any changes to your documents other than those requested, be sure to list them in your letter.

Your estimated administrative hearing date is tentatively set for Wednesday, April 26, 2026. The site plan as it stands now does have an adjustment; therefore, a hearing could be necessary if not rectified – please review 3H, 4D and 4E. 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.

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](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, P.L.A.  
Planner I

cc: Kristin Dean Norris Design  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1250 54rev3.rtf



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The 35' wide easement included in the lot typical doesn't seem to match the plat. The plat shows a narrower easement.
- Motor court code requires the utility easement within the tract to allow for front yard landscaping. The current motor court utility easement is not in code compliance (Planning).
- Need further variation in lot landscaping (Landscape).
- Grading within the park appears to not meet the minimum 2% slope (Public Works).
- With the increase in residential, you are increasing land dedication. Therefore you need to acknowledge on this plan whether the overage for open space and neighborhood park is also being met via cash in lieu or what additional acreage will be added in flg 4 (PROS).

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

- 1A. No comments following the first or second review.

#### 2. Completeness and Clarity of the Application

- 2A. Please rid the title of the word "filing". The City of Aurora is no longer using the word "filing" for site plans.
- 2B. Per the site plan manual, Vicinity Map should be zoomed in as surrounding street names must be labeled.

#### *FDP Compliance Chart*

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- 2C. Please break out traditional townhomes which face a street (do not count against small lots) from any townhomes on a green court which are considered small lots. Both green courts and motor courts are considered small lots. Staff sees your response to the comment and requires this breakout to be included on the cover page.

#### 3. Architectural and Urban Design Issues

- 3A. Please review the setback in Table 4.2-2 of the UDO. The site is zoned R-2 subarea C, and the setbacks are not matching with the UDO for single-family detached.
- 3B. In the lot data table includes the single-family detached small minimum lot size.
- 3C. Open space fencing needs to be under 42" or less; open space fence. Fencing details are provided, but staff needs to understand the various fence locations on the site. The fence is currently sitting at 48".
- 3D. It is recommended to complete the masonry base work through the entire elevation.
- 3E. It is recommended to change the location of the front porches on the single-family detached elevations to add variety.
- 3F. Please review the plat and the lot plan to ensure that all lots are the same size between the two documents.
- 3G. Please ensure the plat and site plan are labeling easements in the same manner.

#### *Motor Court*

- 3H. Repeat Comment since 1<sup>st</sup> Review: The lot lines should be split down the middle of the internal "drive" for Motor Court Products. This comment has been given since the first review, and the response is not sufficient. Meeting and gaining approval from Real Property does not exclude the site plan from the code. The code has a shared internal drive so utilities can be in the tract allowing for trees and landscape in the front yards of the motor courts. The utility easement outside the tract triggers an adjustment and hearing. Currently the utility easement is 35' which is larger than most roads. Why is this necessary?
- 3I. Link to code section: <https://aurora.municipal.codes/UDO/146-4.2.3.E.1.b.xvi>



## MOTOR COURTS

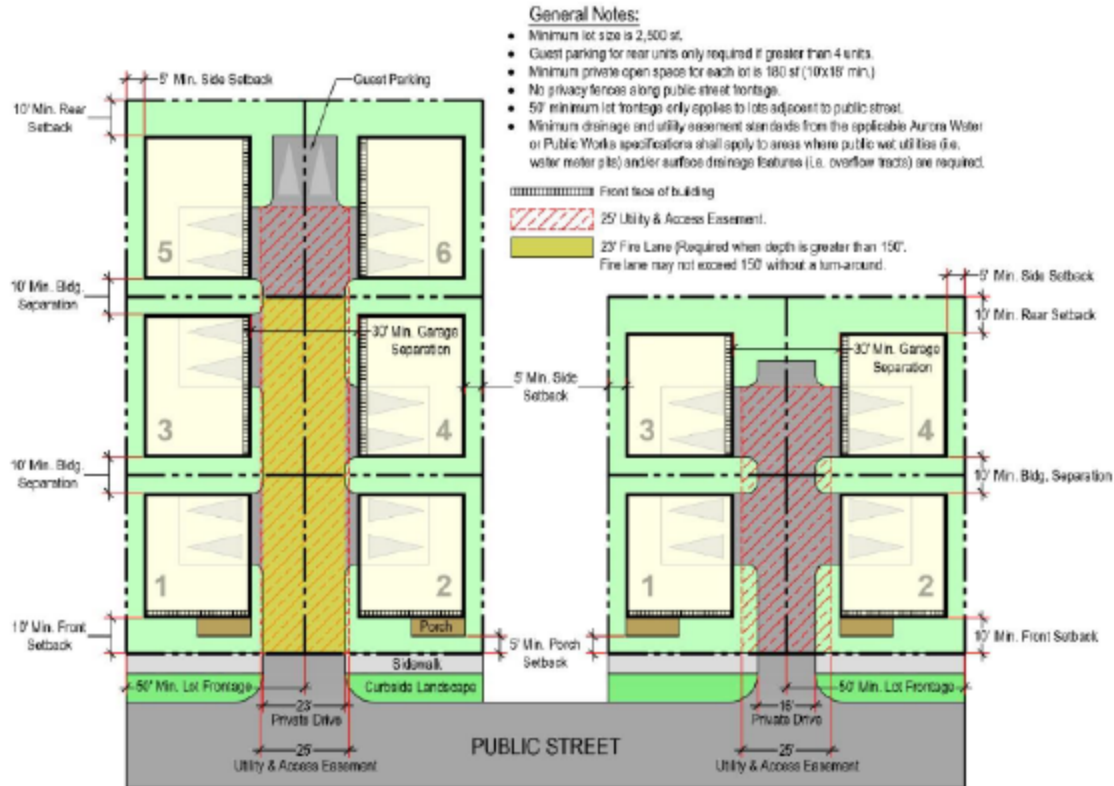


Figure 4.2-3: Motor Courts

3J.

#### 4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright red)

##### Sheet 29

- 4A. Add to the bottom of the standard right-of-way table what the asterisk means.
- 4B. Update the standard right-of-way table to reflect the required and provided curbside landscape per the comments provided.

##### Sheet 30

- 4C. Is there a proposed bioretention seed?

##### Sheet 32

- 4D. A lot typical needs to be included for the lots designated with the yellow highlight to demonstrate the minimum plant quantities as stated will work and to demonstrate the required curbside landscape planting since these lots are representative of the typicals of the series they are part of.
- 4E. There are several curbside landscape areas within the D,E and F lot series that do not seem to meet the lot's typical curbside landscape and will require a separate graphic to depict the curbside landscape requirements.
- 4F. There is mention of an abbreviated front yard landscape plant schedule for the home builder. Is the intent to provide a more comprehensive list somewhere in the landscape plan sheets?

##### Sheet 33

- 4G. Add one of the notes listed below to this sheet or one similar to the following examples:
- 4H. An approved plant layout shall not repeat more than once every four lots or directly across the street
- 4I. Variation is required for landscape design within the front yard of the community. Locations of trees, understory plant material, and mulch types shall vary. No two directly adjacent lots or lots directly across the street may have the same landscape design installed.
- 4J. Include the approximate location of the utilities going to each lot.
- 4K. There appear to be trees in the easements.



- 4L. The 35' wide easement included in the lot typicals doesn't seem to match the plat. The plat is showing a narrower easement.
- 4M. The total quantity of plants required for the curbside landscape associated with the lot typicals needs to be accounted for and listed under each lot typical. It's fine that it will be installed by the homebuilder, but the plant quantities for the areas shown need to meet code requirements.
- 4N. Turn the inside of the houses off and only include the building outline.

*Sheet 41*

- 4O. Label tract.

*Sheet 44*

- 4P. The curbside landscape along East Yale Avenue cannot be all native seed. Provide the required shrubs at a ratio of 1 shrub per 40 sf of curbside landscape. Document the required and provided shrub totals.

*Sheet 50*

- 4Q. Include a detail of the proposed retaining wall. There are walls proposed adjacent to the PSCO Easement. Include material and color and max height expected. While a detail may be provided on the civil plan set, staff does not have access to the civil drawing set.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **5. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 5A. No further comments.

### **6. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.  
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- 6B. Min 2% slope in all non-paved areas.
- 6C. Grading within the park appears to not meet the minimum 2% slope for all non-paved areas (0.5% for concrete). Consider adding a note indicating that a Variance will be requested during Civil Plan review. If not granted, this Site Plan would be required to be revised.

### **7. Aurora Water** (Diana Porter / (303) 739-7395/ [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

- 7A. No new comments. See previous review letter.

### **8. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 8A. Warren & Haleyville analyzed with left turn lanes on Warren for 2024, site plan does not indicate turn lanes on the plan. The site plan addressed previous comments, but new comments included adding ROAD CLOSED sign on barricaded roadways, Harvest & east site access drive did not address ramps to the western Harvest curb line, and several trees in sight triangles as depicted in landscaping plans.

### **9. Utilities** (Casey Ballard/ 303-739-7382/ [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

*Utility Plan*

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- 9A. Should be a minimum of 3 feet.

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- 9B. Missing hydrant?

- 9C. Based on comment responses these are to be a minimum of 3 feet from concrete.

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- 9D. Call out this private drainage easement.

- 9E. From the type R inlet this storm is to be private. Label all storm that does not serve a public ROW as private.

### **10. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 10A. No further comments.

**11.Real Property** (Ian Wood / (720) 486-4531/ [iwood@auroragov.org](mailto:iwood@auroragov.org) / Comments in magenta)

11A. No further comment.

**12.PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)*General Comments.*

12A. REPEAT COMMENT: With the increase in residential you are increasing land dedication. Therefore, you need to acknowledge on this plan whether the overage for open space and neighborhood park is also being met via cash in lieu or what additional acreage will be added in flg 4.

**13.Arapahoe County Engineering** (Emily Gonzalez / 720-874-6500)

13A. No new comments.

**14.Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

14A. No new comments.

**15.Aurora Public Schools** (Josh Hensley/ [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org) / (303) 365-7812)

15A. In accordance with the 2002 school land agreement for Murphy Creek, cash-in-lieu of school land is required for all residential units planned within the Quaker Ridge parcel of Murphy Creek East. There are 237 of the 253 proposed residential units within the Quaker Ridge parcel. The land value for cash-in-lieu will be based on the market value of zoned land with infrastructure in place and is due prior to plat recording.

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**

6/3/2022

**Murphy Creek East/ Harvest Ridge PA - DA-1250-54 - 1st Submittal**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	237	0.7	166
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	237		166

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	81	0.16	38	119	0.2	47	166
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		81		38	119		47	166

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	81	0.0175	1.4102
MIDDLE	38	0.025	0.9480
HIGH	47	0.032	1.5168
TOTAL	166		3.8750