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April 12, 2023

Tom Clark  
Ventana Capital, Inc.  
9801 E Easter Ave  
Centennial, CO 80112

**Re: Second Submission Review – Parkland Village 2 – Site Plan and Plat**

Application Number: **DA-2289-01**

Case Numbers: **2022-4054-00; 2022-3092-00**

Dear Mr. Clark:

Thank you for your second submission, which we started to process on March 20, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 12, 2023.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Diana Rael, Norris Design  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\\$DA\2289-01rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Townhomes do not count towards small lot percentages regardless of lot configuration (per Planning Dept interpretation).
- There is a grouping of the same lot/housing type that exceeds the Master Plan adjustment standards of 80 units maximum. Please provide a different lot type to separate these contiguous blocks of the same type of unit.
- Per section 146-4.2.3.C.1.b.ix.a.iii, no more than 2 continuous green court groupings are permitted along a perimeter arterial condition. There are currently three groupings.
- In order to comply with green court standards to have both sides of the green court front a street, a walk shall be provided across the alley, through a tract at least 30' in width, and connect to the sidewalk to the north. This may be accommodated in Tract H (if widened to 30') or in the configuration shown on the redlines.
- A "half" green court shall be at least 30' and accommodate open green space between. Dimension the distance between the front lot line of the green court units and the side property line of the SFD unit.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Comments were received from Xcel Energy, Mile High Flood District, and Aurora Public Schools on this review. Please reference the attached comments at the end of this letter. It is expected that their comments are addressed in your response to the comments letter when you resubmit.
- 1B. No comments were received from adjacent property owners or registered neighborhood organizations during this review.

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

##### *Sheet 1*

- 2A. There are 438 lots listed in the lot count summary table on sheet 6. Please correct either the data table or the lot count summary table.
- 2B. Fill in the percentage. Ensure the percentages add up to 100%.
- 2C. Change the total building coverage and GFA to "Lot Area" in the data block.

##### *Sheet 7*

- 2D. This phasing line should be shifted east to the edge of lot 16, block 1 to include open green space for the green court.
- 2E. Label the fence as existing to be removed, typical.

#### **3. Zoning and Subdivision Comments**

##### *Generally*

- 3A. The percentage of small lots in this site plan exceeds 50% as shown in this review and must comply with the adjustment standards approved in the Parklands Master Plan. Re-evaluate the small lot percentage based on the modified interpretation of townhomes not counting on small lots. See below for details.

##### *Sheet 4*

- 3B. These setbacks are greater than 3', but less than 20'. Code requires either 3' or 20' for alley loaded setbacks to the garage to reduce the risk of vehicles attempting to park on a rear driveway and overhanging into the alley.
- 3C. Advisory note: 13' setback is greater than the rear setback requirement of the UDO.
- 3D. Label the rear setback to the alley for the duplex typicals.

##### *Sheet 6*

- 3E. Apologies for the back and forth regarding townhomes on green courts. The Planning Dept. has interpreted that single-family attached townhomes do not count towards small lots regardless of whether they're on a street or green court. They are still separate lot/housing types and should be separate line items here, but you may remove 13% from the small lot percentage and the asterisk marking Greencourt (Townhome) as a small lot in this lot count summary.



- 3F. Per the 1st review and regarding lots on corners and maintaining an accurate lot count: lots are classified by the lot frontage regardless of the corner side yard setback as noted in the response to comments. If the lot frontage is 72' (like the SFD standard lots called out here), then they should be classified as SFD 60'+.
- 3G. Update the rear setbacks to be consistent with the lot typicals
- 3H. If the small lot percentage continues to be above 50%, the highlighted blocks do not comply with the adjustment mitigation measures per the Master Plan: Groupings of housing types shall be dispersed throughout the neighborhood. No more than 2 contiguous blocks or 80 lots, whichever is greater, of the same housing type may be grouped together. Contiguous is defined as side by side. The same housing type caddy corner is acceptable.

Revise the lot/housing type designation to disperse other lot types on at least one whole block of the highlighted area to separate the two sections of contiguous blocks.

- 3I. Advisory note: Per section 146-4.2.3.C.1.b.ix.a.iii, no more than 2 continuous green court groupings are permitted along a perimeter arterial condition. There are currently two groupings.

#### *Sheet 7*

- 3J. Label the dimension between the lot lines. Green court open space shall be 30' building face to building face.
- 3K. In general, green court open space shall be open and usable at a minimum of 50% of the green court area. Internal sidewalk connections shall be placed adjacent to the front lot line to allow for consolidated open space in the center of the green court.
- 3L. A "half" green court shall be at least 30' and accommodate open green space between. Dimension the distance between the front lot line of the green court units and the side property line of the SFD unit.
- 3M. For all green court tracts, please label the width dimension. If the space is at least 60' in width, it may serve as a separation of green court housing types along an arterial.
- 3N. In order to comply with green court standards to have both sides of the green court front a street, a walk shall be provided across the alley, through a tract at least 30' in width and connect to the sidewalk to the north. This may be accommodated in Tract H (if widened to 30') or in the configuration shown on the redlines.

### **4. Parking Comments**

#### *Sheet 1*

- 4A. Add bicycle parking spaces as applicable. It is highly encouraged to include bicycle parking in parks and/or amenity spaces.

### **5. Urban Design Comments**

#### *Generally*

- 5A. Advisory comment: privacy fences shall be setback 4' from the back of walk on corner lots and 18" for front yard fences under 42" in height and 50% open.

#### *Sheet 44*

- 5B. Is this amenity area to be programmed in any way?

### **6. Signage Comments**

#### *Sheet 1*

- 6A. The maximum square footage for monument signs is 96 square feet per sign (2 per intersection).

#### *Sheet 7*

- 6B. Show signage on all sheets. Include dimensions from the sign to the back of walk (4' min).

#### *Sheet 44*

- 6C. Show location on all sheets. Include dimensions to the back of walk.



**7. Landscaping Issues** (Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

*Site Plan Comments*

*Sheet 31*

7A. Provide a Table for Townhome requirements per the UDO.

*Sheet 33*

7B. For all lot typicals, label and call out the utility easements. Also, the water and sewer cannot be shown below the driveway, it must be shown in a green area per the city's standards.

7C. Remove the word turf from this note as the turf is not permitted per the Turf Ordinance.

7D. Address the location of the Sanitary Sewer as this does not meet city standards.

7E. Provide the required quantity of plant material for each lot typical for the curbside landscaping.

7F. For EACH LOT TYPICAL: provide the front and side yard planting requirements and quantities for each typical lot.

7G. This is not listed anywhere in terms of quantity, or square footage. Identify if this will be synthetic turf or gravel.

7H. The TOWNHOMES must follow the UDO for Townhome planting requirements. There must be a lot typical for each townhome building, i.e. 4 plex, 3 plex, or 6 plex.

7I. No Crusher Fines are allowed, it cannot be used as mulch.

7J. Please include the color code for each typical lot to match the plan shown on Sheet L-103.

7K. When 9 or more shrubs are specified, there must be 3 different plant species.

7L. Provide the required front yard feature.

7M. If the ornamental grasses are part of the shrub count, list the grasses and shrub counts separately as the grasses cannot exceed 30%. Three one-gallon grasses to one shrub.

7N. The Front and Side Yard Landscaping needs to be pulled out of this table and listed separately.

7O. The symbols do not match the lot typical symbols shown.

*Sheet 34*

7P. Note that the ornamental grasses in the curbside landscape area must be specified at 5 gallon.

7Q. 2 inch minimum.

*Sheet 35*

7R. For all street trees adjacent to the typical units, the symbols on these plans should be dark (not screened back) if you are showing the symbols to count them. Also, provide a note that the shrubs and groundcovers are shown on the typical unit planting.

7S. This does not appear to be pointing at anything. Maybe a layer is off?

7T. Provide a reference to a sheet and detail for this fence.

7U. For sod to be used in this area it must not be just for aesthetics, but it is to be programmed as an activated space for use by residents. This corner appears to be more for aesthetics and not functional.

*Sheet 36*

7V. For sod to be used in this area it must not be just for aesthetics, but it is to be programmed as an activated space for use by residents. This area appears to be more for aesthetics and not functional.

*Sheet 41*

7W. Provide planting in this area.

*Sheet 44*

7X. This curbside landscaping should be shown with specific plant material as it does not fall within a typical unit.

*Sheet 46*

7Y. Label the ponds.

*Sheet 47*

7Z. Label the pond and the 100-year WSEL.

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

8A. Preliminary CAD files have been received; street names will be assigned and provided separately.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **9. Civil Engineering** (Brianna Medema / 303-739-7310 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in green)

#### *Site Plan Comments*

##### *Sheet 1*

- 9A. The site plan will not be approved by public works until the master plan is approved.  
9B. The site plan will not be approved by public works until the preliminary drainage report is approved.

##### *Sheet 2*

- 9C. Add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the site location of lights, electrical one line, and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificates of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

##### *Sheet 3*

- 9D. Multiple notes are repeated here (or on the 2nd page). Please put all notes on the 2nd page.  
9E. 0.5' behind the back of the walk and edge of ROW is a requirement. Is 8.5' required for curbside landscaping? If not, please relocate 0.5' to the back of the walk (both sides).

##### *Sheet 6*

- 9F. Add note that for all half sections of roadways, all infrastructure is in ROW and clarify medians.

##### *Sheet 8*

- 9G. Please adjust the walk to align with the ramp.  
9H. Show the opposing ramps and ensure alignment (directional ramps).

##### *Sheet 9*

- 9I. Show the opposing ramps and ensure alignment (directional ramps).

##### *Sheet 20*

- 9J. Please make slope arrow heads on CL more prominent. Typ.

##### *Sheet 57*

- 9K. As identified in notes, specific part numbers are not defined in Site plans but are conceptual until Civil Plans. Please add an asterisk referring to the note or remove information.

##### *Sheet 59*

- 9L. As identified in notes, specific part numbers are not defined in Site plans but are conceptual until Civil Plans. Please add an asterisk referring to the note or remove information.

##### *Sheet 60*

- 9M. Please shift 1 closer to the intersection

##### *Sheet 61*

- 9N. Shift to the intersection (per 4.10.4.01.02 of the Roadway Manual).

##### *Sheet 62*

- 9O. Please shift 1 to closer to the intersection.

##### *Sheet 63*

- 9P. Please shift 1 to closer to the intersection.

##### *Sheet 65*

- 9Q. Please shift 1 to closer to the intersection.

##### *Sheet 66*

- 9R. Remove this whole page. It is appropriate in Civil Plan only.



**10. Traffic Engineering** (Carl Harline / 303-739-7534/ [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

*Generally*

10A. Noted: an updated TIS for this project was not included in this 2nd Referral. Please advise when the TIS update is available and traffic may be able to review prior to a 3rd referral, assuming a two-week turnaround once the study is available for our review.

*Site Plan Comments*

*Sheet 2*

10B. Signal escrow note needed on General Site Plan Notes sheet for Alameda & Harvest, Alameda & Little River STOP control alignment (TIS has Little River Stop controlled), W16-7PR legend designation update needed. PED signage on SB Little River at the roundabout is needed.

**11. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue – Stephen Kirchner has redline comments as well)

*Site Plan Comments*

*Sheet 1*

11A. Add Influence on this line.

11B. Breakdown square footage by building type.

11C. Please provide an implementation plan for townhomes and duplexes.

*Sheet 6*

11D. Provide more detail on infrastructure.

11E. See the requirements for phased construction sites and projects.

*Sheet 7*

11F. Provide a residential mailbox kiosk legend to include site plan locations and mail kiosk details.

*Sheet 11*

11G. Please use this symbol and designation for all fire hydrants. TYP

*Sheet 19*

11H. Please update notes to reflect current street names.

11I. Phasing plans must show two points of access and looped water supply for all phases.

*Sheet 20*

11J. Provide longitudinal and transverse grade spot elevations within fire lane easements.

11K. Per the Roadway Design and Technical Criteria, Section 4.07.9 Permissible Grades: the maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of 10%.

*Sheet 59*

11L. Show locations of all mail kiosks in photometric plans.

**12. Aurora Water** (Cliff Stephen / 303-739-7490 / [cstephen@auroragov.org](mailto:cstephen@auroragov.org) / Comments in red)

*Site Plan Comments*

*Sheet 19*

12A. This water line needs a 16' easement or connect through Alley C.

12B. Utility easement not dedicated on plat. Public storm needs 16' wide easement.

12C. Please add a water quality sampling station per COA Detail #230.

12D. Pond H is Sheet 28.

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

*Site Plan Comments*

*Sheet 21*

13A. Call out trail slope. all trail connections must be under 5% for the longitudinal, 2% for cross.



*Sheet 55*

13B. Photo chosen does not represent an inclusive swing, please update.

13C. Most elements do not include ages 2-5 as required. Also, include a toddler swing in the set or a tot slide.

**14. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

*Site Plan Comments*

14A. Reference the redlines for a full list of all comments, corrections, questions, and edits.

*Plat Comments*

14B. Please see the redlines on the plat for comments, questions, and corrections.

14C. Provide the certificate of taxes due showing that all taxes have been paid in full.

14D. Note: title commitment now must be within 30 days of plat acceptance date.