



March 22, 2024

Erik Gates  
City of Aurora  
Planning and Development Services Dept  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE: Fourth Submission Review – Vistas At Kings Point South – Master Plan**

**Application Number:** DA-1628-09

**Case Numbers:** 2023-7004-00

Dear Mr. Gates,

On behalf of Kings Point Investments LLC and Terracina Design, we have reviewed the comments from the third Submission Review for the Vista at Kings Point dated February 12, 2024. The following is a response to comments:

## *Fourth Submission Review*

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

- As the only remaining comments are minor, please submit the mylar set PDF in the next submission. This will be the set we review the final mylar submission by and will be made available for public viewing in the city records. This set should include the master plan cover sheet (including title, vicinity map, signature block, and notes), Tab 7, Tab 8, Tab 9, Tab 10, Tab 11, Tab 12, and Tab 13 Public Improvement Plan. Please refer to the Master Plan Manual for the exact dimensions needed for each tab. [Planning] *Response: Added*
- A couple of references to Pine Drive are missing in the PIP. [Civil Engineering] *Response: Added*

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. There were no more community comments on this review cycle. *Response: Noted*

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

- 2A. As the only remaining comments are minor, please submit the mylar set PDF in the next submission. This will be the set we review the final mylar submission by and will be made available for public viewing in the city records. This set should include the master plan cover sheet (including title, vicinity map, signature block, and notes), Tab 7, Tab 8, Tab 9, Tab 10, Tab 11, Tab 12, and Tab 13 Public Improvement Plan. Please refer to the Master Plan Manual for the exact dimensions needed for each tab. *Response: Noted*

#### **3. Zoning and Land Use Comments**

- 3A. There were no more zoning or land use comments on this review. *Response: Noted*

#### **4. Streets and Pedestrian Issues**

4A. There were no more streets or pedestrian issues identified on this review. There were no more streets or pedestrian issues identified on this review. *Response: Noted*

#### **5. Parking Issues**

5A. There were no parking issues identified in this review. *Response: Noted*

#### **6. Architectural and Urban Design Issues**

6A. There were no more architectural or urban design issues on this review. *Response: Noted*

#### **7. Signage Issues**

7A. There were no signage issues on this review. *Response: Noted*

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

#### **8. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green) [PIP Page 9]

8A. Add a sentence: "Pine Drive is required from the collector to the southern boundary of the project." *Response: Added*

[PIP Page 10]

9B. Add a sentence: "Pine Drive is required from the collector to the southern boundary of the project." *Response: Added*

#### **10. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

10A. There were no more comments from Traffic Engineering on this review. *Response: Noted*

#### **11. Aurora Water** (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

11A. There were no more comments from Aurora Water on this review. *Response: Noted*

#### **12. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) )

12A. There were no more comments from PROS on this review. *Response: Noted*

*END OF RESPONSES*