

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



February 27, 2023

Kent Petersen  
Lennar  
9193 S Jamaica St 4<sup>th</sup> Fr  
Englewood, CO 80112

**Re: Fourth Submission Review** – Kings Point South PAS 1-4 – Site Plan and Plat  
Application Number: **DA-1628-06**  
Case Numbers: **2022-4037-00, 2022-3063-00**

Dear Mr. Petersen.

Thank you for your fourth submission, which we started to process on February 3<sup>rd</sup>, 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 after your Planning Commission date of March 22<sup>nd</sup>, 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.

Your estimated Planning Commission hearing date is tentatively set for March 22<sup>nd</sup>, 2023. Please remember that all abutter notices and 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 your 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) 739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner

cc: Julie Gamec, THK Associates Inc.  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1628-06rev4



## *Fourth Submission Review*

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

- There is a comment regarding the responsibility of the buildout of a section of Aurora Parkway. [Civil Engineering]
- This Site Plan will not be approved until the Kings Point South Master AMDT has been approved. Additional comments may be forthcoming as a result. [Traffic Engineering]
- Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date. Send in the closure sheet for the description. Send in the State Monument Records for the aliquot corners used in the plat. Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. [Real Property]
- See the updated comments from E-470 regarding the trail. [E-470]

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. There were no community comments during this review cycle.

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

[Site Plan Page 1]

- 2A. Add "-with adjustments" to the title.

- 2B. Pull the adjustment language out of the General Notes and include it under its own Adjustments heading.

[Letter of Introduction]

- 2C. Please specifically address all of the criteria for approval for a major adjustment found in [Section 146-5.4.4.D.3.](#)

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

- 3A. The rezoning application will be heard by City Council on March 13<sup>th</sup>. If the rezoning is not approved then, this site plan and plat approval will be conditioned upon getting that rezone approved.

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

- 4A. There were no more streets or pedestrian issues in this review.

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

- 5A. There were no parking comments on this review.

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

- 6A. There were no architectural or urban design issues identified in this review.

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

- 7A. There were no signage comments on this review.

### **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)

[Site Plan Page 1]

- 8A. The site plan will not be approved by Public Works until the master drainage report and the master plan are approved.

[Site Plan Page 6]

- 8B. The Kings Point North PIP only includes the obligation of the north half of the street. This development would be responsible for the south half of the street. The previously approved King's Point South master plan indicated the south half of Aurora Parkway is the responsibility of this development. The approved King's Point North master plan only indicates the north half as the responsibility of KPN.



[Site Plan Page 14]

8C. Minimum 2% slope in the swale.

[Site Plan Page 15]

8D. From the pre-app notes: "For alley-loaded product areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. One of the following treatments shall be utilized unless otherwise approved by the City Engineer: 1. The 2-year storm event shall be collected prior to the sidewalk crossing. 2. The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes. 3. The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk." Please indicate how flows crossing the sidewalk are going to be addressed. If option 3 is used, then show the required truncated domes.

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

[Site Plan Page 1]

9A. This Site Plan will not be approved until the Kings Point South Master AMDT has been approved. Additional comments may be forthcoming as a result.

**10. Aurora Water** (Nina Khanzadeh / 720-859-4365 / [rkhanzad@auroragov.org](mailto:rkhanzad@auroragov.org) / Comments in red)

[Site Plan Page 1]

10A. Site plan cannot be approved until PDR is approved.

[Site Plan Page 2]

10B. Ensure there are no trees or obstructions within 5 ft of meter/hydrants.

[Site Plan Page 16]

10C. This was mentioned in the previous meeting. Apologies for the confusion. This storm is conveying ROW flows, there should be public. Ensure a minimum 16' easement is provided.

[Plat Page 5]

10D. See site plans. Provide easement for the public storm.

**11. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

[Site Plan Page 32]

11A. Is a ramp needed to maintain an accessible route to the play equipment? Grades are unknown. Please clarify.  
[2 comments]

**12. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

12A. See the red line labeling comments on the plat and site plan.

12B. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date. Send in the closure sheet for the description. Send in the State Monument Records for the aliquot corners used in the plat. Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

12C. There are walls shown in Tract A that may need to be covered by a License Agreement.

12D. There is a street R.O.W. between Aurora Parkway and the Subdivision line; begin the dedication process by submitting the documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).

**13. Town of Parker** (Brett Collins / 303-805-3276 / [bcollins@parkeronline.org](mailto:bcollins@parkeronline.org))

13A. There were no comments received from the Town of Parker on this review cycle.

**14. E-470 Public Highway Authority** (Chuck Weiss / 303-537-3420 / [cweiss@e-470.com](mailto:cweiss@e-470.com))

14A. In addition to previous comments, E-470 has the following additional comments:

14B. Engineering plan labels the 10' trail as private, please clarify.

14C. What happens to the trail on the south end of this plan to Cottonwood?

[Previous Comments]

14D. A 10' wide concrete regional trail will be constructed along E-470 in the future. Please coordinate with the City



of Aurora, Arapahoe County, and E-470 for trail improvements that may connect to the regional trail system. The plans show a private 10' wide trail in an easement, this should be noted as the High Plains Trail.

- 14E. It's unclear by the plans who is building this segment of the High Plains Trail.
- 14F. It appears there's a fence proposed in the MUE, this isn't allowed without E-470 approval. Additional detail will be required to determine if this is allowed.
- 14G. Occupying space for utility work, access, and any construction within the E-470 ROW, Multi-Use Easement (MUE), and property owned in fee is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$75,000 per acre for construction and \$750 for permitting.
- 14H. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 14I. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 14J. Clearly identify the E-470 ROW, MUE, and E-470 property on all applicable drawings.
- 14K. E-470 discourages residential uses adjacent to the roadway.
- 14L. E-470 is not responsible for noise mitigation.
- 14M. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
- 14N. A dig watch shall be required whenever there are construction activities near the TBMS line.
- 14O. A minimum of 4' of cover is required over the fiber.
- 14P. Connections to the High Point Trail will need to be approved by E-470.
- 14Q. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 14R. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 14S. Landscaping in the E-470 MUE shall be limited to E-470 native seed unless approved by E-470.
- 14T. Any fencing disturbed will need to be reset to meet E-470 specifications.
- 14U. The highway will be widened to 4 lanes in each direction in the future.
- 14V. Provide pavement and utility deflection monitoring plan for the proposed utility bore.
- 14W. All runoff into the E-470 ROW shall be at or below historic rates and treated.
- 14X. Please coordinate with the City of Aurora on the design adjacent to the Aurora Parkway bridge.
- 14Y. Who will be responsible for maintaining the improvements constructed within the E-470 ROW/MUE?
- 14Z. Please provide a comment response letter to confirm comments are addressed.
- 14AA. Additional comments will be issued as the design progresses.