

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



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January 17, 2023

Jacob Steele  
Terra Development Group  
6655 S Eastern Ave Suite 120  
Las Vegas, NV 89119

**Re: Second Submission Review – City Center 7 Site Plan**  
Application Number: **DA-1489-26**  
Case Numbers: **2022-4053-00**

Dear Mr. Steele:

Thank you for your second submission, which we started the process on Wednesday, December 28, 2022. 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. Staff is looking for the application to resolve the landscape buffer on Chambers. Adjustment language must be part of the application ahead of the Planning Commission. Please revise your previous work and send us a new submission on or before Monday, February 6, 2023. Please email your case manager following the upload. 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 and Zoning Commission public hearing date is tentatively set for Wednesday, March 8, 2023. 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, PLA  
Planner I

cc: Eva Mather, Norris Design, 1101 Bannock St, Denver, CO 80204  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\1489-26rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Landscape adjustment potentially being requested for landscape buffer along chambers (Landscape).
- PROS land dedication fees due prior to Site Plan approval.
- The grading plan needs to show how the courtyards are going to drain away from the building(Public Works).
- Water service lines are not allowed underneath driveways, revisions to be made (Utilities).
- Updates to be made for both the site plan and traffic letter (Traffic).
- Start the easement and licensing process (Real Property).
- Minor comments remain (Fire and Life Safety).
- Xcel and Aurora school comments are attached.

### PLANNING DEPARTMENT COMMENTS

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

- 1A. One comment has been received by Mike Viarener 720-563-7450 email: [mike@starskidcare.com](mailto:mike@starskidcare.com) he has concerns regarding building height, density, and traffic. Planning recommends reaching out to Mike Viarener directly.

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

- 2A. The Minor Amendment Application to Case number 2001-4018-00 Village at City Center will need to be amended. The amendment is being done by staff concurrent with the site plan application.
- 2B. PROS land dedication fees are due prior to Site Plan approval. Contact Curt Bish for further information [cbish@auroragov.org](mailto:cbish@auroragov.org).
- 2C. Update the Introduction letter; if an adjustment is requested for the landscape.
- 2D. The Sheet Index can simply be labeled 1,2, 3, 4. Do not include "of 27".
- 2E. In the Data Table please add signage. There are specific square footage and amount to wall signage. It has been confirmed there will be no monument signage.
- 2F. Include abutting properties zone districts. Example would be MU-TOD, MU-C etc.
- 2G. Repeat: Please include the parking lot typical dimension on the site plan. I do see it as part of the overall package. The street spaces do need to be delineated and dimensioned as well. The call-out says "Typ. see detail this sheet" – very confusing.
- 2H. Add a north arrow to the lighting site plan.

#### 3.Neighborhood Protection Standards

- 3A. Repeat Comment: Section 4.4.3 Building Height states that a primary structure shall not exceed 38 feet within 50 feet of a protected lot in subarea A. Please give a dimension for the R-1 to the south of the site's property line to the building on the site plan to ensure code compliance. Add to site plan page 2.

#### 4.Architectural and Urban Design Issues

- 4A. As per the site plan manual on the building elevation, light fixtures, and wall signs need to be included. In addition, further screening of rooftop equipment should be labeled. I do see the wall signs but still missing lighting and rooftop equipment.

#### 5. Landscaping Issues (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in bright teal)

##### *Sheet L-1*

- 5A. Add "NOT FOR CONSTRUCTION" to all landscape sheets.
- 5B. Add "In height" to the note shown.
- 5C. Update note numbers.

##### *Sheet L-2*

- 5D. Fix the text window.



- 5E. Need more information on the Native Seed. Update site plan labels to Native Seed. Remove Sod labels if not applicable.

*Sheet L-4*

- 5F. Change “Sod” to “Native Seed” if applicable.
- 5G. Since this is only a multi-family residential building with first-floor residential units, paving all the way to the building edge shall not be acceptable. A landscaped area between the sidewalk and the building shall be required as a buffer for the residents. If there was a first-floor commercial development proposed, the full urban street cross-section with paving all the way to the building edge would be appropriate to accommodate a public frontage zone. Please modify your plan on all sheets or an adjustment shall be required.
- 5H. Add lights to the legend.

*Sheet L-5*

- 5I. Fix the legend label to add the full word.
- 5J. Check all plan labels for accuracy.
- 5K. Remove the duplicate buffer label and relocate it off of the hatch.
- 5L. Previous comments were not addressed. Include a detail of the proposed retaining walls that shows wall materials and describes finishes.
- 5M. Relocate the fence label.
- 5N. Please relocate labels off the hatch.
- 5O. Please make sure all the legend items are correct and line up with each label on all sheets.
- 5P. Please be consistent with the use of parallel parking lines on all sheets.

*Sheet L-6*

- 5Q. Relocate sidewalk dimensions to the sidewalk.

*Sheet L-7*

- 5R. Add missing building edge linework.
- 5S. In my previous conversation with Norris staff, I acknowledged that a 20' street frontage landscape buffer is not applicable along Center Ave. & Exposition Ave. However, it is still applicable along the full length of Chambers Rd. because it is a major arterial street. That includes the north block and the south block. This requirement is consistent with the initial review comments from Kelly Bish. The buffer is measured from the back of the walk and should be free of any hardscape. Please update your site plan or an adjustment request shall be required.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. PROS**( Joe Odrzywolsk / [jodrzywo@auroragov.org](mailto:jodrzywo@auroragov.org) / 03-739-7147 / PDF comments in Purple)

- 6A. Since this project will likely not include a plat, PROS cash-in-lieu land dedication fees based on 400 units (credit given for 192 units of the proposed 592 units as discussed in previous comments) shall be due prior to Site Plan approval and recordation. Please contact the PROS Department to request an invoice for PROS fees as approval nears.

**7.Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 7A. No further comments.

**8.Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org) )

- 8A. Public Art comments to be followed shortly.

**9. Civil Engineering** (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

*Site Plan*

2 of 27

- 9A. Revise to RSN. Please review the site plan for comment.
- 9B. In notes include the RSN or CN for this project.



- 9C. Is this to be vacated? It looks like it is necessary for the public sidewalk. Please review the site plan for comment.
- 9D. In retaining wall detail - show the railing for the proposed wall. Advisory: structural calcs are required with the civil plans for all CIP walls and all other walls over 4'.

*Grading Plan*

4 of 27

- 9E. Minimum slope away from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.
- 9F. The grading plan needs to show how the courtyards are going to drain away from the building. The comment response indicates that the information is provided on the landscape sheets but there is not adequate grading information on those sheets or these sheets. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

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

*Site Plan*

2 of 27

- 10A. 50'min spacing between flow line and first parking stall, typ.
- 10B. Label as full movement access – see site plan for locations.
- 10C. Show the entire intersection and base striping.

*Landscape Plan*

13 of 27

- 10D. Provide plant code for all plants, typ.
- 10E. Verify all plants within heights sight triangles meet COA 4.04.2.10 requirements, typ.

*Traffic Letter*

- 10F. Provide HCS results for signalized intersection operations.
- 10G. Check DRCOG 2040 and Metro Center PA-B ISP TIS forecasts for the development of background traffic volumes.
- 10H. For future reference signal offset is the start of yellow.
- 10I. See comments throughout the report.

**11. Utilities** (Fatin "Iman" Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

*Utility Plan*

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- 11A. Extend these pocket utility easements to connections at the main.
- 11B. Confirm that all hydrant pocket utility easements will be 10ft wide and extend 5ft behind the hydrant.
- 11C. Per AW standards, water meters must be in ROWs or pocket utility easements and in landscaped areas that are perpetually accessible to city operators. Water meters are owned and maintained by COA.
- 11D. Dedicate pocket utility easements for water service lines from the main up to 5ft behind the water meter (TYP).
- 11E. Verify the age of this existing hydrant. Hydrants older than 5 years old must be replaced.
- 11F. Water service lines are not allowed underneath driveways.
- 11G. Show the gate valves for all hydrants
- 11H. Our GIS data and as-builts do not show hydrant lateral in this configuration. Please re-verify.

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

*Cover Sheet*

1 of 27

- 12A. Please provide a completed Implementation plan, see the example table template.
- 12B. Please include a code path showing how you arrived at the number of accessible units.

2 of 27

- 12C. See fire hydrant comments.



- 12D. One Knox Box is required at the front main entrance to each building, and exterior fire riser room door. Please show all knox boxes.
  - 12E. The fire hydrant will be obstructed by parked vehicles. This area needs to be stripped out "No Parking" Areas, Driveways, Curb Extensions or other unobstructed design features. Please refer to the COA Roadway design manual for additional requirements and revise the configuration to comply.
  - 12F. Identify the main entrances to both buildings.
- Sheet 22*
- 12G. Show and provide a knox box in the fire riser room.

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

- 13A. Please site plan for redlines and specifics.

*Site Plan*

2 of 27

- 13B. Text needs to be updated – see callouts on the site plan.
- 13C. Retaining walls within sidewalk easement may require a license agreement. Contact Grace Grey [ggray@auroragov.org](mailto:ggray@auroragov.org) for the License Agreement concerns.
- 13D. Contact Andy Niquette at [releas easements@auroragov.org](mailto:releas easements@auroragov.org) for all of the easement concerns being vacated.

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

- 14A. See below for comments.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

November 18, 2022

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

Attn: Ariana Muca

**Re: City Center 7, Case # DA-1489-26**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **City Center 7**. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities around the perimeter of the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via [xcelenergy.com/InstallAndConnect](http://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. transformer) – be sure to contact the Designer and request that they connect with 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](mailto:donna.l.george@xcelenergy.com)



# 15. Aurora Public Schools (Josh Hensley/ jdhensley@aurorak12.org / (303) 365-7812)

15A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 592 proposed residential units is 1.9373 acres. In 2007, Aurora Public Schools received cash-in-lieu of school land for 344 multi-family units that were approved as part of the Aurora City Center (Parcel E and F) site plan which is located on the same parcel as the current development application. Developers constructed 76 of the 344 residential units that were previously approved. The difference between the school land requirement for the current application and the school land obligation for the 268 units that were previously paid but not built is 1.0603 acres. Aurora Public School will accept cash-in-lieu of school land for the additional 1.0603-acre requirement. Cash-in-lieu is due prior to site plan recording.

AURORA PUBLIC SCHOOLS - STUDENT YIELD  
11/21/2022

## Proposed Development

### City Center 7 (DA-1489-26)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	592	0.145	86
TOTAL	592		86

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	44	0.04	24	68	0.03	18	86
TOTAL		44		24	68		18	86

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	44	0.0175	0.7770
MIDDLE	24	0.025	0.5920
HIGH	18	0.032	0.5683
TOTAL	86		1.9373

### Aurora City Center (Parcel E and F) 344 MFH units less 76 previously constructed

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	268	0.145	39
TOTAL	268		39

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	20	0.04	11	31	0.03	8	39
TOTAL		20		11	31		8	39

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	20	0.0175	0.3518
MIDDLE	11	0.025	0.2680
HIGH	8	0.032	0.2573
TOTAL	39		0.8770

School Dedication Requirement Difference = 1.0603