



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

AuroraGov.org

April 12, 2024

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

Re: Third Submission Review Addendum – Parklands Village 1 Site Plan and Plat
Application Number: **DA-2289-03**
Case Numbers: **2023-4015-00; 2023-3035-00**

Dear Mr. Clark:

Please find attached the third review landscape comments for the above-referenced project. These comments are in addition to the review letter sent on March 22, 2024. Please include comment responses for these comments with your next submittal.

As always, if you have any comments or concerns, please let me know. I may be reached at t 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design
Anthony Files, Terracina Design
Brit Vigil, ODA
Filed: K:\\$DA\2289-03rev3_Landscape



Third Submission Landscape Review

1. Planning

- 1A. The Public Improvement Plan identifies this site plan is responsible for the Harvest Road to the Mississippi Avenue intersection, west of the bridge over Coal Creek. A deferral is needed to complete the ultimate road improvements of Harvest from the start of the taper to the ultimate Mississippi intersection. Provide a letter of justification and deferral request to Kendra Hanagami (khanagam@auroragov.org) to start the deferral process. The deferral is to be completed before Engineering approval of the site plan.
- 1B. Consider having the green court dwelling units adjacent to the drainage corridor face the open space (Tract M).

2. Landscaping (Debbie Bickmire / 303-739-7261 / tdcook@auroragov.org / Comments in teal and red)

- 2A. Fiber optic lines do not qualify for an exemption from street trees. Please add street trees along Harvest Road.
- 2B. Shrubs and grasses in the curbside landscape must be a minimum five-gallon size. Please add a note under the curbside landscape table and itemize one-gallon and five-gallon separately in the Plant Schedule. Additionally, update the notes on the water-wise sheets that say all understory landscapes shall be five-gallons. That is contradictory to the Plant Schedule.
- 2C. Ensure all streets are labeled and include the classification.
- 2D. All fences along arterial *and* collector streets shall incorporate masonry columns of a minimum cross-section of 18 by 18 inches. Columns shall be placed at all fence corners, points of transition to other fence styles along a run of fence, and fence termination points. In residential developments, columns adjacent to residential uses shall be placed at a minimum spacing of 60 feet on center, or one for every two residential lots, and columns adjacent to community uses shall be placed at a minimum spacing of 60 feet on center.
- 2F. Please show where columns will be required on the fencing map and include a column detail.
- 2G. Fences shall be setback per [Section 146-4.7.9, Table 4.7-4](#) as follows:
 - Front yard fences shall be a maximum 42" tall and no more than 50% opaque. The fence shall be located 18 inches minimum from the back of the sidewalk.
 - Side yard fences shall be a maximum of 6' tall and shall be setback a minimum of 4' from the back of the sidewalk.
 - Rear yard fences shall be a maximum of 6' tall and shall be setback a minimum of 4' from the back of the sidewalk.
 - Corner lot fences shall be a maximum 42" tall. A fence that meets the front yard requirements may wrap a corner and shall be set back a minimum of 18 inches from the back of the sidewalk. A 6' fence shall be setback a minimum of 4' from the back of the sidewalk.
- 2H. Provide access through green courts and to each lot fronting that green court. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy.
- 2I. Provide sidewalks to all lots facing a street with an intervening open space between the lot line and right-of-way line.
- 2J. To meet the intent of the green court requirements, create nodes that can be utilized by lots facing the drainage corridor.
- 2K. Motor court dwellings on lots abutting a public or private street shall have front doors facing that street. Please revise the lot typicals.



- 2L. Review utility connections to the townhomes. The meters should not preclude street trees and/or curbside landscape. At a minimum, shrubs should be provided if trees are not.
- 2M. Ensure all symbols are in the legend or are labeled. Symbols on the plans should match the legend (scale) and be dark enough to ensure they will be visible when printed to Mylar.
- 2N. Include the color of the proposed shade structure.
- 2O. Revise lot numbers throughout the landscape plans to match the plat and site plan.
- 2P. Change the name of S. Flatrock Trail to S. Kewaunee Street.
- 2Q. Alley-loaded lots that front a street are required to provide front yard landscape, while those fronting a green court that meets the landscape requirements are not. Please add a note to the details to clarify the requirements.
- 2Q. All landscape typicals should be drawn to scale.
- 2R. Quantify landscape for duplexes per lot rather than the combined lots.
- 2S. Quantify curbside landscape requirements for front and side yards separately.
- 2T. Townhome landscape requirements can be found in [Section 146-4.7.5.J.3](#). The landscape requirement is based on the perimeter distance of the building. Because the townhomes are alley-loaded, the distance should be the sum of three facades, excluding the rear dimension. The landscape for each townhome building (3 or 5 units) shall consist of a total number of plants equal to 1.25 plants per five linear feet of unit perimeter footage, of which:
 - (a) At least five percent are a mixture of evergreen and deciduous trees;
 - (b) At least 15 percent are tall shrubs with a mature height of at least six feet; and
 - (c) Up to 80 percent are a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. See Figure 4.7-22.

Typicals can be provided for each townhome building type and a summary of each type of plant material is required.

- 2U. The townhome landscape plans are not representative of the proposed layouts. All three typicals show a side yard/corner configuration. Please provide typicals for internal units.
- 2V. Revise the notes per the comments on the redlines.
- 2W. Increase the font size on water wise map and the lot typicals. Print should be readable when printed at 11" x 17".
- 2X. Not all comments have been noted in these comments. Address all edits, notes, and comments on the redlines.