



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

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October 23, 2022

Michael Lee  
Davis Development  
7375 W 52<sup>nd</sup> Ave, Ste 200  
Arvada, CO 80002

**Re: Second Submission Review – Davis Development Multifamily at Lamar Landing – Site Plan and Plat**  
Application Number: **DA-2239-02**  
Case Numbers: **2022-4033-00; 2022-3031-00**

Dear Mr. Lee:

Thank you for your second submission. 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 November 11, 2022.

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,

Daniel Osoba, Planner II  
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design  
Brandon Cammarata, Planning Manager  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\SDA\2239-02rev2



## *Second Submission Review*

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

- Please update the data table per the redline comments.
- Adjustment requests are needed for the sound wall and parking. Please see the redlines for details.
- Include masonry calculations for all elevations.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No questions, comments, or concerns were received from property owners or registered neighborhood groups during this review.
- 1B. One outside agency referral comment was received from Xcel Energy. Please see their attached comment letter.

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

##### *Generally*

- 2A. The Site Plan set was difficult to review. Each sheet rendered very slowly and caused the PDF to reload each time. Please ensure that the PDF is optimized and flattened before uploading.

##### *Avigation Easement*

- 2B. Continued Advisory Note: The avigation easement needs to be signed and completed prior to the recordation of the subdivision plat. Please coordinate with your Case Manager to finalize this document during your review.

##### *Letter of Introduction*

- 2C. Update the Letter of Introduction based on the adjustment requests.

##### *Site Plan Comments*

###### *Sheet 1*

- 2D. Ensure all AutoCAD SHX text items are flattened.

###### *Sheet 3*

- 2E. Make sure the project site area is consistent with the vicinity map/plat.
- 2F. Provide labels for the developments listed in the redlines.

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

##### *Sheet 1*

- 3A. Add “with Adjustment(s)” to the title.
- 3B. A sound study must accompany the request to waive the requirement for the sound wall. This study is needed prior to Planning and Zoning Commission.
- 3C. Planning Commission will be required due to the adjustment requests. Please add back the PC line item to the signature block.
- 3D. Add a note indicating that the E-470 MUE area is included in the landscape area.

#### **4. Open Space, Streets and Pedestrian Connection Comments**

##### *Sheet 8*

- 4A. Provide a crosswalk for the curb ramps shown.

##### *Sheet 20*

- 4B. The full dog park area may be counted towards the open space requirement. The limit on dog parks is that they may only count towards a maximum of 40% of the required 20% open space.



## **5. Parking Comments**

### *Sheet 1*

- 5A. The parking provided is not compliant with the minimum requirements. If adjustments are requested, clearly list them on the cover sheet and letter of intro with the code section, justification, and mitigation.
- 5B. The required covered parking is 148 ( $371 * 0.4 = 148.4$  [round down])
- 5C. The required attached parking is 74 ( $148 * 0.5$ ).

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

- 6A. 2<sup>nd</sup> Request: Provide building material calculations for each elevation showing masonry requirement compliance. Multifamily buildings that utilize a combination of both stucco and brick masonry require 80% of elevations to be clad in masonry.
- 6B. Add “and City of Aurora” to the \*note on the architecture sheets.

## **7. Signage & Lighting Comments**

- 7A. Signage & Lighting comments have been addressed.

## **8. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

### *Site Plan Comments*

#### *Sheet 1*

- The adjustment for the sound attenuation wall must be listed on the Cover Sheet.

#### *Sheet 20*

- Correct the typo under the General Notes
- The adjustment for the sound attenuation wall should be listed on this sheet and on the cover sheet. The letter of introduction should be updated to reflect the adjustment request.
- Update the building perimeter landscape table per the comments provided.
- Update the E-470 Buffer Table and the landscape plan per the comment provided.
- Add the required/provided information to the Street Frontage Buffer Table.

#### *Sheet 21*

- Update the plant schedule per the comments provided. Plant sizes are missing and there are three hatches indicated for sod/seed areas, but only two listed in the plant schedule.

#### *Sheet 22*

- These sheet numbers need to be updated to reflect the correct sheets.

#### *Sheet 23*

- The mugo pine will take too long to mature before they provide any true parking lot screening. Please select an alternative plant.
- Darken the parking lot spaces.
- The Key Map reference numbers need to be updated to reflect the correct sheets.
- Turn off the accessible route information on all landscape plan sheets.
- Update the matchline text/sheet numbers so they correspond with the actual sheet number in the title block. This needs to be corrected on all landscape plan sheets.

#### *Sheet 25*

- The mugo pine will take too long to mature before they provide any true parking lot screening. Please select an alternative plant.

#### *Sheets 26 & 24*



- Add the missing street name

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

9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

*Site Plan Comments*

*Sheet 1*

10A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*Sheet 4*

10B. If the intent is for this to be a private street built to public street standards, then the intersection width should be in conformance with detail S14.3.

10C. Include the ROW width.

10D. Currently, they are not shown on the Plat.

10E. Clarify what is being proposed by this development. If this linework is from an adjacent development, please label as such with the case number. Please also shade back so it doesn't look like it is proposed by this plan set.

*Sheet 8*

10F. Show both ramps if this access road is being built with this Site Plan.

*Sheet 9*

10G. Show the clear zones on the cross sections.

10H. Remove the item called out from the plan set.

*Sheet 10*

10I. Maintenance access is required to the top of the outlet structure from outside of the pond.

10J. Add contour labels to the pond.

10K. Revise the leader location.

10L. Separate the drainage easement from the fire lane and access easement.

*Sheet 11*

10M. Label the ROW, typical.

*Sheet 12*

10N. Why is the item gray?

*Sheet 13*

10O. Is this inlet in the right spot?

10P. Provide chase drains. Concentrated flows are not permitted to cross sidewalks, typical.

*Sheet 25-26*

10Q. Ensure all trees are a minimum of 10' from the storm sewer.

*Sheet 40*

- 10R. The streetlights for Gun Club are required to be SL-4 fixtures. There is not a draft list of pre-approved fixtures available. Please email me directly if you need a copy of the draft list.

*Plat Comments*

- 10S. Reflect all proposed easements on the plat.

**11. Traffic Engineering** (Sylvia Lopo / 303-339-0440 / [slopo@auroragov.org](mailto:slopo@auroragov.org) / Comments in amber)

- 11A. Traffic comments were not received with this review. Please contact Traffic Engineering directly for comments.

**12. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)*Site Plan Comments**Sheet 4*

- 12A. Please work with Engineering/Planning to determine if the proposed road and intersections meet COA requirements.
- 12B. Will this private drive be constructed to CAO standards? Typically, private streets that are constructed to the street standards do not require a fire lane easement dedication.
- 12C. Fire lanes are not shown on the easement. Please update the plat to show all fire lane easements.
- 12D. Please verify if Section B-B is the private roadway section. Also, provide the reference number to the Lamar Landing Master Plan that identifies the main street would be a minimum of 20' wide.

*Sheet 5*

- 12E. Please identify all fire riser rooms. Typical of all site, utility and landscape plans.

*Sheet 6*

- 12F. This fire hydrant at this location does not satisfy the hose reach requirement. The hose reach is the distance from the fire access road where the hose would be pulled from the fire apparatus.
- 12G. Building 1 doesn't meet the hose reach requirement. Fire Lane Easements must be shown on the Site Plan providing vehicular access to within 150-feet of all exterior portions of the first floor of each structure within the site. Structures that are fire sprinkled are typically allowed to be within 200-feet of all exterior portions of the first floor of each structure.

*Sheet 14*

- 12H. Label the fire service water line supporting the interior automatic fire sprinkler system. Example for the fire service line label: 4" Fire Line DIP (Private). Typical of all utility sheets.
- 12I. Please identify the fire riser room. Typical of all site, utility, and landscape sheets.

**13. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)*Site Plan Comments**Sheet 10*

- 13A. The outlet structures are typically built into the slope of the pond in order to provide access when the pond is full and the outlet structure is clogged.

*Sheet 15*

- 13B. Dimension the easement. 10' is required for hydrant laterals.
- 13C. This is not an acceptable location for the meter. Please relocate closer to the watermain. See the shaded area for alternative options. This may require relocation of the private storm main or relocation of where water enters the building.

*Sheet 16*

- 13D. Vista Creek is also installing a waterline with connection into Gun Club. Please coordinate as there is no need for parallel waterlines in this area.
- 13E. Please ensure adequate landscape area for meter placement in this location. Meter may need to be relocated to the northwest.

*Sheet 17*

- 13F. See the comments for building 1.

*Sheet 18*

- 13G. Relocate the meter to the landscape area here.

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

- **Site Plan** – This 264-unit multi-family residential development is located within and should conform to the Lamar Landing Master Plan. No on-site park land and open space is identified to satisfy dedication requirements within this portion of Lamar Landing. As such, the proposed on-site credit for 1.3 acres of Small Urban Park (SUP) land noted on sheet 1 should not be referenced:
  - For clarification, the overall master plan provides a total of 1.39 acres of land dedication comprised of a 0.83-acre open space area and 0.56-acre SUP. This dedication satisfies 100% of the southern half of Lamar Landing’s neighborhood park land and open space dedication requirements. The excess dedication in the amount to 0.03 acre is then credited toward satisfying the requirements for your project in the northern half of Lamar Landing. Additionally, the excess developed SUP area amounting to 0.18 acre is credited toward satisfying the neighborhood park development requirements for your project.
  - Update the Public Land Dedication Table on sheet 1 to reflect only the land dedication requirements associated with your 264-unit project.
- Based on the above as well as the updated unit count for your project, below are the PROS-related requirements applicable to your project:
  - **Land Dedication** – Required land dedication for neighborhood park, community park, and open space purposes totals 7.84 acres. Therefore, a total land dedication requirement of 7.81 acres shall be satisfied by a cash-in-lieu payment after the 0.03-acre credit from the southern half of Lamar Landing is applied. Based on a current value of \$177,673 per acre, a total payment of \$1,387,626.13 would be due prior to plat recordation.
  - **Park Development Fees** – A \$1,717.80 fee for neighborhood park and community park purposes will be collected per unit if building permits are pulled this year. This dollar amount reflects the 0.18-acre developed SUP credited from the southern half of Lamar Landing. If permits for your project are pulled in a subsequent year, the per-unit fee may be slightly higher to account for adjustments to park construction costs.
- Add the following notes somewhere on the site plan (Sheet 1 or 2?) to acknowledge how the PROS-related requirements are to be satisfied.

**PROS NOTES:**

1. UNMET REQUIRED LAND DEDICATION FOR PARK AND OPEN SPACE PURPOSES ON-SITE IS 7.81 ACRES AND SHALL BE SATISFIED BY A CASH-IN-LIEU PAYMENT.
2. EACH UNIT WILL HAVE A PARK DEVELOPMENT FEE DUE WHEN BUILDING PERMITS ARE PULLED. FEES WILL BE BASED ON THE PER-ACRE PARK CONSTRUCTION COSTS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

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



- 15A. See redline comments on subdivision plat and site plan.
- 15B. Provide Certificate of taxes due.
- 15C. Provide most recent AES Board Monument Records for all aliquot section monuments (found and set).

**16. Revenue** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

- 16A. Advisory Note: Storm Drain Development 12.752-acres x \$1,242.00 per acre = \$15,837.98.
- 16B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.



**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

October 17, 2022

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

Attn: Daniel Osoba

**Re: Davis Development Multifamily at Lamar Landing – 2<sup>nd</sup> referral, Case # DA-2239-02**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the second referral for **Davis Development Multifamily at Lamar Landing** and has a **conflict**. PSCo again requests 10-foot-wide utility easements abutting the north, south, and "new" east (west of the dedicated public right-of-way) property lines.

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

*Comment response requested.*

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)