



June 11, 2024

City of Aurora, Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012

Re: The Aurora Highlands Site Plan No. 15 – Amdt 2
Case Number: 2020-4023-02

Dear Debbie Birckmire,

Thank you for taking the time to discuss our plans for the Aurora Highlands Site Plan No. 15 – Amdt 2 application. Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the comments provided May 31, 2024 and have responded in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read "Samantha Pollmiller".

Samantha Pollmiller
Principal



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

- a. Use the cover sheet of the Site Plan of record.

Response: Cover sheet of record now used for the site plan amendment.

2. Landscaping Issues

- a. The amendment states landscape requirements are being added for xeric landscapes, however, the descriptions only reference curbside landscape. Please clarify.

Response: For clarity, we've changed the original sheet to be "Non-Xeric Landscape" and the new sheet titled "Xeric Landscape". Initially the amendment was for the curbside but after discussions with COA, it was determined the Xeric Landscape should include the entire lot.

- b. The plant material required for water wise landscape is based on the size of the landscape area. There will be different plant quantities required for lots of different widths. Please quantify the requirement based on a size range and key the lot types similarly to the Lot Tracking Exhibit. The lots are relatively uniform in size, but there are several that are wider and will need specific requirements identified, especially for the curbside landscape.

Response: A table has been added for each lot type.

- c. Using the UDO specifications, itemize the curbside requirements for each lot type. Specify shrubs vs. grasses, 5-gal. minimum size, and mulch type(s).

Response: Notes have been added.

- d. Revise the front yard requirements to remove turf references, and to incorporate the UDO specifications for mulch and special features.

Response: This has been done on the "Xeric Landscape" sheet.

- e. Discussions prior to this submittal indicated that entire streets would have turf or curbside landscape, but both would not be used along the same street. Revise the curbside landscape on Buchanan Way. The proposed ½ and ½ design on 34th and 35th will have a different aesthetic but will be acceptable if it is uniform on each side of the street.

Response: The map has been updated.

- f. A recent aerial indicates the existing front landscapes appear to be very similar in design. The landscape in each yard should have more variation. See aerial on the redlines and clarify what is being done differently between yards that make the landscapes unique per the requirements listed in the notes.

Response: This is not an amendment item. Taylor Morrison has been notified.