

Planning Division
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December 6, 2023

Randy Bauer
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: Third Submission Review: Prairie Point Site Plan No 3 (Kings Point North) – Site Plan and Plat
Application Number: DA-1609-26
Case Numbers: 2023-4009-00; 2023-3026-00

Dear Mr. Bauer:

Thank you for your third submission, which we started to process on November 15th, 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 issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission after your Planning Commission hearing date of January 10th, 2024.

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 January 10th, 2024. 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.

Sincerely,

Erik Gates
Planner

cc: Layla Rosales, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-26rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The adjustment for retaining wall heights may not need to be heard at Planning Commission. Please see the comments related to retaining wall tiering. If an adjustment is needed for this, it need to be discussed in the narrative and reference the UDO code section for this adjustment on the cover sheet. Clarification on this adjustment and any needed update to the narrative and site plan cover sheet needs to be received by **December 20th** in order to maintain a January 10th PC date. [Planning]
- Please provide evidence that the requirements and planting for Tracts D, G, O, Q, S, V. W and X are included in the Golf Course Plans. The most recent Golf Course Plans did not show landscaping details for these tracts. [Landscaping]
- For the variance request, please show the impacts of tiering the 13' wall. It appears that it could have impacts on the ROW. [Civil Engineering]
- Mailboxes will need to be relocated based on the criteria outlined in this letter and on the sheets. [Traffic Engineering]
- Please note that the 2nd access point is required for the Phase #3 to commence. [Fire/Life Safety]
- Trees shall be 5 ft away from water service line. Consider not placing a tree between the sanitary and water services. [Aurora Water]
- Storm Drainage Development Fees totaling **\$107,974.51** have yet to be paid. [TAPS]
- There are numerous minor corrections in relation to Land Development Review. See the full red line comments on the plat, site plan, and landscape plan. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No community comments were received on this review cycle.

2. Completeness and Clarity of the Application

[Narrative]

- 2A. You will also need to include a discussion of the adjustment from Section 146-4.7.9.T.2 for retaining wall heights if the walls are not tiered at a maximum of 8' for each tier.

[Site Plan Page 1]

- 2B. This adjustment should only be present if the walls include tiers in excess of 8 ft. If this is the case, list Section 146-4.7.9.T.2 as this is the UDO section for maximum retaining wall heights.

3. Zoning and Land Use Comments

- 3A. There were no Zoning or Land Use Comments on this review.

4. Pedestrian and Connectivity Issues

- 4A. There were no Pedestrian or Connectivity issues on this review.

5. Parking Issues

- 5A. There were no Parking Issues identified on this review.

6. Architectural and Urban Design Issues

- 6A. There were no Architectural or Urban Design Issues on this review.

7. Signage Issues

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



8. Landscaping (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

[Landscape Plan Page 2]

- 8A. We see that the planting is screened back on these plans for the Golf Course Tracts. Please provide evidence that the requirements and planting for Tracts D, G, O, Q, S, V, W and X are included in the Golf Course Plans.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 1]

- 9A. This site plan will not be approved until the ISP's showing required infrastructure are approved. DA-1609-25.

[Site Plan Page 17]

- 9B. Repeat: Remove crosspans from all sheets, typical. Cross pan locations will be reviewed/approved with the civil plans. Cross pans are not typically permitted on streets with storm sewer per section 4.03.2 of the Roadway Manual.

[Site Plan Page 19]

- 9C. No portion of the wall may encroach into easements.

[Site Plan Page 20]

- 9D. For the variance request, please show the impacts of tiering the 13' wall. It appears that it could have impacts on the ROW. No portion of the wall is permitted within the ROW or easements.

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

[Site Plan Page 10]

- 10A. Relocate mailbox to meet requirements noted below.
- 10B. Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements, mail kiosks shall be located:
- Outside of sight triangles as defined by COA Roadway Manual, standard TE-13
 - Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)
 - A minimum of 30' away from stop signs (for stop sign visibility)
 - Maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
 - Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress.

[Site Plan Page 37]

- 10C. Provide MUTCD sign code, typ.

[Landscape Plan Page 11]

- 10D. Relocate mailbox to meet requirements noted below.
- 10E. Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements, mail kiosks shall be located:
- Outside of sight triangles as defined by COA Roadway Manual, standard TE-13
 - Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)
 - A minimum of 30' away from stop signs (for stop sign visibility)
 - Maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
 - Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress

11. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

[Site Plan Page 5]

- 11A. The 2nd access point is required for the Phase #3 to commence.



- 11B. Provide the curb details for both ends of the fire apparatus access road. Also, show the details for the access gates at both ends of the access road.
- 11C. Provide the following note: "A licensed contractor is required to obtain a valid building permit through the aurora building division prior to the installation of any gating system utilized by emergency responders to enter the site."
- 11D. Fire Access Gate graphic provided on the sheet.

12. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

[Site Plan Page 1]

- 12A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved..

[Site Plan Page 31]

- 12B. Show this storm line.

[Landscape Plan Throughout]

- 12C. Trees shall be 5 ft away from water service line. Consider not placing a tree between the sanitary and water services.

13. PROS (Curt Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)

- 13A. There were no more comments from PROS on this review.

14. TAPS (Aurora Water) (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

- 14A. Storm Drainage Development Fees: $86.93 \times \$1,242.00 = \$107,974.51$.

15. Land Development Review (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 15A. Advisory Comment: Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 15B. Advisory Comment: Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 15C. Advisory Comment: Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 15D. There are numerous minor corrections. See the **full** red line comments on the plat, site plan, and landscape plan.

16. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 16A. There were no more comments from Xcel Energy other than those previously sent.

17. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- 17A. There were no new comments from E-470 on this review.