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January 9, 2020

Camille Courtney  
American Homes Development  
3131 S Vaughn Way  
Aurora CO 80114

**Re: Second Submission Review** – Sterling Hills AMH – Site Plan and Plat  
Application Number: **DA-1052-24**  
Case Number: **2019-4014-00; 2019-3044-00**

Dear Ms. Courtney:

Thank you for your initial submission, which we started to process on Tuesday, December 17, 2019. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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 give me a call. I may be reached at 303-739-7251 or [bcammara@auroragov.org](mailto:bcammara@auroragov.org).

Sincerely,

Brandon Cammarata, Senior Planner  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Samantha Crowder - Norris Design 1101 Bannock Street Denver, CO 80204  
Scott Campbell, Neighborhood Services  
Mark Geyer, ODA  
Filed: K:\\$DA\1052-24rev2.rtf

Attached: Xcel Letter



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ The front lot lines need be at back of sidewalk and front setbacks are measured from back of sidewalk. The building envelopes along Water Drive do not meet front setbacks and the front lot lines should be at back of sidewalk.
- ✓ Building elevations do not appear to be meeting the 15% masonry requirement and the calculations are not done correctly.
- ✓ Please add banding or similar architectural features as part of the lot size mitigation approach.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions Comments and Concerns

1A. No neighbor comments received.

#### 2. Zoning, Design Standards and Clarity of the Application

##### Lots Facing Water Drive

2A. Front lot lines need to be located at back of the proposed detached sidewalks. Currently they appear to be near back of curb.

2B. All building envelopes need to meet proposed setbacks with setback along streets measured from the back of sidewalk. The front setbacks along Water Drive do not meet this requirement. All proposed setbacks should not be less than Subarea C allowances described in Table 4.2-6. These setbacks do require an adjustment request for this project in Subarea B.

##### Street Trees Along Water Drive

2C. All street trees along Water Drive need to be large canopy varieties of trees. Revise adjustment request as needed while making every effort to minimize the adjustment resulting from the utility in the tree lawn near Dunkirk.

##### Building Elevations

2D. As currently presented the materials quantities represented appear to be below required percentages. Prior to Planning Commission please update your elevations so basic materials requirements are met per below:

- The 15% masonry calculation is 15% of all sides of the building (not just the front). You may exclude windows and doors to identify to total façade area. You also must include the gable sides.
- The square footage of masonry identified appears to be overstated as a quantity and a percentage.

2E. Recommend a physical materials board for the Planning and Zoning Commission Hearing.

2F. Recommend a color elevations perspective or illustrative to exhibit for Planning and Zoning Commission Hearing.

2G. Please include banding, materials, color or texture changes at the “ceiling” level between first and second floor and at the bottom of the gable on the sides of the alley loaded products as a component of mitigation for the lot size adjustment to enhance the limited usable space along the sides of the homes.

##### Cover Sheet

2H. Adjust data block per redlines which includes adjusting the parking requirement to reflect code requirements.

2I. Make clerical adjustment identified in the redlines.

##### Lot Size Adjustment

2J. With the reduced lot size outdoor space is less for each lot. A part of the mitigation for smaller lot should be to maximize the functionality and usability of the remaining outdoor space. With the alley loaded product the side yard should be consciously designed to be accessible and usable. Please describe how the design of these side areas will be usable with how the areas is accessed from the front door of the home, landscape/hardscape design and enhance building architecture such as banding and wainscot adjacent to usable areas.



### Plat

2J. Please eliminate many of the unbuildable tracts and incorporate the tracts as part of the adjacent buildable lots. See redlines.

2K. The front lot lines along Water Drive need to be moved to the north and west so the lot lines along the street will be along the back of the proposed detached sidewalk.

### **3. Landscape Design Issues**

Kelly K. Bish, PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org)/ (303) 739-7189/ PDF comments in teal.

Sheet 1 Cover Sheet

3A. Change waivers to adjustments.

Sheet 5 Landscape Notes, Tables, and Plant List

3B. Two Tract C's need to be separated out into their own tracts.

3C. See comment on landscape plan regarding the B tracts. These tracts appear to be paved alley.

Sheet 6 Landscape Plan

3D. Has the city permitted the extension of the actual lot to include the sidewalk as well as more than half the curbside landscape area?

3E. The trees along E. Water Drive should be more of a canopy tree and not a columnar tree to match the trees along the west side of the street.

3F. Provide a table that demonstrates compliance with the curbside landscape requirements of 0.025 shrubs per square footage of curbside landscaping.

3G. Because this is being reviewed under the new UDO, the curbside landscape areas as indicated should be landscaped with shrubs/ornamental grasses/native seed etc. Anything less than 10' is not permitted as sod.

3H. The response letter for the previous set of review comments indicates that the trees species along E. Villanova Place was narrowed from 6 species to 3, but there are still four species specified.

3I. The walls proposed along the Private Drive B appear to be going through the proposed alley.

3J. Shouldn't the areas indicated in yellow be separate tracts?

3K. The 5 DRS could possibly get between 2'-3' tall outside the permitted 26" as measured from the roadway surface.

Sheet 8 On-Lot Typical Landscape Plans.

3L. Provide an overall site plan/key map that identifies the landscape lot types being proposed here: Lot Type B (Alley Lot) Lot Type A (Non-Alley Lot), Lot Type B (E. Water Drive Condition) and Lot Type B (E. Villanova Place Condition).

3M. For those lots that do not have a feature such as the following, these requirements should be updated to include one: a low wall, earth berm or natural boulder both in the written requirements and indicated in the lot typicals as well.

3N. The E. Water Drive lot typical should be updated to remove the retaining wall since it is no longer being provided.

3O. The curbside landscape area for E. Water Street needs to be treated like the other streets A & B within the development. Shrubs shall be provided at a ratio of 0.025 shrubs per sf of curbside landscape

### **4. Addressing**

Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org)

4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon is possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: (1) Parcels; (2) Street lines; and (3) Building footprints (If available).

4B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. Please e-mail these files to me.



4C. Here is additional information regarding the City of Aurora's CAD submission requirements:

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. ***Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final site plan mylars can be routed for signatures or recorded.*** Please review the [CAD Data Submittal Standards](#) and email your Case Manager the .DWG file before submitting your final site plan mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know within 2-3 days whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **5. Civil Engineering**

Kristin Tanabe / (303) 739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

Site Plan (Preliminary Plat)

5A. Sidewalk easement not required since this is a private street. A private easement would be dedicated by separate document if needed, page 2.

5B. Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer, page 2.

5C. The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted. Page 2

5D. Curb ramp required at community mailbox, typical, page 3

5E. 3:1 max slope on site, page 4.

5F. Label slope of street, page 4

5G. Villanova and Sterling Hills Parkway are collector streets. Please use the SL-3 designation and requirements for both streets, page 9.

5H. Label street names, page 9.

5I. Both streets are collectors. Please use SL-3 for both, page 9.

### **6. Life Safety**

William Polk / 303-739-7371/ [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / See blue redlines

### **7. Real Property**

Darren Akrie / (303) 739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org)

7A. See the red line comments on the plat and site plan.

7B. Make sure the plat easements match the site plan easement exactly and all the boundary info is the same.

7C. Continue working with Andy Niquette on the easement releases.

7D. Contact Grace Gray to start the procedures for the License Agreement encroachments and the potential revocable License for the items noticed in the details for the lot frontages.

### **8. Traffic Engineering**

Brianna Medema / (303) 739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org)

8A. No Comments



### **9. Parks Department**

Chris Ricciardiello, 303-739-7154, [cricciar@auroragov.org](mailto:cricciar@auroragov.org)

9A. No additional Comments.

### **10. Aurora Water**

Steven Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org)

10A. Lot drainage cannot be directed over water meter pits in the alley. 2.5' clearance between meter pits is required (please dimension all setbacks). Include cross section of proposed meters on property line and drainage swales. Roof drains must be directed away from meter pits. Min setback off of lot lines is 1.5' to edge of meter pit. No fencing is permitted on the pocket easement for the water meters. Top of meter pits should be level with finished grade. No dry utilities are permitted to cross the pocket easement for the water meters. (page 2)

**11. Xcel Energy** Donna George / [donna.george@xcelenergy.com](mailto:donna.george@xcelenergy.com) / 303-571-7586

See letter date January 2, 2020 relating to clarifications.

### **12. Aurora Public Schools**

Josh Hensley // (303) 365-7812

12A. The school land dedication obligation for this portion of Sterling Hills is fulfilled. There is not additional school land requirement for this proposal.

### **13. Arapahoe County**

Terri Maulik / 720-874-6650

13A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other Divisions and/or Departments in Arapahoe County may submit 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

January 2, 2020

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

Attn: Brandon Cammarata

**RE: Sterling Hills F15 - AMH - 2nd referral, Case # DA-1052-24**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral plat and site plans for **Sterling Hills F15 - AMH**. It is assumed that wherever there are 10-foot wide utility easements on the plat, the natural gas and electric distribution facilities will be trenched jointly.

Please note that while the proposed pocket easements for transformers are acknowledged, they are probably not needed as frequently as shown on the plat.

The plat sheets are not labeled consistently between the bottom right block and the title block.

The property owner/developer/contractor must continue working with the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 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