



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

January 6, 2025

Megan Waldschmidt
Westside Investment Partners
4100 E Mississippi Avenue, Suite 500
Denver, CO 80246

Re: Initial Submission Review: Skydance – Master Plan Amendment with Adjustment
Application Number: DA-2283-05
Case Number: 2021-7007-02

Dear Megan Waldschmidt:

Thank you for your initial submission, which we started to process on December 9, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights some of our major comments. The following sections contain more specific comments, including those received from other city departments and outside agencies.

Since some important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 28, 2025 to remain on schedule. Staff is happy to coordinate a meeting with you and your team to discuss comments. Please coordinate with Lorianne Thennes in ODA to set up this meeting.

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 303-739-7857.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: Harrison Cohen, Westside Investment Partners
Al Cunningham, PCS Group
Lorianne Thennes, ODA
Filed: K:\\$DA\2283-05rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pay invoice before the second submittal (see Item 2)
- Make updates to the requested tabs (see Item 2)
- Review the proposed density for the multi-family planning areas and clarify why it seems low (see Item 3)
- Provide more mitigation for the adjustment request through enhanced design standards (see Item 4)
- Review advisory comment regarding internal streets and access points (see Item 5)
- Update standards and graphics in Tabs 10 and 12 (see Item 6)
- Address all landscape-related comments in Tab 11 (see Item 7)
- Make minor changes to the PIP to address Civil Engineering comments (see Item 8)
- Resubmit the Master Traffic Impact Study (see Item 9)
- Increase pedestrian access and connectivity for some of the planning areas in Tab 9 (see Item 12)
- Review comments and the attached document from Aurora Public Schools (see Item 13)

PLANNING & BUSINESS DEVELOPMENT DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. 24 adjacent property owners and four registered neighborhood organizations were notified of the Master Plan Amendment application. No comments were received with the first submittal, so the neighborhood meeting requirement in the UDO is being waived at this time.

2. General Planning Comments

- 2A. An invoice in the amount of \$20,999.00 is due prior to the second submittal of the application. This invoice was sent to the applicant on December 10, 2024.
- 2B. Make minor updates to the Letter of Introduction. It would also be helpful to include the list of changes made to each tab as an addendum to Tab 1 so that this is part of the official amendment and not a separate document.
- 2C. Update the Context Map in Tab 3 to account for new Master Plans or changes to Master Plans that have occurred since the initial application was approved. See redline comments.
- 2D. Include Tab 4 as part of the amendment since it is currently the only tab that is not uploaded. The Master Plan will be re-recorded since everything is being updated, so this tab should also be included. There may be a couple minor changes to make, such as referring to Hilltop as “Everlea” now.
- 2E. Address all redline comments in the Master Plan Narrative.
- 2F. Flip the sheets in Tab 8 so they are oriented the correct direction.
- 2G. As previously discussed, please update the imagery in Tab 10 to reflect the likely uses and density in the proposed Master Plan.

3. Zoning and Land Use Comments

- 3A. Include a legend for the Land Use Map that identifies each land use category and the associated color on the map.
- 3B. Remove the note regarding “mixed-use commercial” in Tab 8.1 as it is no longer applicable.
- 3C. Verify that the 31.0 acres of total parks and open space in Form D is accurate. It appears that the columns in Tab 9 add up to 28.48 acres, not 31.0 acres.
- 3D. The proposed densities for the Multi-Family planning areas in the Master Plan (all within MU-A) are currently shown at 14.6 DU/AC. This is very low density for multi-family developments, even for those that are only three stories and are primarily surfaced parked. Generally most multi-family developments in the city are around 25-40 DU/AC. Staff has concerns that the multi-family densities are not being accounted for accurately, or are being underestimated. Please clarify this with the next submittal.



- 3E. Because an amendment is being proposed to the Master Plan that changes the land use category acreages and the public art fee hasn't been paid yet, please update the residential budget to \$404.02 per acre (2025 fees) and revise the calculations accordingly in Tab 7. The non-residential budget has not changed. The "5% Application Fee" must be paid before the Master Plan is recorded and should be coordinated with Roberta Bloom, Public Art Coordinator.

4. Adjustments

- 4A. Note the adjustment request (include the code section, code language, and specific adjustment) where requested in Tab 8. In addition, the code section and language needs to be included in Tabs 1 and 6.
- 4B. Please provide additional mitigation through improved design standards for the adjustment request (see Item 6 for additional information). Although it is understood that there was not a market for mixed-use commercial within the Master Plan, the commercial design standards do not appear to have been enhanced to help make up for the reduction in overall commercial acreage as previously requested.

5. Streets and Connectivity Comments

- 5A. Note: Although it appears that most of the proposed access points and local streets are accounted for and shown in the PIP and Master Traffic Impact Study, please be aware that additional streets or access points could be required to comply with block length, block size, or general connectivity requirements when Site Plans are submitted in the future. Typically, only arterial and collector streets are included in the PIP, but due to the smaller size of the Master Plan, local streets are also shown in this case. It should not be assumed that these are final though and they will be subject to further review.

6. Architecture and Urban Design Comments

- 6A. The conceptual layouts shown in Tab 10.21 for the two new proposed single-family attached planning areas (PA-11 and PA-25) do not appear to meet UDO requirements. They both appear to utilize alleys that also serve as the primary street / entrance into the PA, which is not permitted. PA-11 also appears to exceed the maximum block length of 700', and the open space does not fully connect through to the park to qualify as a valid block. Although it is understood that these layouts are conceptual, they need to generally show consistency with UDO requirements, or they should be removed entirely like the multi-family planning areas. Staff would not support the proposed layouts though if they were to be submitted as a Site Plan.
- 6B. In the response to comments, please specifically call out if any of the design standards in Tabs 10 and 12 have been enhanced since the original Master Plan due to the adjustment request, or whether everything is being kept the same. Upon review, the standards appear to be primarily the same as before. Staff recommends providing at least a few better design standards in Tab 10 and 12 as mitigation for the adjustment request.
- 6C. Now that the "Mixed-Use Commercial" standards have been removed from Tab 10, which were much more urban and pedestrian-oriented in nature, there are concerns that the only commercial design standards in Tab 10 are for auto-oriented uses (drive-thrus, gas stations, car washes, and car repairs). It could imply to the Planning and Zoning Commission that these will be the predominant uses in the limited commercial planning areas in the Master Plan. Staff recommends adding design standards required for all commercial uses to improve urban design within the Master Plan, such as requiring outdoor seating, placemaking elements, etc. These would help offer mitigation for the adjustment request to add more residential and reduce commercial / mixed-use commercial.
- 6D. Some of the standards for the auto-oriented uses in Tab 10 are very similar, or even conflict with, the use-specific standards for these uses in the UDO. Staff recommends comparing the use-specific standards in the UDO with the standards in Tab 10 and only including the standards that are above and beyond what is already required for these uses by the UDO so there is not confusion in the future.
- 6E. Review and address all miscellaneous design comments in Tabs 10 and 12.



7. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 7A. Address the redline comments in Form G (Tab 11)
- 7B. Address the redline comments relative to the use of sod in landscape street frontage buffers in Tab 11.
- 7C. Address the redline comments on landscape buffers between residential and commercial uses in Tab 11.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Moustapha Agrignan / magrigna@auroragov.org / Comments in green)

- 8A. Update the PIP Narrative and Exhibit where requested.

9. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

- 9A. Address all redline comments in the Master Traffic Impact Study and resubmit with the next submittal.
- 9B. Some of the access points identified in the MTIS are not shown in the PIP.

10. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

- 10A. There are no comments from Fire / Life Safety on the Master Plan Amendment currently.

11. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 11A. There are no comments from Aurora Water on the Master Plan Amendment currently.

12. PROS (Scott Hammons / 303-739-7147 / shammons@auroragov.org / Comments in purple)

- 12A. Provide increased pedestrian access from PA-25 to the neighborhood park.
- 12B. Connectivity to the open space network is needed within PA-27.
- 12C. More amenities are needed in PA-24 to service PA-25. Please be specific in Tab 9.
- 12D. Address redline comments in Form J.

13. Aurora Public School District (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

- 13A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation based on the proposed amendment to the Master Plan is approximately 6 acres. This school land requirement is based on the number and types of residential units in this submittal and is subject to change if the proposed land uses change. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of Site Plan approvals.

AURORA PUBLIC SCHOOLS - STUDENT YIELD

1/3/2025

Skydance - Master Plan Amendment

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	159	0.7	111
MF-LOW	332	0.3	100
MF-HIGH	400	0.145	58
TOTAL	891		269

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	54	0.16	25	80	0.2	32	111
MF-LOW	0.17	56	0.08	27	83	0.05	17	100
MF-HIGH	0.075	30	0.04	16	46	0.03	12	58
TOTAL		141		68	209		60	269

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	141	0.0175	2.4588
MIDDLE	68	0.025	1.7000
HIGH	60	0.032	1.9328
TOTAL	269		6.0916