



RESPONSE TO PRE-APPLICATION
/OTHER REVIEW COMMENTS



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March 22, 2023

Mr. Erik Gates
 City of Aurora, Planning Division
 15151 E. Alameda Parkway, Suite 2300
 Aurora, CO 80012

Re: Overlook at King's Point South - Filing 2 (#1578296)/Pre-Application Meeting held September 30, 2021

Dear Mr. Gates,
 Please find below our specific responses to each of the City comments received on September 30, 2022. Comment responses are shown in *red italics*.

This application is for the Master Plan of this +/-120 acres. These comment responses only respond to general comments or those specifically related to the Master Plan development. Please note that two pre-application meetings were held for this project: 8/26/21 #1569710 and 9/30/21 #1578294.

We look forward to working with the City on this exiting project! Please don't hesitate to contact me with any questions or concerns you may have.

Sincerely,

Julie Gamec
 THK Associates, Inc. | Principal

Key Issues:

- ▶ **Site Access and Annexation:** Access to the site is currently limited, existing through other jurisdictions, and involves the engagement of other entities and groups. The timing, responsibility, and coordination of these access points will need to be addressed in the Master Plan tabs (including the PIP), prior to approval of the master plan and future applications such as subdivision plats and site plan. Annexation of the parcel providing access from the southwest will need to be further discussed and coordinated. *Noted. Annexation is underway. Cost agreement for the south 1/2 of S. Aurora Parkway has been provided and is attached to the letter of introduction.*
- ▶ **Master Plan:** A Master Plan will be required to provide overall guidance for design development and ensure predictability prior to Site Plan, Subdivision and Permitting process for the development. The Master Plan should include all filings and land owned by the developer. The Master Plan proposal will address surrounding existing development and be designed appropriately to mitigate impacts to surrounding property owners. In addition, the Master Plan submittal will include the necessary accompanying documents- Master Utility Study, Master Traffic Impact Study, Master Traffic Impact Study, etc.. Please see comments throughout these notes for more detail on Master Plan requirements. *Noted.*

- ▶ **Phasing:** The pre-application materials indicated that this project will be developed in one phase. If that is still correct, please note that all public improvements identified within the PIP would then be required prior to building permit. If that is not anticipated, then please define the phasing of improvements, consistent with the phasing areas identified in the Public Improvement Plan (PIP) and/or other plans. Identify a timeline for each phase and the responsible parties for installation and maintenance and describe how each phase will independently support future site plans. Also identify any associated off-site improvements that may be required for the development and when those improvements will be completed in association with the phased areas proposed. *Noted, phasing may be required. See PIP for information.*
- ▶ **Public Improvements Plan (PIP):** As part of the Master Plan, the coordination and timing of public improvements will be required through the PIP. *Noted*
- ▶ **Black Forest:** This site is subject to the Black Forest Ordinance, and a Tree Protection Plan (TPP) for this property is required. Please see Forestry comments on page 14 of these notes for more information. *Noted. Black Forest ordinance will be addressed at the time of site plans.*
- ▶ **Fire Station:** The discussion involving the annexation of this parcel into the City of Aurora must also include a 2.5-acre land dedication for a permanent fire station for the King’s Point South – Prusse property. During the pre-application meeting the applicant indicated that a better location for a permanent fire station would be in the area of the proposed Pine Drive and Aurora Parkway intersection. This location was agreed upon during the meeting as a better location fitting the needs of the Aurora Fire Department. Please continue to coordinate with Aurora Fire as your plans progress. *Noted. The intersection of Pine Drive and Aurora Parkway would be on the property to the west (Vistas at Kings Point, Stanford). As such, no accommodation for a fire department will be included in the master plan.*
- ▶ **Water Sampling:** Aurora Water requests that a water sampling station be provided in an open space or park area. *Location and required acreage will be coordinated with next submittal.*
- ▶ **Open Space and Trails:** Your proposal currently shows a community park connection. In order to get open space land dedication credit for this corridor, PROS requires this to be 30’ wide with a minimum 8’ trail which meanders through the corridor. It must include landscaping and amenities at strategic locations such as trash receptacles, dog waste pickup stations, and benches. Please see PROS comments on page 12 for more information on Parks and Open Space. *Included, see Tab 9*
- ▶ **Mile High Flood District:** This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible. *Noted*

Key Issues:

- ▶ A Master Plan will be required to provide guidance for design development and ensure predictability prior to Site Plan, Subdivision and Permitting process for the development. The master plan should include all filing and lands owned by the developer. *Noted*
- ▶ Coordination and timing of public improvements will be required through the PIP. Annexation of the southeast parcel may be required in order to provide adequate access for the development. Access and connectivity to adjacent undeveloped properties will also be required. *Noted*
- ▶ The Master Plan proposal must address surrounding existing development and be designed appropriately to mitigate impacts to surrounding property owners. *Noted*

Standards and Issues:

1C. Master Plan

This property was not included in the Kings Point South Master Plan and will require a new master plan for the area per Section 146-5.4.1.E. The master plan should include all of the land owned by

the developer including the previously reviewed Filing 1, this Filing 2 and the remaining land that connects to the Kings Point South to the west. A Master Plan is required in order to guide development in the area and provide for a similar site design and architectural vocabulary and theme across the site. The Master Plan will provide guidance for design development and ensure predictability as each Site Plan is proposed for the development. The master developer is responsible for managing the development and disposition of sites from planning refinement to final buildout, overseeing site preparation and shared infrastructure development, design review, maintenance, and asset management. *Only the land owned by Prusse Land Company and called 'The Overlook at Kings Point South' is included and encompasses +/-120 acres. The lands to the west of the project, known as Kings Point South (has approved FDP) and The Vistas at Kings Point are NOT included in this master plan. See Context map for project location.*

1D. *Public Improvements Plan*

A Public Improvements Plan (PIP) will be required and should address all public improvements including streets, utilities, drainage, and dedicated parks and open space. The PIP should not only include a sheet in the plan set, but also a narrative that addresses utilities, roads, parks, and drainage. Stormwater management shall be designed to integrate with required outdoor common areas, designated parkland and open space areas, green space and landscaped areas to promote the use of natural systems to manage stormwater and to reduce the cost of construction and maintenance of pipes, culverts, and other hard infrastructure to the maximum extent practicable. Parks and open space shall be integrated into and throughout the development, connected with one another through pedestrian and bicycle circulation as well as connections to regional city trails. *Noted*

2. **Land Use**

2A. *Current Use*

This property is vacant and contains lands protected by the Black Forest Ordinance. Please refer to additional information provided by the Forestry Division which must be provided with the Master Plan submittal. *Noted. Black Forest ordinance will be addressed at the time of site plans.*

2B. *Proposed Use*

The proposed master plan will need to address mitigation and compatibility measures for existing surrounding neighborhoods to the east and south of the proposed project. These adjacent county residents are typically very vocal during the review process, and the lower density neighborhoods should be considered in the design and layout of the proposed master plan. Please specifically identify them as constraints within the plan narrative, and address solutions through the land use, circulation, and design standard tabs of the proposed master plan submittal. The buffer shown in filing two should be considered for the entire length of the proposal (to include Filing 1). *Noted. This project will not have Filings.*

2C. *Phasing*

The pre-application narrative indicates that the project will be developed in one phase. If that is still correct, please note that all public improvements identified within the PIP would then be required prior to building permit. If that is not anticipated, then please define the phasing of improvements, consistent with the phasing areas identified in the Public Improvement Plan (PIP) and/or other plans. Identify a timeline for each phase and the responsible parties for installation and maintenance and describe how each phase will independently support future Site Plans. Also identify any associated off-site improvements that may be required for the development and when those improvements will be completed in association with the phased areas proposed. *Noted*

3. Development Standards

3A. Dimensional Standards

Dimensional standards are determined based on the applicable city zoning district. If the property proceeds and is zoned as R-1, then the dimensional standards that would apply can be found in Section 146-4.2 through the Dimensional Standards Summary Table for R-1 lots in Subarea C. Although the specific lot layout will not be determined during the Master Plan Review, please be conscious of the future restrictions and their relationship to overall density and planning areas when drafting the Land Use Map and Matrix. The Master plan should generally identify where the different lot types will be located and the densities that are being proposed. *Noted. It is anticipated that the new zoning of the +/- 20 acres will be R-1 and the design team is proceeding with R-1 dimensional standards in mind. A Zoning Map Amendment to zone R-1 is included with the 1st Submittal.*

3D. Access and Connectivity

The Master Plan and Master Traffic Impact Study need to identify the future roadway network. Emphasis should be placed on internal connectivity between the planning areas, as well as provide context to the proposed regional street framework. Site access should be aligned or spaced appropriately with surrounding development access and circulation plans. An effort should be made to analyze and reflect adjacent developments and coordinate plans for infrastructure and vehicular movement. All proposed streets need to be labeled according to the city's street standard ordinance, Chapter 126-1 and 126-36. Access to the site is currently limited, through other jurisdictions, and involves the engagement of other entities and groups. The timing, responsibility, and coordination of these access points will need to be addressed in the Master Plan tabs (including the PIP), prior to approval of the master plan and future applications such as subdivision and site plan. Annexation of the parcel providing access from the southwest will need to be further discussed and coordinated. *Noted. Access to the southwest portion of the site is now connecting back north to The Vistas at Kings Point. This access point has been coordinated with the adjacent landowner. Additionally, a third access is being proposed into Prairie Point on the northwest corner. This access point has also been coordinated with the adjacent landowner.*

3E. Landscape, Water Conservation, Stormwater Management

At the time of site plan and building permit the plan will need to include specific single-family detached home models, the models will need to follow the styles and level of quality and detail shown in the approved Master Plans. Please be aware that code has specific requirements for design variety and durability, and that the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits. *Noted*

Oil and Gas Development

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site.

There may be existing underground pipelines in rights-of-ways. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information. *Noted*

Parks, Recreation & Open Space Department (PROS)

Project Characterization

Based on your proposal, the following information has relevance to the determination of PROS' requirements for this project:

- Your proposal requires a new Master Plan which will include park and open space land dedication. *Included*

Open Space and Trails

Your proposal currently shows a community park connection. In order to get open space land dedication credit for this corridor, PROS requires this to be 30' wide with a minimum 8' trail which meanders through the corridor. It must include landscaping and amenities at strategic locations such as trash receptacles, dog waste pickup stations, and benches. Ideally this will run north south along the Antelope Creek drainage corridor. *Included, see Tab 9*

Fencing

Any lots which abut parks or open space are required to have the open space style fencing with pet mesh. This may be 4' or 6' in height and should be designed consistent with the detail in the [PROS Dedication and Development Criteria Manual](#). *Noted. Fence information is included in the master plan.*

Population Impact

The Master Plan shall identify the total anticipated density within the entire development. For single-family homes, population calculations for the project are based on an average household size multiplier of 2.65 persons per unit, ~~resulting in an overall projected population of 64 persons residing in 24 units.~~ *Population and unit counts have been calculated and density is shown in Tab 8 Land Use Map and matrix.*

Forestry Division

This site is subject to the Black Forest Ordinance, and a Tree Protection Plan (TPP) for this property is required. A TPP is required for the entire site, and comments are the same as for Filing 1. There was an inventory conducted in 2012 for the property to the west by Arborscape, George Biedenstein. For most of the Black Forest, Keith Worley conducted the inventory. The following is a list of Consulting Arborists that you could contact. *Noted. Black Forest ordinance will be addressed at the time of site plans.*

Black Forest Ordinance

The Tree Preservation Policy is still in effect for this property, so if other species besides ponderosa pine are found on the site and will be impacted, they will require mitigation as well. Please show these species on the TPP in a separate table. *Noted, Black Forest ordinance will be addressed at the time of site plans.*

Plan Approval

Please be aware that the neighbors in this area of Aurora are very sensitive to the surrounding trees during development. Forestry regularly receives calls from neighbors when development begins and trees are removed. *Noted. Black Forest ordinance will be addressed at the time of site plans. Due to the envisioned nature of the development in areas that trees exist, limited if any disturbance is anticipated at this time.*

Ash Trees Prohibited

- Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement. *Noted*

Aurora Water

Key Issues:

- ▶ Provide a new Master Utility Study (MUS) amendment. A MUS for King's Point North is in currently for review. Once approved, the city can send you the approved study. *A new MUS is included with this submittal.*
- ▶ Provide a water sampling station in an open space or park area. *Location and required acreage will be coordinated with next submittal.*
- ▶ A [domestic allocation agreement](#) will be required for connections 2" and larger. *Noted.*
- ▶ A looped water supply is required for each phase. *Noted.*
- ▶ Fees are due at time of plat and are the fees in effect at time of plat. *Noted.*
- ▶ This will be referred out to MHFD for their maintenance eligibility program. *Noted.*
- ▶ Site plans are to include location of any irrigation meters to ensure all necessary easements are included. *Noted and will be included at time of site plan.*

Public Works Department

Key Issues:

- ▶ A Master Traffic Impact Study (MTIS) for the Kings Point South Filing 1 development has been requested by the City of Aurora per a recent site application. It is recommended the applicant include these dwelling units into the Kings Point South Filing 1 site. If not, a Detailed Traffic Impact Study will be required for the site. *Traffic Impact study is included with this submittal.*
- ▶ Traffic signal escrow may apply pending review of the Traffic Study. *Noted*
- ▶ Traffic calming will be required along the western access road to mitigate effects of the horizontal and vertical alignment issues *Noted*
- ▶ The roadway design and driveway design/location should account for stopping sight distance and sight triangle requirements. *Noted*
- ▶ Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways (i.e. Pine Drive extension). *Noted*
- ▶ Internal intersections shall be spaced a minimum of 300' from adjacent arterials (CL to CL), in this case Aurora Parkway. *Noted.*
- ▶ A 90 degree (+-5 degrees) internal street connection to Aurora Parkway is required. *Noted.*
- ▶ Traffic signal escrow may be required. *Noted.*
- ▶ Enhanced pedestrian crossings will be required at the trail crossings through the middle of the site and for the trail crossing located in the southeast corner of the site. *Noted.*

ROW/Plat:

- A traffic signal easement shall be required at Pine Drive intersection if identified and warranted in the Traffic Study to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet. *Noted. This will be addressed at time of site plan.*

Improvements:

- Right turn lanes for major intersections shall consider alternative geometric configurations (standard geometry for channelized right turn lanes with acceleration lane, compound curves for channelized right turn lanes without acceleration lanes). *Noted. This will be addressed at time of site plan*

Traffic Signal Escrow:

- The intersection at Pine Drive extension is a potential candidate for a future traffic signal as determined by the Traffic Study, if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:
 - **(Applicant/owner name, address, phone)** shall be responsible for payment of 50%/100% of the traffic signalization costs for the intersection at the Pine Drive extension, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. **Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code.** The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement. *Included*

Traffic Impact Study:

- A Master Traffic Impact Study (MTIS) for the Kings Point South Filing 1 development has been requested by the City of Aurora per a recent site application. It is recommended the applicant include these dwelling units into the Kings Point South Filing 1 site. If not, a Detailed Traffic Impact Study will be required for the site. The Traffic Study requirements that will be required for each of the Filings would include some and/or all of the following items: *Traffic Study is included in this submittal.*
 - 1) Existing, buildout and 2040 average daily traffic counts.
 - a) The city can provide some historic count data, but the city has also taken pre-post COVID19 count data that can support scaling of counts taken during this time. Coordinate, via email, with *Steve Gomez* on this item.
 - b) Trip Generation from the site
 - c) Site Circulation Plan
 - 2) Include detailed analysis of:
 - a) All site access points
 - b) Intersection at the Pine Drive extension
 - c) Interior intersection control
 - 3) Signal Warrant Analyses of the intersection at the Pine Drive extension as identified in the TIS– Warrant 1,2,3 all to be included (collect 72 hr tube counts for analysis)
 - 4) Analysis of pedestrian connectivity.
 - 5) Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHWA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

Engineering Division

Key Issues:

- ▶ As this filing will be part of the Master Plan, public improvements shall be in conformance with the Public Improvement Plan (PIP). Roadway design shall meet current City of Aurora standards, including centerline geometry. *Noted*
 - ▶ If this portion of the development will not be annexed, an IGA shall be provided regarding the roadway. *All area within the project is either within the City limits currently or is covered under the annexation that is currently underway.*
 - ▶ A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be in conformance with the master drainage study. *Drainage report included in this submittal.*
 - ▶ Previously approved plans and reports can be found on the city's website. Instructions can be found here: [Getting to Engineering Documents Online](#). Older documents can be provided upon request. *Noted*
 - ▶ A Public Improvement Plan (PIP) shall be submitted with the master plan. The PIP shall include a narrative describing improvements required for each planning area to develop independently of other planning areas. Offsite improvements shall also be discussed, and utilities and drainage facilities included. Exhibits to support the narrative shall be included. *Noted*
 - ▶ Internal roadways must meet all City of Aurora standards to be considered public streets. *Noted*
 - ▶ A master drainage study shall be submitted with the master plan. Detention and water quality/EURV is required. Channel improvements shall also be identified. *Drainage report included in this submittal.*
 - ▶ This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible. *Noted*
 - ▶ The master documents, specifically the master drainage study, shall have no remaining substantial comments prior to the acceptance of any subsequent site plan submittal. *Noted*
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- Storm sewer system does not extend to this site. *Noted. See Master Utility Report.*
 - Extend storm sewer to this site; or
 - Discharge onto the street through a chase; or
 - Discharge onto the adjacent property in accordance with the approved master drainage study/preliminary drainage study for this development.
 - This site is located within the Cherry Creek Reservoir drainage basin and storm drainage water quality enhancement facilities are required as part of this site development. These are land intensive facilities and should be incorporated into the landscaping area of your site or some other public use facility on your site. *Noted. Will be addressed as a part of Site Plans.*

Fire/Life Safety Comments - Building Division

Key Issues:

- ▶ At this initial phase of the development process the Fire/Life Safety comments will be focused on the forthcoming annexation agreement, master utility, master traffic study, infrastructure, PIP and master plan submittals. The focus of our groups review will be the establishment of two points of emergency access, off-site infrastructure, internal site connectivity and a looped water supply to the overall site. More specific on-site comments will follow at the time of CSP and Civil plan submittals. *Noted*
- ▶ The discussion involving the annexation of the 20-acre parcel into the City of Aurora must also include a 2.5-acre land dedication for a permanent fire station for the King's Point South – Prusse property. During the pre-application meeting Roger Prusse indicated that a better location for a permanent fire station would be in the area of the proposed Pine Drive and Aurora Parkway intersection. This location

was agreed upon during the meeting as a better location fitting the needs of the Aurora Fire Department. *Noted. The intersection of Pine Drive and Aurora Parkway would be on the property to the west (Vistas at Kings Point, Stanford). As such, no accommodation for a fire department will be included in the master plan.*

Real Property Division

Subdivision Plats:

- The property has never been platted and shall be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in our most current [Subdivision Plat Checklist](#). Plat review may run concurrently with your other Planning Department submittals. *Noted. Plat will occur with future development and is not a part of this submittal.*