



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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March 26, 2020

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

Re: Third 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 third submission, which we started to process on March 11, 2020. 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.

Several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission by April 10, 2020.

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) 739-7541.

Sincerely,

Liz Fuselier
Planner I
City of Aurora Planning Department

cc: Samantha Crowder – Norris Design 1101 Bannock Street Denver CO 80204
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1052-24rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planting Schedule (Landscape)
- Landscape Table (Landscape)
- Lot Types (Planning/Landscape)
- Front Yard Features (Landscape)
- Shrub Counts (Landscape)
- Fence Symbols (Landscape)
- Preliminary Drainage (Public Works)
- Retaining Wall Detail (Public Works/Planning)
- Alley slope (Public Works)
- License Agreements (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please consider providing section view perspectives showing the front yards of the homes for planning commission.
- 1B. Sheet 2: Please add front setback dimension (12') on the alley lot typical.

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

- 2A. See redline comments regarding plant names and modifying planting schedule.
- 2B. Notes comment: Remove this reference as it refers to the previous version of the landscape code.
- 2C. Add a note that two different fence types are being proposed. A screening fence and a two rail fence. Complete the note with a short explanation of where the two fences types are proposed since both do not appear on the plan.
- 2D. Use a different fence symbol to separate the two types.
- 2E. Please see Landscape Table: These need to be broken down by each side of the street not as one street. The requirement should be met individually for each side of the street. It appears that it is being met, but must be listed individually.
- 2F. Provide a plan that delineates the three lot types on this sheet that is scaled back and without all the plants. These plans are used for inspection purposes. Use three different hatch types.
- 2G. Add the LOT WO standards to the right of the title.
- 2H. Because this development is technically not permitted by the GDP/Code and the fact that reduced setbacks are being requested, these lots should have good architecture and front yards that meet code requirements. Include the list of features as noted above and/or one feature for these lot types.
- 2I. For those lots that do not have a feature such as the following, these requirements should be updated to include one of the following: a low wall, earth berm or natural boulder.
- 2J. This is misleading. The plan shows only 8 or 9 actual shrubs. If grasses and perennials are to count, then a note should be added here that three one gallon grasses and shrubs are to account for 1 shrub. Even with that, there are not a total of 15 shrubs.
- 2K. The two fence symbol line types are too similar. Please thicken one to help distinguish them from one another.

3. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 4A. The site plan will not be approved by public works until the preliminary drainage report/letter is approved. Please submit same with next submission.
- 4B. For retaining wall, please indicate material type, typical.
- 4C. See sheet 4: Flows from the alleys are not permitted to cross the sidewalk. 2-yr flows must be collected, typical all alleys that slope towards the street

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 5A. A License Agreement is needed for the retaining walls in the easement(s).
- 5B. See several redline comments on sheet three.
- 5C. Make sure there is a separation distance between the building and any easement.
- 5D. Begin easement and access license process with Andy Niquette. He may be reached at 303.739.7325.