

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



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July 10, 2023

Mathew Napier
Tri Pointe Homes
5350 S Roslyn St, Ste 400
Greenwood Village, CO 80111

Re: Third Submission Review – Murphy Creek PA 21 & 22 Site Plan W/Adjustment and Plat
Application Number: **DA-1250-60**
Case Numbers: **2022 4057 00; 2022 3096 00**

Dear Mr. Napier:

Thank you for your second submission, which we started to process on Thursday, June 20, 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 important issues remain, you will need to make another submission. *Staff cannot take the site plan to Planning Commission without the traffic study being reviewed.* Please revise your previous work and send us a new submission on or before Friday, August 11, 2023. Please email your case manager following the upload. 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 and Zoning Commission public hearing date will be given following the fourth review. Please remember that all abutter notices for public hearings must be sent, and the 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 the public 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) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, P.L.A.
Planner II

cc: Ariana Muca, Case Manager
Cesarina Dancy, ODA
Filed: K:\SDA\1250-60rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pre-app notes indicated required TIS with this Site Plan, given Murphy Creek GPD Amendment (and associated TIS) is not finalized/approved and is still in review. Pre-app notes responses from applicant indicated a study would be provided on 2nd Referral but was not. Please provide as soon as possible. This Site Plan cannot be approved by Traffic without resolution to this item (Traffic).
- Please clarify the proposed adjustment or reduction for the ornamental trees, as it will require approval by the case manager based on lot size, site constructions, and other landscape screening and buffer requirement for the development (Landscape).
- Coordination is needed with the Mile High Flood District project to understand the trail endpoint and connection on the north end of your project (PROS).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No citizen comments were received at this time.

2. Completeness and Clarity of the Application

- 2A. A Murphy Creek Architecture Review Letter shall be provided ahead of recordation. Thank you for the response the GDP clearly states the Architecture Review Letter is a requirement. This site is in the Murphy Creek GDP.
- 2B. Staff needs to understand if there will be a landscape adjustment as part of the site plan. The landscape adjustment will need to be added to both the introduction letter and site plan cover sheet. Based on Bill Tesauro's conversations below the site plan is moving to a landscape adjustment.
- 2C. Staff did not see any dimensions for the garage. It can be included in the introduction letter if that is preferred to the elevations.
- 2D. Just to confirm there will be no fencing along the lots? Residential fencing does not need a permit but if there is a style the developer would like to keep residents consistent with, it can be added into the site plan set.

3. Murphy Creek GDP

- 3A. No further comments.

4. Landscaping Issues (Bill Tesauro / btesauro@auroragov.org / Comments in bright red)

Overall 24-30

- 4A. Please provide more than one boulder, as the code indicates multiple.
- 4B. Please clarify the proposed adjustment or reduction for the ornamental trees, as it will require approval by the case manager based upon lot size, site constructions and other landscape screening and buffer requirement for the development.
- 4C. Please provide the required trees or clearly indicate how the reduction is being done with regards to shrub equivalents on the plans.
- 4D. Please clarify why the sf changed from the last submittal for the water-conserving irrigation (non sod). However, the Non-water concerning irrigation (sod) stayed the same.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 5A. No further comments.



6. Civil Engineering (Brianna Medema / bmedema@auroragov.org / Comments in green)

Notes

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- 6A. Update note 6: Add "by private landscape irrigation lines or systems and/or private utilities".
- 6B. Update note 6: The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.

Sections

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- 6C. E Asbury Pl is a Local Type 1 in GDP and on Sheet 6 of this plan set. Please move to lower line in table.
- 6D. Be consistent with naming; called E Coolidge Ct on plan view sheets.

Site Plan

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- 6E. Revise label 68' based on site plan sheets, typical section, and plat. Please ensure consistency between the 64' and 68' dimensions.

Site Plan

6 of 62

- 6F. Changed from 68' ROW to 64' ROW since last submittal, please update on page 3.
- 6G. Please add the following note on all site plan sheets: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

Site Plan

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- 6H. As shown, sidewalk is outside of the ROW, and would require a sidewalk easement.

Site Plan

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- 6I. Update measurement to match the back of walk.

Site Plan

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- 6J. Please remove this level of detail from the site plan - please include in civil submittal.

Plat

5 of 7

- 6K. As shown, sidewalk is outside of the ROW, and would require a sidewalk easement. Engineering would be supportive of a sidewalk easement to cover this.

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

- 7A. Pre-app notes indicated required TIS with this Site Plan, given Murphy Creek GPD Amendment (and associated TIS) is not finalized/approved and is still in review. Pre-app notes responses from applicant indicated a study would be provided on 2nd Referral but was not. Please provide as soon as possible. This Site Plan cannot be approved by Traffic without resolution to this item.

Notes

2 of 62

- 7B. Delete note number 20.

Site Plan

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- 7C. Ped xing okay on "left" side due to wider ped walkway on this side.
- 7D. Incorrect format per MUTCD - this is a R2-1.
- 7E. Verify this is the intended speed - refer to MUTCD table 2C-5 to verify if speed plaque is warranted.
- 7F. Some dimensional updates.

Site Plan

7 of 62



7G. Add ped ramp where indicated on site plan.

8. Utilities (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org/ Comments in red)

8A. No further comments.

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

9A. No further comments.

10. Real Property (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

10A. Send in the separate documents shown on the first page of the plat. Add the Street names to the documents. Confirm with Aurora Water about the changing the label of the Utility easements to Water easements. Ask Engineering if they want a sidewalk easement dedicated in a portion of Lot 58. East Asbury and East Coolidge are essentially the same street; please indicate where they diverge. Other comments are directly out of the Subdivision Plat Checklist and refer to it for any questions.

Plat

1 of 7

10B. (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.)

10C. (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.)

10D. Replace this with the Covenant statement: All crossings or encroachments, including but not limited, to private landscape irrigation systems, underdrains, or private utilities into easements owned by the City of Aurora are acknowledged by the undersigned as being subject to the City of Aurora's use and occupancy of said easements and rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify and hold harmless the City of Aurora for any loss, damage, or repair to private landscape irrigation systems, underdrains, or private utilities that may result from the City of Aurora's use and occupancy or exercise of its rights in said easements and rights of way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said private landscape irrigation systems, underdrains, private detention pond and drainage features, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora.

10E. General notes need to be updated.

10F. City of Aurora approvals: only the Tracts being granted to the City of Aurora should be listed here.

10G. Delete the company Logo.

Plat 2 of 7

10H. Update to the table to state "water".

10I. Where does E. Asbury Place end and E. Coolidge Court begin?

10J. Add street names where indicated.

Plat 3,4, of 7

10K. Delete the company Logo.

10L. Update year 2020.

10M. Site plan shows a sidewalk in this area - ask Engineering if they want a sidewalk easement to cover.

Plat 5 of 7

10N. Delete the company Logo.

10O. Update year 2020.

10P. Site plan shows a sidewalk in this area - ask Engineering if they want a sidewalk easement to cover.

Site Plan

Page 1 through 62

10Q. See site plan pdf for comments regarding details, labeling and minor edits.



11. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

Site Plan

- 11A. Coordination is needed with the Mile High Flood District project to understand the trail endpoint and connection on the north end of your project.
- 11B. The trail needs to be shifted to the edge of the property line to maintain as close to a 25' distance between edge of trail and private lot line as possible. If trail needs to be constructed partially on PROS property this is acceptable. Please connect prior to resubmittal.
- 11C. A trail easement needs to be dedicated to the city for the regional inclusive of the 10' concrete trail and 2' at grade shoulder on each side.
- 11D. The pocket park can be identified on the master plan as dedicated open space to meet the public land requirements set forth in the annexation agreement. Please note on the site plan the full tract area anticipated to get open space credit and retained by the metro district.
- 11E. Label all trail slopes on the site plan.
- 11F. See all other minor comments on the site plan in purple.

Plat

- 11G. Verify that the trail easement/public access easement will be dedicated via separate document.

12. Arapahoe County (Sarah White / 720-874-6500)

- 12A. THANK YOU FOR THE OPPORTUNITY TO REVIEW AND COMMENT ON THIS PROJECT. THE ARAPAHOE COUNTY PLANNING DIVISION HAS NO COMMENTS; HOWEVER, OTHER DEPARTMENTS AND/OR DIVISIONS MAY SUBMIT COMMENTS.



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

13A. See below for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

July 5, 2023

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

Attn: Ariana Muca

Re: Murphy Creek PA 21 and 22, Case # DA-1250-60

Public Service Company of Colorado's () Right of Way & Permits Referral Desk reminds the property owner/developer/contractor to complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect for **Murphy Creek PA 21 and 22**; and, for additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

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

14.CDOT (Steve Loeffler / 303-7579891 / steven.loeffler@state.co.us)

14A. No further comment.

15.Aurora Public Schools (Josh Hensley/ jd hensley@aurorak12.org / (303) 365-7812)

15A. See below



Hi there, Ariana.

The school land obligation for Murphy Creek PA 21 and PA 22 was fulfilled with the 2002 school dedication agreement. Since this development application is not increasing the number of residential units that were approved in the Murphy Creek GDP, there would be no additional school obligation for the proposal.

Thanks,
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Josh Hensley
Planning Coordinator
Aurora Public Schools
(303) 365-7812

16.Mile High Flood District (Derek Clark / 303-455-6277)

16A. No further comment.