



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

AuroraGov.org

October 31, 2024

Tom Clark
NI Parklands 4 Land Co, LLC
9801 E Easter Ave
Centennial, CO 80112

Re: Second Submission Review: Parklands Village 1 Phase 2 – Site Plan and Plat
Application Number: DA-2289-06
Case Numbers: 2024-4015-00; 2024-3028-00

Dear Mr. Clark:

Thank you for your second submission, which we started to process on October 10, 2024. 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. Please revise your previous work and send us a new submission on or before November 22, 2024.

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 let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Comment Letter

cc: Anthony Files, Terracina Design 10200 E Girard Avenue, Bldg A Ste 314 Denver, CO 80231
Lorianne Thennes, ODA
Filed: K:\\$DA\2289-06rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Thank you for including the unit tracker. Information showing compliance with UDO requirements (see Item 3A) will also need to be included.
- See Land Development Services review comments for detailed plat requirements.
- See Engineering comments, including those regarding street turnarounds (see Item 6C).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Written comments were received by Xcel Energy and Aurora Public Schools and are included or attached to this letter. Please respond to their comments within the response letter for your next submission.

2. Completeness and Clarity of the Application

- 2A. Thank you for the thorough response to previous comments.
- 2B. Thank you for the addition of the “Amendments” box area to the cover sheet; please enlarge this area to allow for sufficient space for the descriptions.

3. Zoning and Subdivision Comments

Site Plan:

- 3A. Add case number references for adjacent filings.
- 3B. Thank you for the work on the lot and unit tracker included in this package. The Master Plan adjustments for small lots in Tab 1 include a statement that “all “small lot” requirements (UDO Section 146-4.2.3.A) will be applied on a per neighborhood basis.”
- This filing is all small lots but does not have to satisfy all requirements internally. However, the neighborhood tracker will need to include the standards in the UDO, including the distribution of lots indicated in 146-4.2.3.A.3, and how those are met across the full neighborhood distribution. This should specifically reference the 40% of all lots meeting single-family detached standards and 10% of all lots having at least 60 feet of frontage. This might be adding dimensions to the product mix or an additional table.
- 3C. *Repeat comment:* The lot data is inconsistent between the lot data table and the lot mix tracker; please revise dimensional standards to be consistent with Tables 4.2-5 and 4.2-6.
- *Update:* To clarify, the lot data for frontage and width in the lot mix tracker does not appear to be consistent with the lot data table and the UDO requirements for two-family dwellings. Please revise.
- 3D. Sheet 7:
- Call out that the alley connecting the green court will require some special pavement treatment. This is also reflected on Sheet 16 of the landscape plan but should be more explicit.
- 3E. Thank you for the inclusion of the fencing plan. Please confirm that privacy fencing is only proposed along E. Harvest Road.

Landscape Plan

- 3F. Sheet 16:
- Please dimension the special pavement treatment. This treatment area should be at least ten feet in width to create a strong connection across the alley.

4. Landscaping Issues (Tammy Cook / 303-739-7189 / tdcook@auroragov.org / Comments in bright teal)

Landscape Plan

- 4A. Sheet 13:
- For the curbside landscape requirements table: The ornamental grasses exceed 40% of the total shrub count. Please modify the plans and table to include more shrubs.
 - For the curbside tree requirements: 13 are shown on the plans. Sheet 17 does not include the southern portion of the roadway. On Jackson Gap Street East 15 are shown on the plans.



- 4B. Sheet 14:
- If this is the typical fence column, please include it at this scale in the Legend, and refer to the sheet and detail.
 - Repeat comment: Provide the curbside landscaping along this perimeter, call out the Project name, and screen back the planting. Also include the CN#.
 - Remove duplicate street label.
- 4C. Sheet 15:
- Additional street trees could be placed here.
 - Note: Parklands Village 2 Phase 1 CN#2023-4015-00.
- 4D. Sheet 16:
- Show the Sanitary sewer line connections to the fronts of these units on Gunnison from Jackson Gap to East Hawaii Ave. as this will likely impact the locations of the street trees. On Sheet 3, detail #4 these typical units are shown.
- 4E. Sheet 17:
- Label Harvest Road.
 - This viewport has clipped out the west side of Jackson Gap Street trees. The west right of way is not shown above.
- 4F. Sheet 18:
- Label East Hawaii Avenue.
- 4G. Sheet 23:
- This is labeled Gunnison Avenue on the other plans.
 - This is labeled East Hawaii Avenue on the other plans.
 - On each lot typical label include all utility connections. Provide a legend on this plan sheet as well with the symbology being used to represent this information. Include all the plant symbols as well.
 - On typical C: Note two boulders as the special feature in each yard. Typ.
 - The shrubs, perennials, and grasses total 21, but the plan shows 40. Please show the plan and totals to be the same.
 - No more than 40% of the shrubs can be ornamental grasses to be included in the curbside landscape area.
 - On typical B: The plan shows 9 shrubs and 2 ornamental grasses or perennials.

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

5A. No additional comment at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan

- 6A. Sheet 1:
- Advisory (adding this comment for future reference during subsequent review): The site plan for filing 1 (RSN 1730386) shall be approved before the approval of this site plan because it includes necessary infrastructure.
- 6B. Sheet 2:
- Photometrics for the public streets will be reviewed/approved on the civil plans.
- 6C. Sheet 6:
- Provide a sidewalk easement for the portion of the sidewalk outside the ROW.
 - Dead-end streets longer than 150' are required to provide a compliant turnaround.
- 6D. Sheet 7:
- Please remove these accesses from this site plan. There is not an adjacent site plan that corresponds with these proposed accesses at this time. Please dedicate the ROW 0.5' behind the back of the walk.



- 6E. Sheet 10:
- The grading in this area does not match an accessible route.
- 6F. Sheet 11:
- Show the grades tying into existing.
 - Show the full extent of the proposed grading.

7. Traffic Engineering (Jason Igo / 303-739-7300 / jigo@auroragov.org / Comments in orange)

Site Plan

- 7A. Sheet 7:
- The site easements should be called out as Sight distance easements to match the Plat.

Landscape Plan

- 7B. Page 17:
- Remove one tree next to the ped ramp. This gives more visibility to the midblock pedestrian crossing.

Traffic Impact Study

- 7C. Signal warrants need more information. There needs to be a discussion on how the off-peak hours were derived and why those assumptions are correct.
- 7D. 2026 Recommendation is to signalize Jewell and Harvest but that intersection is not meeting warrants at that time.
- 7E. Alameda and Powhatan Road eastbound right is meeting warrant volumes for an aux lane between the years 2026-2029. This is not addressed in the report and is not a recommendation to be added.

8. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

- 8A. No additional comment at this time.

9. Aurora Water (Jennifer Wynn / 303-739-7490 / jwynn@auroragov.org / Comments in red)

Site Plan

- 9A. Sheet 1:
- Advisory Comment: The site plan cannot be approved until the preliminary drainage study is complete.
- 9B. Sheet 3:
- These water easements for meters are not shown on the plat. They are also not shown in this site plan set on any utility page. Please update.
 - Water Easements for meters should be 10x5
- 9C. Sheet 7:
- Please call out 10' Water Easement.
- 9D. Sheet 10:
- Label sewer.
- 9E. Sheet 12:
- Advisory Comment from Aurora Water: No trees are allowed within a public utility easement or within 8ft of a public utility. No trees are allowed within 5ft of a water meter pit.

Plat

- 9F. Sheet 4:
- Show missing 10' Water Easement (for fire hydrant as shown on site plan).

10. PROS (Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in mauve)

Site Plan

- 10A. Sheet 10:
- Longitudinal grades appear to be missing in certain areas. Please include this information for internal paths to ensure compliance with ADA accessibility standards.



Landscape Plan

10B. Sheet 16:

- Consider the use of fibar surfacing in this area to allow a softer landing zone beneath the climbing rock.
- Please include crusher fines in the legend on all applicable sheets.

11. Land Development Services (Roger Nelson / 720-587-7267 / ronelson@auroragov.org / Comments in magenta)

- 11A. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 11B. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 11C. (Advisory Comment) Send in the Certificate of Taxes Due to 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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 11D. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 11E. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 11F. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.
- 11G. Advisory Comment: All missing reception numbers will need to be inserted prior to plat acceptance. (Typical).

Subdivision Plat:

11H. Sheet 1:

- Revise the title to include the unsubdivided portion.
- Dedication – Revise to include the unsubdivided portion and add the missing reception number when obtained, and revise point of commencement to state “Witness Corner”.
- Deed of Trust – Revise “Land Development” to “Real Property” your original was correct and I erred.
- Notes - #10 Revise to include Tracts W and X.
- Covenants – Add covenant notes for Sanitary Sewer, Storm Sewer and Water.

11I. Sheet 3:

- Revise Easement labels to reflect the same terms used in the covenants (Typical), Does the U.E. need to continue across Tracts? (Typical), and Label Harvest Road.

11J. Sheet 4-5:

- Add road center line control monuments as indicated and revise easement labels to match what is in the covenants.

11K. Sheet 5:

- Remove the future drainage, if no recording information is obtained prior to platting.

11L. Sheet 6:

- Remove the future drainage, if no recording information is obtained prior to platting, Add road center line control as indicated, and label easements with the same terminology as in the covenants, Add curve labels for non-concentric easement curves and add tic marks, and remove redundant distance from road center line dimension.



Site Plan:

- 11M. Sheet 1:
- Revise property description to include unsubdivided portion in SW ¼ of Section 20.
- 11N. Sheet 3:
- Revise Easement labels to reflect consistent naming between the plat and site plan.
- 11O. Sheet 5:
- Add Tract Labels.
- 11P. Sheet 6:
- Remove erroneous Tract label, confirm distance label, and revise easement labels to be consistent with the plat.
- 11Q. Sheet 7:
- Revise the limits for Filing No. 2 to accurately reflect what is being platted and revise easement labels to be consistent with the plat.

12. Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 12A. All new easements are to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org.

13. PSCO/Xcel Energy (Donna George / 303-571-3306 / Donna.L.George@xcelenergy.com)

- 13A. Please see attached.

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

- 14A. The number and types of residential units have not changed since the first submittal. APS has no additional comments at this time.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

October 21, 2024

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

Attn: Stacy Wasinger

Re: Parklands Village 1 Phase 2 - 2nd referral, Case # DA-2289-06

For **Parklands Village 1 Phase 2**, Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests that the words "natural gas" are added (after the word "electric") to the last paragraph in the center of the first page of the plat.

This is especially important in situations where electric and natural gas are located within the same 10-foot-wide utility easement, which appears to be the case on this plat.

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