

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



March 1, 2024

James Spehalski
Cottonwood Creek Investors, LLC
9750 W Cambridge Pl
Littleton, CO 80127

Re: Third Submission Review – Cottonwood Creek Phase 1 – Site Plan, Two Infrastructure Site Plans, and Subdivision Plat
Application Number: **DA-2019-02**
Case Numbers: **2023-4005-00; 2023-6016-00; 2023-6017-00; 2023-3012-00**

Dear Mr. Spehalski:

Thank you for your third submission, which we started to process on February 12, 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.

Public works included a comment regarding turnarounds. Please work with your case manager on a meeting to discuss with Public Works. As this application is close to an administrative decision, the staff wants to ensure there will be no major site plan changes.

Since several important issues remain, you will need to make a technical submission following your Administrative Decision. Please revise your previous work and send us a new submission after March 27, 2024. As always, if clarification or additional information is needed, please do not hesitate to reach out and schedule a comment review 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 changes to your documents other than those requested, be sure to list them specifically in your letter.

The estimated Administrative Decision date is *tentatively* set for March 27, 2024. The date is subject to change based on turnaround discussions. Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the decision 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, Planner II
City of Aurora Planning Department

cc: Garrett Graham, PCS Group
Brit Vigil, ODA
Filed: K:\SDA\2019-02rev3



Third Submission Review

SUMMARY OF KEY COMMENTS

- Please work with your case manager and project manager to schedule a meeting to discuss the Public Works comment, *phases will require adequate turnarounds per Section 4.04.1.06 of the roadway manual OR modify phase 2/phase 3 boundary to this drawn line*. Staff wants to make sure there are no larger impacts to the site plan ahead of decision.
- Please be sure to show the ultimate ROW for Jewell Avenue – this was removed (Public Works).
- Meandering walks may be within 30' of ROW (Public Works).
- Minor updates to signage and striping (Traffic).
- Due to minor adjustments, several fire hydrants need to be reconfigured throughout the site (Fire and Life Safety).
- New location of sanitary will require easement dedication. Be aware that trees cannot be planted within this green space as a result (Aurora Water).
- On Sheets L1.31 and L1.32, the width of the sidewalk which serves as the frontage of the future school on the north side of Iliff Ave is not clearly shown as 8 feet wide. These sidewalks are required to be 8' wide (PROS).
- Please work with Roberta Bloom regarding outstanding Public Art Comments.
- Xcel comments attached.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups during this application review.
- 1B. Comments were received from Xcel Energy during this review. Please see the comments attached at the end of this letter for details.

2. Completeness and Clarity of the Application

- 2A. Sheet numbering for the landscape sheets should be 1,2,3 etc. Please eliminate L.0, L.1 etc.
- 2B. Clarify timing of construction for the neighborhood park. The site plan states the central park and school site are future site plans. However, the central park is included in the landscape plans. Is this a future or phase or will it be constructed with this application? Revise plans to be consistent and clarify in the comment response.
- 2C. Typically, townhome architectural elevation is required as part of the site plan set per the UDO. Staff reviewed the previous two reviews and did not see any architecture discussed or part of the submissions. Another option is to have townhome architecture come in for review ahead of building permits. If architecture is to come ahead of building permits, please include a note on the site plan cover. Please note: single-family detached and duplex architectural elevations are not required during the site plan review.
- 2D. Continue working on the avigation easement for this development. Please sign and execute the easement to be recorded. Note: the Buckley Space Force Base easement is the only avigation easement required; the DIA easement is not applicable as this property is not within that influence district.

3. Zoning and Subdivision Comments

Site Plan Part 1 Comments

Sheet 1.4

- 3A. Label the oil and gas buffer.

4. Streets and Pedestrian Comments

- 4A. No further comments.



5. Parking Comments

5A. No further comments.

6. Signage & Lighting Comments

6A. Please include the total number of signage in the data block. To note, directional signage should be excluded from the total number of signs.

7. Office of Energy and Environment (Maria Alvarez / malvarez@auroragov.org)

7A. No new comments.

8. Landscaping Comments (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

8A. No further comments.

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

9A. Addressing comments have been addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kendra Hanagami / 303-739-295 / khanagam@auroragov.org / Comments in green)

Site Plan

Sheet 2.2

10A. Advisory note: Current ramp location versus lot 15 location indicates future issues with placing of driveway for lot 15. Consider shifting ramp on the north side to edge-to-edge alignment so driveway can fit on the east side of this frontage.

Sheet 5.0

10B. New comment based on new information: Phases will require adequate turnarounds per Section 4.04.1.06 of the roadway manual OR modify phase 2/phase 3 boundary to this drawn line. Please work with your *case manager to schedule a meeting to discuss this comment.*

Infrastructure Site Plan 1 Comments

Sheet 1

10C. Meandering walks may be within 30' of ROW. Okay to remove specific measurement from each of the sections. The 30' is inclusive of the full width of the walk. Please revise where this requirement is not met.

Sheet 2.10

10D. 30'-44' per measurements. Please revise sidewalk location to be within 30' of the ROW.

10E. Please be sure to show the ultimate ROW which was removed from the previous submittal.

10F. Advisory note for future projects: Please do not include the cross pan at the site plan level and only include on the civil submittal.

Sheet 2.11

10G. Please be sure to show the ultimate ROW which was removed from the previous submittal.

Sheet 2.14

10H. New comment based on new information: Please check measurements, and revise BOW sidewalk easement to be within 30' of ROW.

Sheet 2.15

10I. Please ensure sidewalk easement is shown for this area.

Sheet 2.18

10J. Repeat Comment: Revise to "JEWELL".

Sheet 4.10

10K. Repeat Comment: Please add the following note on this sheet and all proposed lighting 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."

**11. Traffic Engineering** (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)Site PlanSheet 2.2

11A. Signs B required due to two different roadways.

Sheet 2.3

11B. Mid-block crossing needs crosswalk markings, signage and flashing beacons, not depicted on ISP.

Sheet 2.10

11C. STOP sign has to be here as well, motorists will not see oncoming motorist from Baltic due to curvature.

Sheet 2.11

11D. Call out stop sign.

11E. STOP sign required for two way flow.

Traffic Impact Study Comments

11F. Updated report is accepted.

Infrastructure Site Plan 1 Comments

11G. RLMTR sign required -see pdf as this comment is on several sheets.

11H. Update site plan set and indicated with stop signs and various signage.

Sheet 2.18

11I. Receiving ramp required.

12. Fire / Life Safety ((Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org) & (Will Polk / 303-739-7371 / wpolk@auroragov.org) Comments in blue)Site Plan Part 1 CommentsSheet 1.0

12A. Please provide a letter from the Utility Easement Owner. (Bronco).

Sheet 2.7

12B. Internal to the site Fire Hydrant Spacing can be increased to 600 feet. Please reconfigure Fire Hydrants. Please keep in mind that Fire Hydrants will need to be placed strategically. Minor adjustments will be made with subsequent reviews.

12C. A Looped Lane requires the Hydrant to be located at one of the entrances. Please relocate proposed Fire Hydrant to the north entrance of the Looped Lane.

13. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)Site PlanSheet 1.0

13A. The Site Plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.

Sheet 4.0

13B. MUS shows an 8" sanitary stub for the next phase to the east in this area collecting 25% of DA-2A flows. Please extend sanitary main to provide a point of connection for this area.

Sheet 4.7

13C. New location of sanitary will require easement dedication. Be aware that trees cannot be planted within this green space as a result.

Sheet 4.9

13D. Please include this sanitary stub as a part of the ISP.

Sheet 4.11

13E. New location of sanitary will require easement dedication. Be aware that trees cannot be planted within this green space as a result.

Infrastructure Site Plan 1 CommentsSheet 3.12

13F. Please provide a standard turn around template (i.e. hammerhead) for maintenance vehicles as this



alignment would not meet the need for operations.

Sheet 4.12

13G. Size discrepancy. Please revise.

Sheet 4.14

13H. Please include sanitary stub to the east under this ISP

14. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

- 14A. On Sheets L1.31 and L1.32, the width of the sidewalk which serves as the frontage of the future school on the north side of Iliff Ave is not clearly shown as 8 feet wide. Clean up the duplicate parallel line to clarify the width. If the sidewalk is to be built by the school district, differentiate the linework to indicate the improvement will be a future phase of construction.
- 14B. The proposed conveyance of stormwater across city property in ISP No. 1 is comparable to the concept that PROS staff, the developer and consultants have been working on to protect the conservable values of the open space. PROS is coordinating with Arapahoe County Open Spaces for approval of this concept. PROS will approve the ISP after county approval is secured.

15. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 15A. (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.)
- 15B. 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.)
- 15C. 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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.
- 15D. Send in the State Monument Records for the aliquot corners used in the plat.
- 15E. See the red line comments on the plat and site plan.

16. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

Public Art

- 16A. Public Art remains outstanding and further coordination with Roberta Bloom is advised. The park within this application has designated public art. Please upload a separate file specifically for public art that include design ideas, timeline and overall fee schedule.

17. Revenue (Melody Oestmann / 303-739-7395 / moestman@auroragov.org)

- 17A. Storm Drain Development Fee Due 322 acres x \$1,242.00 = \$412,344.

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

- 18A. 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

February 16, 2024

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

Attn: Ariana Muca

Re: Cottonwood Creek Phase 1 – 3rd referral, Case # DA-2019-02

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk still requests the following language or plat note is added to the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

PSCo also requests that all references to “gas” easement are changed to “utility” easement on the plat.

Comment response requested.

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