



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

AuroraGov.org

January 3, 2025

Charlie Alexander
ACRE Development
2003 Crestridge Dr
Greenwood Village, CO 80121

Re: Initial Submission Review: Prairie Point Golf Course Restaurant – Site Plan
Application Number: DA-1609-30
Case Numbers: 2024-6048-00

Dear Charlie Alexander:

Thank you for your initial submission, which we started to process on December 12th, 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 January 28th, 2025 in order to maintain your estimated Administrative Decision date.

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 Administrative Decision date is tentatively set for March 12th, 2025. Please remember that all abutter notices and 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 your 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) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner II

cc: Dave Carro, Oakwood Homes
Mike Weiher, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-30rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Off-street parking is required for the construction of the restaurant. [Planning]
- Provide a Table that documents the high, medium, and low water use areas by square footage and by percentage of the overall landscape area for the project site. [Landscaping]
- TIS must include a section on how food will be delivered to the shelter. [Traffic Engineering]
- Label fire lane easements and show the FDC and Knox box locations. [Fire/Life Safety]
- The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. [Aurora Water]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No community comments were received on this review cycle.

2. Completeness and Clarity of the Application

[Letter of Introduction]

- 2A. With this application, there are now two site plans whose parking appears to rely on future clubhouse parking (this restaurant site plan and the golf course site plan, DA-1609-25). Please describe the anticipated timing for the construction of these sites. Parking will need to be constructed before or concurrently with the issuance of a CO for the restaurant, clubhouse, and golf course.
- 2B. Describe how food delivery and trash services will reach the restaurant and where they will park while on site.
- 2C. There is a typo at the bottom of the second page.

[Site Plan Page 1]

- 2D. Add the following note: "Fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations shall be approved with the civil plans, "signage and striping" package.

[Site Plan Page 3]

- 2E. Show an outline of the shelter restaurant limits on this zoomed-out sheet for reference.
- 2F. Clean up line work and note that gray areas are project scope line.

[Landscape Plan Page 1]

- 2G. Include these landscape sheets in the main site plan document on the next submittal. You do not need to separate these sections.

3. Zoning and Land Use Comments

[Letter of Introduction]

- 3A. This site is identified as an AAC for the Prairie Point development and is subject to MU-N standards. Discuss the district-specific requirements of [Section 146-2.4.1.D](#).

[Site Plan Page 1]

- 3B. Include the zoning in the data table. This should include its designation as an AAC through the approved master plan as well.
- 3C. In the data table, include the master plan planning area where this site is located.

4. Pedestrian and Connectivity Issues

- 4A. There were no pedestrian or connectivity issues identified in this review.

5. Parking Issues

[Site Plan Page 1]

- 5A. Off-street parking requirements apply to this use. Per the UDO, golf courses are required to provide the following: three spaces per hole or one space per 400 sf. of clubhouse space, whichever is greater. Shared use of the parking lot planned with the clubhouse is acceptable, but, must meet the minimum requirements



(including the sf for both the clubhouse and restaurant) and must be fully designed and constructed concurrently with this site plan. Submit the clubhouse and parking lot site plan before resubmitting this application or include these areas within the next submission.

- 5B. Bicycle parking is also required based on the parking requirement. Include bike facilities with this site plan or with the clubhouse submission.

6. Architectural and Urban Design Issues

[Landscape Plan Page 2]

- 6A. Details for outdoor furnishings that will be outside regularly, including tables, chairs, umbrellas, fire pits, etc., need to be provided. This includes furnishings that are anticipated to be stored inside at night.

7. Signage Issues

- 7A. There were no signage issues identified in this review.

8. Landscaping (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

[Landscape Plan Page 1]

- 8A. Show Planting symbols
8B. Provide a Table that documents the high, medium, and low water use areas by square footage and by percentage of the overall landscape area for the project site.

[Landscape Plan Page 2]

- 8C. These symbols are not shown in the Legend-update the Legend with the symbols on this plan.
8D. A key map is not required, however, if one is going to be provided, please provide more context and show/identify streets.
8E. Please incorporate these sheets with the next submittal into the remainder of the overall plan set and not as a separate upload.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 1]

- 9A. Please add the following note:
"The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. The construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the city prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."

[Site Plan Page 3]

- 9B. Slope away from the building shall be a minimum of 2%.

10. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

[Site Plan Page 4]

- 10A. Add vehicle turning plans for design vehicle to plan set.

[Traffic Conformance Letter]

- 10B. TIS must include a section on how food will be delivered to the shelter. Include in the section the size of the vehicle and rough delivery times.

11. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

[Site Plan Pages 1]

- 11A. See comments to update notes on the sheet.

[Site Plan Page 3]

- 11B. See comments to label the 23' fire lane easement.

- 11C. See updated sign details provided on the sheet.



[Site Plan Page 4]

11D. See note to label the fire lane easement.

[Site Plan Page 6]

11E. Label the fire lane easement.

11F. Show the FDC and Knox box locations.

[Site Plan Page 9]

11G. Show the FDC and Knox box locations.

12. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

[Site Plan Page 1]

12A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 4]

12B. Revise the identified proposed bend to two 45-degree bends.

12C. A license agreement is required for a section of the fire line within the water easement.

12D. A pocket water easement is required (yen ft wide and shall extend five ft behind the meter). Be advised that the easement dimensions will change when a 3" and larger meter is required, so please verify the meter size as early as possible.

12E. Show two-way cleanouts.

[Landscape Plan Page 2]

12F. Show the fire service line.

13. PROS (Abigail Scheuermann / ahscheue@auroragov.org / Comments in purple)

13A. There were no PROS comments on this review.

14. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

14A. There were no Forestry comments on this review.

15. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

[Site Plan Throughout]

15A. No comments. Fill in the blanks throughout the Site Plan.

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

16A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for Prairie Point Golf Course Restaurant. The property owner/developer/contractor must complete the application process for any new natural gas service via www.xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

16B. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

16C. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates before construction.

17. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / planning@arapahoegov.com)

17A. 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.

18. Arapahoe County Engineering Services Division (Joseph Boateng / 720-874-6500 / referrals@arapahoegov.com)

18A. Engineering Services Division of Arapahoe County Public Works and Development (Staff) thank you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.