



Planning Division  
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Aurora, Colorado 80012  
303.739.7217

*AuroraGov.org*

July 19, 2024

Kevin Beck  
Equity Ventures  
3501 SW Fairlawn Rd Ste 200  
Topeka, KS 66614

**Re: Initial Submission Review: Eagle Ridge - Master Plan Amendment**  
**Application Number:** DA-2338-04  
**Case Numbers:** 2023-7001-01

Dear Kevin Beck:

Thank you for your initial submission, which we started to process on Monday, June 24, 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 Friday, August 9, 2024. Please pay the planning review fee of \$23,619.00 ahead of the second submission.

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.

The estimated Administrative Decisions date is still set for September 18, 2024. 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](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, Planner II  
City of Aurora Planning Department

cc: Julie Gamec - THK Associates Inc 2953 S Peoria, Suite 101 Aurora, CO 80014  
Ariana Muca, Case Manager  
Brit Vigil, ODA  
Filed: K:\\$DA\DA-2338-04rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Clarify that the access drive will remain with the previous local street alignment, and that the design of this drive will retain curbside landscape and detached sidewalks on both sides of the street.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. No comments were received during the first review.

#### **2. Completeness and Clarity of the Application**

- 2A. Please pay the planning review fee of \$23,619.00 ahead of the second submission.  
2B. Please remove the detailed site layout on Tab 7.

#### **3. Streets and Pedestrian Comments**

- 3A. As per discussions with staff, street trees, curbside landscaping, and detached sidewalks need to remain throughout the Eagle Ridge Master Plan. Whether the road network is called streets or drives, the street trees, curbside landscaping, and detached sidewalks (on both sides) will remain. Please include this statement in the introduction letter.

#### *Land Use Map*

- 3B. Since the planning area alignments have shifted, the location of the internal east-west street/access drive is unclear. Please add a symbol or line demonstrating the placement of the future internal access drive. As a note: in Subareas B and C, the maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet. The east-to-west street that is being disrupted as part of this amendment is over 800' and would not comply with code section 146-4.3.9.B. if that street is not constructed.
- 3C. Consider if leaving PA-1 as it's own PA and creating a new PA for the potential daycare location would work better. As a separate parcel with separate public improvement requirements that would omit the entire build-out of the east-to-west connection. Please note that as currently proposed, the development of the daycare parcel will still be linked to the PA-1 PIP improvements.

#### **4.PIP**

- 4A. Please include in the Description of Development that all internal private access will have detached sidewalks, curbside landscapes, and street trees.
- 4B. On the sections, please include a note stating internal private accesses will have detached sidewalks, curbside landscapes, and street trees per city of Aurora standards.

#### **5. Urban Design Comments**

- 5A. Please update note 4 regarding the boundary fence. The boundary fence was not entirely developed during the site plan application or PA-2. Please provide language on the boundary fence construction along PA-4. It is recommended that the potential Day Care site construct the boundary fence.

#### **6. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

- 6A. No comments.



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **7.Civil Engineering** (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

- 7A. The private accesses/drives will be required to provide detached 5.5' sidewalk, curbside landscape, street trees, and private street lights. Please note that changing the description will not remove the requirement.
- 7B. Was this note required by Fire & Life Safety? If not, please remove. Private streets will be reviewed/approved with subsequent site plans.
- 7C. There are some discrepancies between the traffic memo and the PIP. Please note that engineering will look for the internal connectivity throughout the master plan as shown here and as previously approved.

### **8.Traffic Engineering** (Dean Kaiser / (303) 739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

- 8A. Traffic Compliance letter approved, asking for text included stating roadway connectivity being maintained from Master into Amendment, no comments to PIP.

### **9.Utilities** (Samantha Bayliff / [sbayliff@auroragov.org](mailto:sbayliff@auroragov.org)/ Comments in red)

- 9A. No Comments

### **10.Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

- 10A. Are all private streets being built to a City Standard?  
Sheet #15 PIP
- 10B. Please remove the note at the bottom of the Street Sections sheet.  
Sheet #17
- 10C. Please label this street section to show the intended designation. TYP Example: Private Street Section #??

### **11.Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 11A. No Comments

### **12.PROS** (Scott Hammons / 303-739-7147 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / comments in purple)

- 12A. No comments

### **13.Public Art** (Roberta Bloom/ 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org) )

#### *Public Art*

- 13A. The changes in the map seem to indicate that a decision has been made to focus on one central site and are eliminating the two minor sites. Please make changes in the narrative so that it is consistent with the map. Additionally, the formulas used in calculating the public art budget are incorrect. The rate per residential acre is \$383.13. The rate for mixed use development is \$586.35. Please make these corrections in the public art plan budget and adjust all the other budget figures appropriately. Then, resubmit. If you have questions please contact Public Art Manager, Roberta Bloom at [rbloom@auroragov.org](mailto:rbloom@auroragov.org).