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August 10, 2023

Geoffrey Babbitt  
Torero Land Investments, LLC  
2953 S Peoria Street, Suite 200  
Aurora, CO 80014

**Re:** Initial Submission Review: Aurora One – Master Plan Amendment with Adjustment  
**Application Number:** DA-2241-08  
**Case Number:** 2020-7004-01

Dear Mr. Babbitt:

Thank you for your initial submission, which we started to process on July 17, 2023. We reviewed it 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 outside agencies. Staff would be happy to meet with you and your design team in the next couple weeks to discuss these comments and address any questions you may have.

Since many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 31, 2023 to remain on schedule.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner II, City of Aurora  
Planning & Development Services Department

cc: Julie Gamec, THK Associates  
Brit Vigil, ODA  
Filed: K:\\$DA\2241-08rev1.rtf



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Verify that the unit and population calculations are accurate in Tab 8 (see Item 1)
- Reduce the height of the monument signs from 18' to 14' so an adjustment is not required (see Item 1)
- Review inconsistencies in setbacks, lot widths, and lot sizes in Tab 12 with the UDO (see Item 1)
- Provide additional ROW and improvements to Picadilly Road for the full frontage of the site (see Item 3)
- Address all comments in the PIP and ensure consistency between text and exhibits (see Item 3)
- Address inconsistencies between the number of units / square footages in Tab 8 versus the MTIS (see Item 4)
- Update the MUS based on planning area acreage changes and utility layout changes in the PIP (see Item 5)
- Comply with current land dedication requirements for PROS (see Item 6)
- Update all graphics, notes, and standards in Tab 9 to comply with PROS standards (see Item 6)
- Submit an updated Public Art Plan given the residential and commercial acreage changes (see Item 7)

#### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

1A. All proposed changes to all tabs must be noted in the "Proposed Changes" document for staff to properly review the Master Plan Amendment, including the PIP. For the PIP, the document only states that there were "updates throughout to reflect drainage needs and the entire document has been changed out." Please include a bullet point list like the other tabs to identify all changes that were made. Additional comments may be provided in the PIP with the next submittal given that a comprehensive review was not possible due to the lack of information.

1B. Tab 3 (Context Map) and Tab 7 (Public Art Plan) must be updated as part of this amendment due to the scope of the proposed changes. See redline comments for additional information.

1C. Show the required street continuing through PA-10 as was identified in the previous PIP and update all conceptual graphics accordingly in all tabs. Regardless of if that street is public or private, it should be designed like a typical public street.

1D. Make minor updates to Tab 1 for consistency and ensure that all changes are bubbled for consistency with other tabs.

1E. In Tab 6, please change all references from "FDP" to "Master Plan" and "waiver" to "adjustment" to be consistent with the UDO.

1F. Please note that if any adjustments are requested from the UDO, they must be noted and justified in Tabs 1, 6, and 8. The application currently does not comply with PROS requirements for parks and open space dedication, and the updated monument signs exceed the maximum permitted height by 4' (14' maximum permitted and 18' proposed). A Planning and Zoning Commission public hearing for the entire Master Plan Amendment will be required if these are not addressed.

1G. Verify that the proposed improvements for PA-5 have been updated to reflect what is shown in the conditionally approved PA-5 (Phase 1) Infrastructure Site Plan.

1H. Note the total number of residential units proposed in the requested box in Tab 8.

1I. The unit and population calculations are incorrect in Tab 8. Please review redline comments and provide clarification with the next submittal.

1J. The total "Commercial Mixed-Use" acreage in Tab 8 should be 12.31 acres as that is what is identified for PA-5. It is currently shown as 2.9 acres and the calculations do not add up correctly.



- 1K. Please clarify if any small residential lots are proposed. Based on the lot sizes identified in Tab 12, it appears that there will be small residential lots, so this should be noted in the appropriate row in Tab 8.
- 1L. Change the open space in the Land Use Map to a dark green instead of the mustard yellow to be consistent with standard land use designations.
- 1M. Address all PROS comments in Tab 9 and ensure that tables and graphics are correct. Ensure consistency between Tab 8 and Tab 9 when documents are resubmitted.
- 1N. Please clarify why one of the mid-block access points was removed from Tab 10.
- 1O. As noted above, monument signs cannot be taller than 14' without requesting an adjustment. The previous sign heights were 12' and they are now shown at 18'. Please update these details to comply with the UDO and avoid an adjustment request.
- 1P. There are inconsistencies in setbacks, lot widths, and lot sizes in Tab 12 with the UDO. Please review redline comments and ensure consistency with the next submittal.
- 1Q. There are additional parking standards that conflict with the UDO in Tab 12 that should be updated and/or removed.
- 1R. Please clarify why there are landscape standards proposed at the end of Tab 12 as they are not related architecture.
- 1S. An invoice in the amount of \$19,397.00 is due prior to making the second submittal. If the Master Plan is updated to comply with all UDO requirements so there are no adjustment requests, please contact your Case Manager to receive a revised invoice before paying.
- 1T. Review and miscellaneous redline comments on all tabs.

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

2A. Fix the text that is cut off in Tab 11.

**3. Civil Engineering** (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

3A. In the comment response, please clarify what the Regional Public Improvement Project is. The Rule and Order indicated that Aurora One was still responsible for sidewalks, traffic signals, and acceleration/deceleration lanes. The obligation for the sidewalk and landscaping is accurately shown on Sheet 14.

3B. Clarify the language for Picadilly Road improvements.

3C. Include the sidewalk for Stephen D. Hogan Parkway along the planning area frontage for PA-1.

3D. Include the sidewalk for Stephen D. Hogan Parkway along the planning area frontage for PA-2.

3E. The exhibit for PA-2 shows the 2-lane collector as a requirement for this planning area. Please also include it in the text.

3F. Clarify the limit for the 2-lane collector along PA-4 as the exhibit shows it going out to Stephen D. Hogan Parkway.



- 3G. Clarify the limit of the 6<sup>th</sup> Avenue improvements for PA-5 as the exhibit shows the limit is between Picadilly Road and the eastern boundary of PA-5.
- 3H. Clarify the limit of the local street along PA-5 as the exhibit shows the limit between 6<sup>th</sup> Avenue and the 3-lane collector.
- 3I. Include the sidewalk for Stephen D. Hogan Parkway along the planning area frontage for PA-8.
- 3J. The Valdai Street improvements do not match the exhibit for PA-8.
- 3K. The exhibit for PA-9 shows the local type 3 street on the northwest side of the PA as a requirement for this planning area.
- 3L. Include the sidewalk for Stephen D. Hogan Parkway along the planning area frontage for PA-9.
- 3M. Clarify the limits for Picadilly Road improvements in PA-11 as the exhibit shows it going up to 6<sup>th</sup> Avenue.
- 3N. Per NEATS, Picadilly Road is 6-lanes north of Stephen D. Hogan Parkway/6<sup>th</sup> Avenue and 4-lanes south of Stephen D. Hogan Parkway/6<sup>th</sup> Avenue. Please show two sections, one for north of Stephen D. Hogan Parkway and one for south of Stephen D. Hogan Parkway. The section south of Stephen D. Hogan Parkway should match the Eagle Ridge Master Plan section including 114' of ROW, 14' detached walk, 10' landscape, 14' & 12' travel lanes, and a 14' raised median. The section north of Stephen D. Hogan Parkway should be the same as the previously approved Master Plan and the Horizon Uptown Master Plan.
- 3O. Additional ROW and improvements to Picadilly Road are required along the full frontage of the property.
- 3P. Show the sidewalk and landscape as an obligation for the frontage along SDH on each exhibit where it is required.
- 3Q. Picadilly Road is still required along the frontage per redline comments. Tapers are required from both edges of the frontage. Tapers will likely overlap in front of the unincorporated parcel.
- 3R. Remove the street for PA-13 and the local type 2 section. Local type 2 sections are not permitted to connect to collectors or arterials. The alignment and street section will be reviewed/approved with the Site Plan.
- 3S. Review redline comments in Tab 8 regarding the notes.

**4. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in orange)

- 4A. Delete any labels that are not included in the PIP.
- 4B. Address inconsistencies between the number of units / square footages in Tab 8 versus the approved MTIS.
- 4C. Show the roadway connection through PA-10.

**5. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

- 5A. Updates to planning area acreage will require updates to the Loading and Demand Criteria for the MUS. A conformance letter will be required verifying the updates will not affect the infrastructure approved in the MUS.
- 5B. Routing, sizing, and utility layout shown in the updated PIP need to match the approved MUS, or a MUS Amendment will be required.



**6. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

*General*

6A. See all redline comments within Tabs 8, 9, 10 and 11.

6B. This project is required to comply with current land dedication standards per Section 146-4.3.18.B of the UDO. Please update all forms to put back the additional park and open space on site as designated in the original Master Plan.

*Tab 8*

6C. Update the population counts to reflect accurate calculations.

6D. Remove all notes referencing the annexation agreement public land dedication and replace with the UDO required PROS land dedication requirements.

*Tab 9*

6E. Update the graphics to create consistency for where the detention ponds are proposed. Currently the park graphic does not reflect the detention area.

6F. Please identify if the detention area is intended to meet the open turf requirement for all neighborhood parks. If not, where will this element be located as it is not identified in the rendering.

6G. Update Form J to accurately reflect all parks and open space parcels intended for dedication credit.

6H. Verify that the neighborhood park amenities listed are consistent with what was approved in the park master plan by the Parks and Recreation Advisory Board.

6I. Add a note that the median will be constructed by the developer. Medians are required to have a 3-year maintenance and warranty period prior to final acceptable and turnover to the city.

6J. Detention ponds are not permitted within the 25' special landscape buffer. Please shift this pond back on all graphics for consistency with requirements.

6K. Water quality ponds are not permitted for park or open space purposes. Update description.

6L. Update the design standards to reflect the number of parks and open space accurately.

6M. Update design guidelines to identify "sports field at 2% max" as potential use if detention is intended to meet the field requirement.

6N. Planning areas in Table 1 are no longer consistent with the map and areas requested for credit. Update.

6O. Playgrounds need to reflect ages 2-5 and 5-12. Please update as the age range is current inaccurate.

*Tab 10*

6P. Updates graphics to reflect comments in Tab 9.

*Tab 11*

6Q. Item #8 is confusing as detention ponds aren't allowed within buffers adjacent to parks and open space. Remove as #7 already provides design standards for detention ponds.



6R. Update landscape design standards for parks to exclude multi-purpose play fields in the xeric requirement.

6S. Update graphic to reflect comments in Tab 9.

6T. Security lighting is required in parks. Update lighting standard.

6U. As the park is coming to PROS, remove items in design guidelines and note compliance with PROS standards.

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

7A. The changes in the residential and commercial acreage will impact the budget for the Public Art Plan. Please make the adjustments in the Public Art Plan (Tab 7) and submit it with the next submittal.

**8. Aurora Public Schools** (Josh Hensley / 303-365-7812 / [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org))

8A. The student yield and school land dedication for the amended Master Plan is attached based on the residential land use update. The final size of the dedication requirement will be based on the number and types of residential units approved. APS will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu will be determined as Site Plans are approved and is due prior to Plat recording.