



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

January 27, 2022

Riley Hillen
DR Horton
9555 S Kingston Court
Englewood, CO 80112

Re: Initial Submission Review: Horizon Uptown Phase 6 – Site Plan with Adjustments and Subdivision Plat
Application Number: DA-1469-13
Case Numbers: 2022-4003-00; 2022-3002-00

Dear Mr. Horton:

Thank you for your initial submission, which we started to process on January 3, 2022. 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.

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 February 18, 2022 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, City of Aurora
Planning & Development Services Department

cc: Alaina Kneebone-Marler, Dewberry
Brit Vigil, ODA
Filed: K:\SDA\1469-13rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the Letter of Introduction (see Item 2)
- Change the name of the Site Plan and Plat (see Item 2)
- Request HUDSG variance through the HUDRB for having units front on Picadilly Road (see Item 3)
- Address comments regarding fencing (see Item 3)
- Clarify the amount of parking being proposed (see Item 5)
- Provide an approval letter from the HUDRB (see Item 6)
- Address all Civil Engineering comments (see Item 9)
- Update the Traffic Impact Study and provide additional pedestrian crossings (see Item 10)
- Ensure that water meters are within landscaped areas (see Item 11)
- Provide additional details for the parks and open spaces (see Item 12)
- Add fire lane easements where requested (see Item 13)
- Pay storm drainage development fees (see Item 14)
- Address all comments on the Site Plan and Plat from Real Property (see Item 15)
- Review comments from Xcel Energy, APS, CDOT, and Arapahoe County Engineering (see Items 16-19)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to six adjacent property owners and seven registered neighborhood organizations. No comments were received as part of the application. Based on this, a neighborhood meeting is not warranted at this time.

2. Completeness and Clarity of the Application

2A. Please update the Letter of Introduction to include additional information on certain items and ensure consistency with the Site Plan. See redline comments.

2B. Per discussions with Alaina Kneebone-Marler, please change the name of this Site Plan to Horizon Uptown Phase 6 and the Plat to Horizon Uptown Subdivision Filing No. 6. DA-1469-14 will be Horizon Uptown Phase 5 Site Plan / Horizon Uptown Subdivision Filing No. 5 Plat.

2C. Ensure that the title on all sheets states “Horizon Uptown Phase Six – Site Plan *with Adjustments*.”

2D. Make minor revisions to the Vicinity Map to include street names associated with the boundaries of this project.

2E. Reference the Case Numbers of the Site Plans for adjacent applications where requested. In addition, instead of noting the filing numbers, please include the phases (i.e. Phase 1, Phase 2, Phase 3).

2F. Update the colored lot matrix document per redline comments.

2G. Revise the Data Block where requested.

2H. The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications.



3. Zoning and Land Use Issues

3A. Section 2.1.3 in the HUDSG (Volume 5) states that single-family homes shall not front to arterial roads, including Picadilly Road. A variance must be requested through the HUDRB as there are 8 homes fronting on Picadilly Road.

3B. Please clarify whether all setbacks in the Lot Data Table are minimums or maximums.

3C. Show the LDN 55 line on the Overall Site Plan sheet. It does not appear that any lots in this phase are impacted by it, but it is very close to some of the southern lots adjacent to Picadilly Road.

3D. Please clarify if an Infrastructure Site Plan will be submitted for the Picadilly Road street, utilities, sidewalk, curbside landscaping, lighting, etc. in the future. It would be helpful for a note to be added that states what will occur in the areas currently shown as Tract P and Tract Q.

3E. Please shift the sidewalk that runs through Tract J to align with the pedestrian crossing / ramp to the north.

3F. Review redline comments on Sheet 3 regarding proposed fencing for the lots and address with the next submittal.

3G. The Letter of Introduction mentions that there will be “public art areas,” but none appear to be shown on the Site Plan. Please clarify whether any public art is proposed within the scope of Phase 6.

3G. Please clarify if any fencing is proposed within common areas. If so, a fencing plan needs to be provided and a detail of the fence type(s) needs to be included.

3H. Note the width of all pedestrian corridors.

3I. Are any monument signs proposed within Phase 6? If so, please identify locations and provide a detail.

4. Adjustments

4A. Please make updates to the “Adjustments” section in the Letter of Introduction. The Letter of Introduction needs to clearly state that the code requirement is and what is proposed. A graphic should be included that shows the Site Plan and highlights the area where the adjustments are for. In addition, please provide more details on how the adjustments are being mitigated with specific information about how the design of the green court is better than what the UDO requires. For example, discuss the proposed width of the green court, what amenities are being provided in the space, how much landscaping is proposed, etc. This is important as it’s the first exhibit the Planning and Zoning Commission will read in the staff report.

4B. Revise how the adjustments are noted on the Cover Sheet per redline comments.

4C. Items that do not comply with the HUDSG are not considered adjustments as they are not UDO requirements. Instead, they are considered variances from the HUDSG and must be approved by the HUDRB, not the city. Please coordinate with Karen Voit or Lisa Hall on scheduling a meeting with the HUDRB to discuss this. Because they are separate HUDRB issues, they do not need to be listed in the Letter of Introduction.

5. Streets, Parking and Pedestrian Issues

5A. The Data Block states that 309 parking spaces are required and 229 parking spaces are provided. These numbers do not seem accurate. 328 parking spaces are required (320 for the units at a rate of 2 parking spaces per unit, plus 8 guest parking spaces for the 16 green court units at a rate of 0.5 parking spaces per unit). If every unit has a 2-car garage and there is on-street parking, parking requirements should be met. Please update with the next submittal.



5B. Coordinate with Phil Turner prior to the next submittal to obtain street names for all internal streets that are currently labeled as Road A and Road B. Ensure that all streets are labeled on all streets with the next submittal.

5C. Add a pedestrian crossing at 11th Avenue and “Road B.”

6. Architectural and Urban Design Issues

6A. Because the application will be going to a Planning and Zoning Commission public hearing, staff recommends that you provide conceptual renderings or elevations of the proposed product types as a separate document. Seeing the product types and demonstrating the quality of the architecture is extremely helpful for public hearings.

6B. Please provide a preliminary approval letter from the Horizon Uptown Design Review Board prior to the Planning and Zoning Commission public hearing.

7. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

7A. CAD file was received and street names have been provided. No additional comments.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

8A. Landscape comments will be sent directly to the applicant and consultant when they are complete.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

9B. Show the clear zones on all sectional details.

9C. Provide a sidewalk easement or additional ROW 0.5' behind the back of walk to allow maintenance access.

9D. Ensure that traffic volumes and Life Safety requirements do not exceed the trigger for requiring the expansion of Picadilly Road. Additionally, please check with Brad Richardson (brichard@auroragov.org) about the status of the interchange design because if the I-70 opening does trigger the need for the expansion, that may come sooner than later.

9E. Label fire lane radii.

9F. Indicate pavement materials.

9G. Add street labels.

9H. Why is the sidewalk not shown on Sheet 8?

9I. Dimension the width of the maintenance path on Sheet 9.

9J. The swale will require an easement. Is the swale private or public and is it permanent or temporary? Also label the slope in the swale.

9K. According to the PIP, detention pond B3 needs to be constructed within this development.

9L. Indicate the emergency overflow for all sump inlets. In order to meet the requirements of Section 4.03.3 of the Roadway Manual, these inlets should be shifted closer to the intersection.



9M. Label the proposed slope and indicate how drainage is not impacting adjacent lots.

9N. Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks, but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

9O. On Sheet 14, label the slope in the maintenance path, the emergency overflow, the side slopes, and the slope in the bottom of the pond.

9P. Per the Roadway Manual draft lighting standards, SL-1 lights are required along residential parkways.

10. Traffic Engineering (Kyle Morris / 303-799-5103 / kmorris@bhinc.com / Comments in orange)

10A. Review and address all comments on the Traffic Impact Study.

10B. Show the auxiliary turn lanes along Picadilly Road from the TIS.

10C. Show all stop signs and street names.

10D. Change from “Traffic Easement” to “Traffic Signalization Easement.”

10E. Show turn lane striping, storage, and taper lengths.

10F. Provide crosswalk markings and appropriate signage at crossings.

10G. Provide stop signs at alley connections that serve 6 or more units.

10H. Remove or add pedestrian crossing ramps where requested.

10I. When will the sidewalk adjacent to the detention pond be built? It seems appropriate to construct it with this phase.

10J. Provide detectable warnings.

10K. Parking will not be permitted where called out on Sheet 9 due to the required offset from the intersection.

10L. Street trees are not permitted within 50’ upstream of a stop sign.

11. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)

11A. Provide a conformance letter for the approved MUS. Label the file as “Utility Conformance Letter” when uploading.

11B. Label the detention pond as private.

11C. The storm piping should be private where noted on Sheet 10.

11D. Water meters should be in landscaped areas. Ensure that no trees are encroaching or within the easements.

11E. Ensure adequate space is being provided between water and sewer services.

11F. Include an arrow or line with labeling depicting ROW limits on all public streets.



11G. All hydrants should be in landscaped areas.

11H. Please clean up the labeling. If within private drives, water and sanitary mains should be within utility easements. Show and label dimensions.

11I. Show the drainage easement. Maintenance access must be provided within the drainage easement.

11J. Show and label side slopes for the detention pond.

11K. The piping heading into the detention pond should be private.

11L. Include a general note listing the sizes of all easements.

11M. Address all redline comments on the Utility Plan.

12. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

12A. Label and show typicals for all details within the pocket park (PA-76).

12B. Security lighting is required within PA-76. Please provide centrally-located pedestrian lighting.

12C. Provide through connectivity across alleys out to the ROW for PA-76.

12D. Label the width of the trail connections. They must be 30' in width to count towards PROS credit.

12E. Label all details within the open space (PA-74).

12F. Provide security lighting / pedestrian-scale lighting within PA-74.

12G. Identify signage and fencing at alleyway points to notify vehicles of no continuation.

12H. Provide through connectivity for PA-74 where requested.

12I. Provide a table that identifies the tracts that are going towards PROS open space credit on the Landscape Plan.

12J. The detention pond proposed is located within the overall neighborhood park space. Please design the detention pond in conformance with PROS standards, ensuring it is landscaped and designed in such a way that it acts as an amenity space and meets the total acreage anticipated. Add this area to the Landscape Plan.

12K. Address all redline comments within the Site Plan.

13. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

13A. Are there any guest-accessible parking spaces?

13B. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Site Plan and Civil Plan submittals. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate Aurora Water and Public Works phasing requirements into the plan.

13C. Provide a detail showing an accessible route to the mail kiosks. Within this detail show adjacent streets, vertical / mountable curb, curb ramp from street to sidewalk, and width of sidewalk.



13D. The tracts highlighted on Sheet 6 need fire lane easements. Revise the Site Plan and Plat to reflect the fire lane easements.

13E. Confirm that USPS has approved the appropriate mode of delivery and kiosk locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and USPS regulations.

13F. The distance between the fire hydrants on Sheets 7, 8 and 10 exceeds the maximum spacing of 600'. Reconfigure the fire hydrants to an average spacing of 600' or less.

14. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

14A. Storm drainage development fees in the amount of \$29,427.95 (23.694 acres x \$1,242.00 per acre) will be due prior to final mylar recordation. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

15. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

15A. There are some water meters located in the ROW. Please confirm that these locations for the meters will be okay with Aurora Water.

15B. Address all redline comments on the Site Plan and Plat.

15C. Update the Filing Number for the Plat and update all references.

15D. The tract designations need to match between the Plat and the Site Plan.

15E. Match the boundary information between the Plat and the Site Plan.

15F. Add the lot line bearings, distances, and curve data on the Site Plan.

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

16A. See the attached comment letter.

17. Aurora Public Schools (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

17A. APS agreed to apply the school land dedication requirement for the purposes for calculating cash-in-lieu of land as Site Plans are approved for Horizon Uptown. The district will require cash-in-lieu of land when the balance of the obligation from approved Site Plans exceeds the 14-acre school site dedication for the development. At this time, the obligation for the number of units approved does not exceed the 14-acre school dedication.

18. CDOT (Rick Solomon / 303-757-9356 / referrals@arapahoegov.com)

18A. See the attached comment letter.

19. Arapahoe County Public Works (Sue Liu / 720-874-6500 / richard.solomon@state.co.us)

19A. See the attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

January 21, 2022

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

Attn: Sarah Wile

**Re: Horizon Uptown Phase 5 – Horizon Uptown Subdivision Filing No. 4
Case # DA-1469-13**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. While some areas seem to have sufficient easements, it is unsure in other areas. Please note that PSCo requests the following utility easements *within each single-family residential lot*:

- 6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (8-feet wide, 6-inches thick with plowing in snowy conditions)
- 8-feet wide for electric facilities including space for transformers, pedestals, and cabling
- if natural gas and electric are within the same trench, a 10-foot-wide utility easement is required, not to overlap any wet utility easement
- bear in mind that these utility easements must have 5-feet of separation from gravity-fed wet utilities and 10-feet of separation from forced-fed water utilities

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

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

AURORA PUBLIC SCHOOLS - STUDENT YIELD
1/24/2022

Horizon Uptown Phase 5 (DA-1469-13)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	88	0.7	62
MF-LOW	72	0.3	22
MF-HIGH		0.145	0
TOTAL	160		83

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	30	0.16	14	44	0.2	18	62
MF-LOW	0.17	12	0.08	6	18	0.05	4	22
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		42		20	62		21	83

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	42	0.0175	0.7378
MIDDLE	20	0.025	0.4960
HIGH	21	0.032	0.6784
TOTAL	83		1.9122

Horizon Uptown Tracking - 1/24/2022

Filing

Horizon Uptown NO 1
 Horizon Uptown CSP NO 2
 Horizon Filing 3
 Horizon Phase 4 DA-1469-12
 Horizon Phase 5 DA-1469-13
 Horizon Phase 6 DA-1469-14
Total

SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement
86	60		146	58	20	78	1.8006
		246	246	28	7	35	0.805
	203		203	51	10	61	1.3347
		113	113	13	3	16	0.3698
88	72		160	62	21	83	1.9122
72	74		146	55	18	73	1.6638
246	409	359	1,014	267	79	346	7.8861



COLORADO
Department of Transportation

Permit Unit - Traffic & Safety
2829 W. Howard Place
Denver, CO 80204

MEMORANDUM

TO: Sara Wile, City of Aurora Planning

FROM: Rick Solomon

DATE: January 26, 2022

RE: Referral Remarks Horizon Phase 5 & 6
DA-1469-13 & DA-1469-14

CDOT has no comment on the site plans for phase 5 and phase 6 for Horizon.

However, we do wish to advise the City to continue to monitor demand for localized E-W traffic movement that may warrant accelerating the schedule for constructing Colfax (12th/13th Ave) across Horizon that would offer a more direct access to both existing Colfax and the new Picadilly/I-70 interchange to the west and E-470 to the east. To rely on market conditions alone would be unwise.

“The Horizon Uptown Public Improvement Plan identifies the internal roadways that need to either be constructed or in place to support development in each planning area. The actual development sequence will be determined by market conditions and demand”.

- *Horizon Master TIS 01-07-2018 pp 22*

The Horizon Master TIS was approved by the City before advancement of the Picadilly and Aerotropolis / I-70 interchange plans and construction schedules. The TIS accompanying these two phases of new development will add close to 2,000 estimated daily trips to the roadway system. We suggest examining the traffic modeling used for a possible refresh of the Master TIS.



Public Works and Development

6924 South Lima Street
Centennial, CO 80112-3853
Phone: 720-874-6500
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Relay Colorado: 711
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BRYAN D. WEIMER, PWLF
Director

January 12, 2022

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Sarah Wile, Case Manager

RE: HORIZON UPTOWN PHASE 5 - SITE PLAN W/ ADJUSTMENTS AND PLAT
DA-1469-13 (1586088)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed HORIZON UPTOWN PHASE 5 Development. The purpose of this letter is to inform you that we have the following comments regarding the referral at this time based on the information submitted:

1. There are existing drainage conveyance issues in New World West, the Subdivision to the west of the proposed project. Please be aware that the Subdivision cannot handle any additional flows from the project without stormwater improvements.
2. Coordination with the New World West Subdivision should be required.

Please know that other Divisions in the Public Works Department may submit comments as well.

Sincerely,

Sue Liu, P.E.
Arapahoe County Public Works & Development
Engineering Services Division
cc Arapahoe County Case No. O22-011