



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

Worth Discovering • auroragov.org

October 2, 2023

Colin Kemberlin
Kemberlin Arch
8200 S Quebec St, Suite A3 143
Centennial, CO 80112

Re: Technical Submission Review – Westlake Vista Zoning Map Amendment, Site Plan with Adjustments, and Plat

Application Number: **DA-2317-00**
Case Numbers: **2022 4016 00; 2022 3045 00; 2022 2002 00**

Dear Mr. Kemberlin:

Thank you for your technical submission, which we started to process on Monday, September 18, 2023. 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 in the form of a technical. The application will continue to move through the submission process till there are no outstanding comments. Please resubmit no later than Friday, October 27, 2023. 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 let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, P.L.A.
Planner II

cc: Jay Peters WSB 5660 Greenwood Plaza Blvd Ste 111 Greenwood Village, CO
Ariana Muca, Case Manager
Brit Vigil, ODA
Filed: K:\SDA\2317 00tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Tree mitigation is above and beyond the Landscape Code requirements. Additional Trees will be required to achieve tree mitigation requirements (Forestry) (Landscape).
- This proposal for meter service will be sent to our operations staff for approval. Please make final changes based on comments and email ddpershi@auroragov.org for routing to operations (Utility).
- Real Property comments to be forwarded directly.
- Storm Water, Schools, and Development Fees are due ahead of recordation.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No new comments.

2. Completeness and Clarity of the Application

2A. The forestry comments listed above will need to be resolved ahead of the next technical submission. Please work directly with forestry or have your case manager set up a meeting for steps forward.

3. Urban Design Issues

3A. No further comments.

4. Architectural

4A. No further comments.

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

Landscape Plan

Sheet 6 of 20

5A. Add a note here referencing landscape sheet 8 of 20 for the locations of the cross sections.

Landscape Plan

Sheet 8 of 20

5B. Please note that any trees that are required to meet UDO requirements for street trees, building perimeters etc. cannot count towards tree mitigation. There are currently 6 Honey Locust tree being used to satisfy the street tree requirements also being used to meet tree mitigation which does not comply with code.

Landscape Plan

Sheet 9 of 20

5C. Make the concrete white/no hatch like is currently depicted on the plan sheet.

5D. Darken the easement linework.

5E. These areas are required to meet the shrub requirements of 1 per 40sf. These curbside areas cannot be all native seed.

5F. Darken the utilities.

5G. Darken the curb areas and sidewalks.

Landscape Plan

Sheet 10 of 20

5H. These areas are required to meet the shrub requirements of 1 per 40sf. These curbside areas cannot be all native seed.

Landscape Plan

Sheet 12 of 20

5I. This is not acceptable. The plant schedule does not reflect the number of 5-gallon grasses that are proposed. The total grasses is encompassing all the grasses and they are all currently listed at 1 gallon.



5J. These totals reflect all 1 gallon. There should be totals provided for the 5-gallon.

Landscape Plan

Sheet 13 of 20

5K. Update curbside landscape table per notes on the site plan set. Several updates and conflicts with the site plan set.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

6A. No further comments.

7. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org)

7A. No further comments.

8. Traffic Engineering (Carl Harline / 303-739-7646 / charline@auroragov.org / Comments in amber)

8A. No further comments.

9. Utilities (Daniel Pershing / 303-739-7490/ ddpershi@auroragov.org / Comments in red)

9A. Still awaiting approval from operations on the banked meter configuration.

9B. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Utility Plan

7 of 20

9C. Please show full extent of sanitary outfall to the POC. This can be via matchline and outfall plan on this sheet.

10. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

10A. No further comments.

11. Real Property (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

General Comments

11A. Real Property comments to be forward directly.

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

12A. No new comments.

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

13A. Organization: 15701 E 1st Ave Ste 206

13B. Address: Aurora Public Schools Aurora Colorado 80011

13C. The school land dedication requirement for the Westlake Vista site plan (DA-2317-00) is 0.2993 acres. The cash-in-lieu of land total is \$78,211.98 and is payable to Aurora Public Schools. The payment can be sent to my attention at the address above or we can email you the APS wiring instructions. This invoice is valid through November 16, 2023. Once the district receives the payment, we will send a receipt of payment which will release the obligation to the school district for the project.



August 8, 2023

Division of Support Services

15701 E. First Ave.
Suite 206
Aurora, CO 80011
303-365-7812 phone
303-326-1947 fax

The school land dedication requirement for the Westlake Vista site plan (DA-2317-00) is 0.2795 acres. The cash-in-lieu of land total is \$73,056.65 and is payable to Aurora Public Schools. The payment can be sent to my attention at the address above or I can email you APS wiring instructions. This invoice is valid through February 8, 2024.

If you have any questions please e-mail me at jdhensley@aurorak12.org.

Joshua D. Hensley
Planning Coordinator

Westlake Vista - (DA-2317-00) - Invoice			
Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	45	0.3	14
MF-HIGH		0.145	0
TOTAL	45		14

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-4 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	8	0.08	4	11	0.05	2	14
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		8		4	11		2	14

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	8	0.0175	0.1399
MIDDLE	4	0.025	0.0900
HIGH	2	0.032	0.0720
TOTAL	14		0.2959

Existing Structure			
Dwelling Type	Units	Yield Ratio	Student Yield
SFD	1	0.7	1
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	1		1

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-4 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	1	0.2	0	1
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		0		0	1		0	1

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	0	0.0175	0.0000
MIDDLE	0	0.025	0.0000
HIGH	0	0.032	0.0000
TOTAL	1		0.0000

School Dedication Requirement Difference =		0.2795
Value per Ft ²	\$8.00	
Value per Acre	\$261,360.00	
Total Obligation	\$73,056.65	



Division of Finance
Accounting
Department

15701 E. First Ave.,
Suite 106
Aurora, CO 80011

Phone
303-365-5810

FAX
303-326-1819

Web
aurorak12.org

Effective August 2, 2021, UMB Bank, N.A. will serve as the new custodian for COLOTRUST. As such, the deposit instructions for COLOTRUST are changing on August 2, 2021.

Below please find the instructions to send funds by Wire and ACH into the Adams Arapahoe School District 28J COLOTRUST bank account. When the wire or ACH is initiated, please ensure the "For Further Credit" information is referenced so the funds will be properly credited to our bank account.

COLOTRUST WIRE and ACH INSTRUCTIONS:

BANK NAME: UMB Bank, N.A.
ABA/Routing #: 101000695
CREDIT COLOTRUST ACCOUNT #: 9872567870
FFC: CO-01-0658-7034 Adams Arapahoe School District 28J
General account

If there are any questions, please do not hesitate contacting me.

Sandy Woods, CPA
Aurora Public Schools
Accounting Manager
Phone: 303-365-5810, ext. 28338
E-mail: swwoods@aurorak12.org