



January 4, 2022

Ms. Sarah Wieder
Senior Planner
City of Aurora
15151 East Alameda Parkway, 2nd Floor
Aurora, CO 80012

Dear Sarah,

Thank you for the pre-application meeting regarding the Painted Prairie - Phase 5 on September 3, 2020 (then referenced as Painted Prairie – Single Family For Rent Neighborhood #1482272) and the comments provided by Development Review Team. We have reviewed and responded below to each of the comments. Many comments are no longer relevant as this phase will no longer be a single family for rent neighborhood and will be market rate for sale product similar to the rest of Painted Prairie.

Key Issues:

- ▶ **Proposed Land Uses:** The proposed uses – for-rent single-family detached homes, motor court homes, duplexes, and townhomes – are permitted in the R-2 District. However, please be aware that city standards only permit accessory dwelling units when either the primary unit or the accessory unit are occupied by the property owner. Because all units in this phase will be rentals, accessory dwelling units would not be allowed.

[This neighborhood is no longer proposed as for rent product. All homes within this neighborhood will be for sale and includes single family detached front-load, single family detached alley-load, green court, and motor court product types.](#)

- ▶ **Airport Noise Overlay:** This site is within the 55 LDN Subarea, which is composed of lands located between the 55 LDN and 60 LDN noise contours. New residential uses shall provide and include noise level reduction measures in the design and construction of all habitable structures.

[Acknowledged.](#)

- ▶ **Water Connections:** Each lot shall have a separate water meter. These water meters need pocket easements when outside of the public ROW. Structures, including eaves, are to be a minimum of 1-foot away from the edge of all utility easements. Water meters are to be a minimum of 5-feet from the side lot line.

[Acknowledged. All water meters outside the ROW are covered by pocket easements.](#)

- ▶ **Public Improvements and Streets:** Public improvements for this development shall be consistent with the most recent Public Improvement Plan (PIP) update. Streets sections not represented in the PIP shall meet current COA standards. As presented, all streets interior to the site, with the exception of the east-west road north of the open space, shall be private streets built to public street standards.

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There is an active application amending the Master Plan, including the PIP. This site plan application is consistent with that Master Plan amendment.

STEP 1 – PLANNING PHASE

Planning Department

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The purpose of the R-2 District is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. This district is intended for use close to collector streets and public transit facilities. The primary use in this district is single-family residences, but several types of attached dwellings are also permitted.

The subject property also has the Flexible Residential Lot Option (formerly Sustainable Use Neighborhood) per the Painted Prairie Master Plan. This designation is intended to “promote neighborhoods that emphasize a highly integrated, fine grain mix of uses and diverse housing types to meet the needs of a variety of households and incomes.” It encourages higher density development, pedestrian-oriented, walkable streets, quality urban form, and the creation of special community places and amenities that are easily accessible to residents and businesses. In exchange for allowing more density and smaller lots, there are requirements related to lot size diversity, streetscapes, connectivity, sustainability, building design and mix of uses.

Acknowledged.

1B. Overlay Districts

This site is within the 55 LDN Subarea, which is composed of lands located between the 55 LDN and 60 LDN noise contours. New residential uses shall provide and include noise level reduction measures in the design and construction of all habitable structures.

Acknowledged.

1C. Overlay Districts

The subject property is within the Emerging Neighborhood placetype, which is characterized by a newer, largely residential neighborhood in previously undeveloped areas. This placetype is more than just an isolated residential subdivision but is instead a complete neighborhood with mixed residential housing types and pedestrian and bicycle infrastructure. This makes it walkable and well-connected throughout the neighborhood and to adjacent placetypes, with highly accessible parks and open space integrated into the neighborhood.

This neighborhood is an integrated part of Painted Prairie with four product types; single family front-loaded, single family alley-loaded, green court, and motor court homes. This neighborhood directly connects to the High Line Canal Park to the east providing connectivity to the entire Painted Prairie community, Painted Prairie Town Center, and many places outside of the community.

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2. Land Uses

2A. Proposed Land Uses

The proposed uses – for-rent single-family detached homes, motor court homes, duplexes, and townhomes – are permitted in the R-2 District. However, please be aware that city standards only permit accessory dwelling units when either the primary unit or the accessory unit are occupied by the property owner. Because all units in this phase will be rentals, accessory dwelling units would not be allowed.

This neighborhood is no longer proposed as for rent product. All homes within this neighborhood will be for sale and includes single family detached front-load, single family detached alley-load, green court, and motor court product types.

3. Development Standards

3A. Dimensional Standards

The subject property has the Flexible Residential Lot Option (formerly Sustainable Use Neighborhood) per the Painted Prairie Master Plan. Therefore, the general dimensional standards for minimum lot sizes in Section 146-4.2 do not apply to this site. However, a table that includes all unit types, lot size ranges, minimum street frontages, minimum porch setbacks, minimum building setbacks, minimum garage setbacks, minimum side setbacks, minimum rear setbacks, and maximum height shall be included in the Preliminary Plat, as has been provided for other phases in Painted Prairie. Please note that the green court standards in Section 146-4.2.3.C related to open space width, access, landscaping, and number of units still apply to this development. In addition, the motor court standards in Section 146-4.2.3.E will apply because the Painted Prairie Design Standards do not have any specific requirements related to motor courts.

A table with all required dimensional standards has been provided. Green court and motor court standards within the UDO have been referenced.

3B. Subdivision Standards

• Block Dimensions

Per Section 146-4.3.9, 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. Each block shall be bordered by public or private streets meeting the requirements of Section 146-4.5, or by private common space or dedicated park land or open space at least 30 feet in width.

• Lot Design and Layout

All lots shall have direct or indirect access to a dedicated public or private street. Indirect access through an easement may be approved by the city for alternative lot layouts defined in the UDO (Green Court or Motor Court), based on considerations of pedestrians, bicycle, emergency vehicle access and safety, and through-connectivity. Lots not facing a street, Green Court, or in a Motor Court configuration may require an Adjustment request.

• Remainder Parcels Prohibited

No subdivision of land shall result in any remainder parcel or tract that does not otherwise meet the standards for a required open space, drainage area, buffer, or other area required by the UDO. On the conceptual plan, there are a few lots on the east side of the phase that should extend to the adjacent rights-of-way to comply with this requirement.

All standards referenced above have been addressed within the site plan and overall layout. Any Adjustments that are needed to achieve the layout have been requested.

3C. Common Space and Amenities

In the Preliminary Plat, please show specific details about the recreation center / amenity area that is proposed in this phase. In the Letter of Introduction, please describe what uses are included within this area and who it

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will be available to (i.e. only residents of this phase or all Painted Prairie residents). Given the site's adjacency to the High Line Canal, please also be cognizant of the relationship between the homes fronting on this open space corridor and the High Line Canal itself. For example, will there be direct connections between the homes and the High Line Canal trail, or will there be a single connection?

There is no longer a recreation center / amenity area within this phase. There are green courts and a pocket park typical of Painted Prairie. The homes fronting on High Line Canal Park will have individual lead walks connecting to a sidewalk.

3D. Access and Connectivity

Per Section 146-4.5.3, each subdivision shall organize all local streets so that each lot may be accessed by travelling no more than two local streets after departing from the grid of the adjacent arterial streets (56th Avenue and Himalaya Road).

Acknowledged.

3E. Landscape, Water Conservation, and Stormwater Management

Please prepare your Preliminary Plat in accordance with Section 146-4.7, the Painted Prairie Landscape Design Standards (Tab 11), and the Landscape Reference Manual. If you have any specific questions regarding landscaping for this phase, please contact Kelly Bish.

The landscape plans within the Site Plan have been prepared according to the referenced standards and documents.

3F. Building Design Standards

Section 146-4.8 contains design standards for homes within Painted Prairie. There are standards for design variety, durability, masonry, windows and architectural features. All homes will also need to follow the architectural standards in the approved Painted Prairie Master Plan. Please be aware that code has specific requirements for design variety and durability, and that the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits. Please note that the single-attached family homes will be subject to slightly different standards as shown below in Table 4.8-1. The Painted Prairie Design Review Committee must review and approve all building elevations prior to submitting permits to the city.

Acknowledged.

3G. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9 and in the Painted Prairie Urban Design Standards (Tab 10). Show typical details of lighting on the Preliminary Plat.

Street light locations are provided on Preliminary Plat. Further lighting details will be provided on construction documents.

3H. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. The Painted Prairie Urban Design Standards (Tab 10) will also guide any proposed signage. Please show the location of any monument signs on the Preliminary Plat.

Monument signage along Himalaya Road has been included within that ISP. Any other permanent signage requested within this phase will be depicted on the site plan.

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4. Adjustments

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

All requested Adjustments have been included in the Letter of Introduction and on the cover sheet of the Site Plan.

5. Submittal Reminders

5A. CAD Data Submittal Standards

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. Please review these standards and ensure that files are in the correct format to avoid future delays.

Acknowledged.

5B. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

Acknowledged.

5C. Mineral Rights Notification

Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.

Acknowledged.

Aurora Water

Key Issues:

- ▶ Extend utilities per approved MUS.

All utilities have been extended per approved MUS.

- ▶ Based on the property owner not residing on any of these lots we cannot support any ADUs.

There is no longer any for rent product in this phase. All product will be for sale homes.

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- ▶ If the development is phased, then looping of the water main must be achieved in each phase.

Acknowledged.

- ▶ A utility conformance letter is required showing that the anticipated water demand and sewer loading is at or below what is proposed in the MUS.

Acknowledged.

- ▶ Each lot shall have a separate water meter. These water meters need pocket easements when outside of the public ROW. Structures, including eaves, are to be a minimum of 1-foot away from the edge of all utility easements. Water meters are to be a minimum of 5-feet from the side lot line.

Acknowledged. All water meters outside of the ROW are covered in pocket easements.

- ▶ Easements are required for all public water, sewer, and storm outside of public ROW.

Acknowledged.

- ▶ A domestic allocation agreement will be required for connections 2" and larger.

Acknowledged.

Public Works

Key Issues:

- ▶ Traffic Letter of Conformance will be required with this development. See below for additional information.

Acknowledged.

- ▶ Review intersection configuration to avoid offset intersections. Left turns may interlock as proposed in multiple locations. Please align intersections or offset 75'.

Layout has been revised to avoid offset intersections.

- ▶ Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along Himalaya Road & all arterial roadways.

- o Conduit

- Conduit material shall be Schedule 80 HDPE (or similar).
- A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.
- A nylon pull tape with a minimum 1,250 lb tensile strength shall be installed in all new conduit.

- o Pull Box

- Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
- City conduit shall be installed into City Pull Boxes.

A separate ISP for Himalaya has been submitted / approved. All required conduits and pull boxes provided within those documents.

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- ▶ Traffic Signal Escrow will be required for the intersection of 56th Avenue & Himalaya Road and 60th Avenue & Himalaya Road.

Acknowledged.

Engineering Division

Key Issues:

- ▶ Public improvements for this development shall be consistent with the most recent Public Improvement Plan (PIP) update. Streets sections not represented in the PIP shall meet current COA standards. As presented, all streets interior to the site, with the exception of the east-west road north of the open space, shall be private streets built to public street standards.

There is an active application amending the Master Plan, including the PIP. This site plan application is consistent with that Master Plan amendment.

- ▶ A preliminary drainage report shall be submitted with the site plan. Detention and water quality shall be in conformance with the current master drainage report amendment.

Acknowledged.

Fire/Life Safety Comments – Building Division

Key Issue:

- ▶ The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series.

Acknowledged.

STEP II – PLANNING PHASE

Building Division

Key Issue:

- ▶ It is recommended that a preliminary meeting be scheduled with your design team and the Aurora Building Division prior to formal submittal of building construction plans. This meeting gives both the applicant and city staff the ability to clarify online submittals requirements, code requirements and interpretations to ensure mutual compliance with our currently adopted codes.

Acknowledged.

STEP III – CONSTRUCTION PHASE

Building Division

Key Issue:

- ▶ Once the building permit is issued it is recommended that the General Contractor (GC) schedule a pre-construction meeting through the Office of Development Assistance Project Manager. The meeting will consist of the Public Improvement Supervisor, Building Division Inspector Supervisors

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and a Fire/Life Safety Supervisor. These meeting are highly beneficial to both the GC and city staff in addressing inspection requirements that assist in obtaining a TCO or CO in a timely manner.

Acknowledged.

- ▶ No Building Division comments are being provided since no new construction is associated to an amendment to the framework development plan.

Acknowledged

Sincerely,

Brent Martin
Managing Partner
Landscape Architect

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