



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

December 23, 2024

Tom Clark  
NI Parklands 4 Land Co, LLC  
9801 E Easter Ave  
Centennial, CO 80112

**Re: Third Submission Review:** Parklands Village 1 Phase 2 – Site Plan and Plat  
**Application Number:** DA-2289-06  
**Case Numbers:** 2024-4015-00; 2024-3028-00

Dear Tom Clark:

Thank you for your third submission, which we started to process on December 3, 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.

This submittal may proceed to technical review at this time. Please revise your previous work and send us a new submission on or before January 16, 2025. 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 Decision date is set for January 22, 2025. 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. Please note that the Site Plan cannot be recorded until the Subdivision Plat is finalized and recorded.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or [swasinge@auroragov.org](mailto:swasinge@auroragov.org).

Sincerely,

Stacy Wasinger, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Comment Letter

cc: Anthony Files, Terracina Design 10200 E Girard Avenue, Bldg A Ste 314 Denver, CO 80231  
Justin Andrews, ODA  
Filed: K:\\$DA\2289-06rev3



## *Third Submission Review*

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

- The application can proceed to technical review at this time. The Administrative Decision date is set for January 22, 2025. Staff will reach out with information regarding signposting and mailed notices in advance of the 10-day deadline (January 10, 2025). Note that this site plan cannot be signed and recorded until such time as Village 1, Phase 1 is finalized.
- See Land Development Services review comments for detailed plat requirements (Item 7). The Site Plan cannot be recorded until the Subdivision Plat is finalized and recorded.
- Address accessible access to the open space and parks (Item 6).

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Zoning and Subdivision Comments**

##### *Site and Landscape Plans:*

- 1A. Thank you for the thorough response to previous comments and updated unit trackers.
- 1B. Add case number references for adjacent site plans on the context map; Village 1, Filing 1 case number is 2023-4015-00.
- 1C. There are overlapping and duplicative lot numbers/labels throughout. Please revise.
- Sheet 1*
- 1D. The plat shows a total acreage of 26.445 and the site plan data table lists 25.90 acres. Please revise for consistency. Update any of the landscape area, lot area, etc. calculations that may change as a result of updating the total acreage.
- 1E. This is an administrative approval; the Planning and Zoning Commission and City Council approval blocks can be removed.
- 1F. The vicinity map shows the bounding street as Kewaunee St. but does not show that the north portion is Gunnison Ave. Please add that label.
- 1G. Sheet 19:
- The data table and sheet 6 show no new monument sign with this filing. The detail on this sheet should be removed if the monument sign is existing and not being modified.

#### **2. Landscaping Issues** (Tammy Cook / 303-739-7189 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

##### *Landscape Plan*

##### *Sheet 16*

- 2A. Show the Sanitary sewer line connections to the fronts of these units on Gunnison from Jackson Gap to East Hawaii Ave. as this will likely impact the locations of the street trees. On Sheet 3, detail #4 these typical units are shown.

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

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

##### *Site Plan*

##### *Sheet 6*

- 3A. Revise to add that if the street is not continued to the south, an approved turnaround will be required.

##### *Sheet 7*

- 3B. Repeat: Please remove these accesses from this site plan. There is not an adjacent site plan that corresponds with these proposed accesses at this time.
- 3C. Add note: PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF



CONSTRUCTING THE CURB CUT/CURB RETURNS WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT/CURB RETURNS.

*Sheet 10*

3D. Show the barricade on the grading sheets as well.

**4. Traffic Engineering** (Jason Igo / 303-739-7300 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

4A. No additional comment at this time.

**5. Aurora Water** (Jennifer Wynn / 303-739-7490 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

Site Plan

*Sheet 1*

5A. Repeat Advisory Comment: The site plan cannot be approved until the preliminary drainage study is complete.

*Sheet 9*

5B. New comment from new information shown: All service lines should be straight from the main to the meter.

**6. PROS** (Abigail Scheuermann / 303-739-7169 / [AHScheue@auroragov.org](mailto:AHScheue@auroragov.org) / Comments in mauve)

Site Plan

*Sheet 10*

6A. Please confirm the longitudinal grade of the paths within the pocket park. Please delineate the ADA accessible route throughout the park.

Landscape Plan

6B. Provide ADA ramp that meets standards outlined in section 6.22.B(1)(b) of the PROS Dedication and Development Criteria Manual.

**7. Land Development Services** (Maurice Brooks / 720-587-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

7A. (Advisory Comment) (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

7B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

7C. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

7D. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

7E. Typical - Fill in the Blanks throughout the Plat

7F. Send in the updated Title work - dates within 30 days of the plat recording date

Subdivision Plat:

*Sheet 3*

7G. Dedicate, label and show the Sidewalk easement here - See Site Plan

7H. Add Point of Beginning

7I. Change word to "Signalization"

7J. This street name (Gunnison) is different from the previous Subdivision

7K. Dedicate a Water easement to access the W.E. here – at the end of Tracts A, B & C



*Sheet 4*

7L. This street name (Gunnison) is different from the previous Subdivision

*Sheet 5*

7M. Add these 10' Utility easement lines along the street R.O.W. (S. Jackson Gap Street).

*Sheet 6*

7N. Add these 10' Utility easement lines along the street R.O.W. (S. Jackson Gap Street)

7O. This street name (Gunnison) is different from the previous Subdivision

7P. Dedicate a Water easement to access the W.E. here – at the end of Tracts G, H & I

Site Plan:

7Q. Add the name of the Plat for the description: Parklands Village 1 Subdivision Filing No. 2

7R. Change the Area of the description to match the Plat (1,151,929 Sq. Ft.) 26.445 acres

*Sheet 5*

7S. Show the dedicated Water easement to access the W.E. here

7T. This street name is different from the previous Subdivision

*Sheet 6-7*

7U. Show the dedicated Water easement to access the W.E. here – at the end of Tracts A, B, C, G, H & I

7V. Change all the R.O.W. lines and Lot and Tract lines to be solid/continuous lines (Typ.)

7W. This street name (Gunnison) is different from the previous Subdivision

7X. Match the name of the Plat exactly

7Y. Match the Plat easement name (Storm easement)

7Z. The highlighted areas have extra numbers, text overlaps, or missing text. These should match the plat, and the Tract designations should be clearer. (Typ.)

7AA. show the dedicated Water easement to access the W.E. here – at the end of Tracts A, B, C, G, H & I

7BB. Show the 10' Utility easement line along the Street R.O.W. (typ.)

7CC. The Street R.O.W. on the East side of S. Gunnison Street (opposite Tract S and E. Hawaii Ave.) does not match the Plat. Revise and show/match the R.O.W. as it is dedicated on the Plat.

7DD. A license agreement is needed for the Barricade in the R.O.W. (Submit the documents to [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org) to start the License process.)

7EE. All Distances need to be to the hundredth of a foot (Typ.)

**8. Easements (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org))**

8A. No additional comment at this time.

**9. PSCO/Xcel Energy (Donna George / 303-571-3306 / [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com))**

9A. A comment letter is still expected from Xcel Energy. Staff will forward any comments received as soon as they are available.