



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

AuroraGov.org

April 15, 2025

Ron Mehl
Dominium
11001 W 120th Ave Suite 400
Broomfield, CO 80021

Re: Second Submission Review: The Parklands - Dominium Multi-Family – Site Plan and Plat
Application Number: DA-2289-08
Case Numbers: 2025 4000 00; 2025 3003 00

Dear Ron Mehl:

Thank you for your second submission, which we started to process on March 25, 2025. 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 project may proceed to technical review at this time. Please revise your previous work and send us a new submission on or before May 5, 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 also specifically to list them in your letter.

The estimated Administrative Decision date is set for May 7, 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.

Projects that have gone one year without submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

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.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Beccah Bailey Norris Design 1101 Bannock Street Denver, CO 80204
Justin Andrews, ODA
Filed: K:\\$DA\2289-08rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Note that if this project becomes market rate (rather than meeting the definition of affordable housing structure), a Site Plan amendment will be required to meet all code and design standards for multi-family residential that are not affordable.
- As previously discussed, if an Infrastructure Site Plan (ISP) will be submitted separately for the improvements to S. Newcastle Way, that application will have to be referenced on the Site Plan. The ISP will need to be concurrently reviewed and approved prior to recording this Site Plan.
- The remaining comments are minor and may be addressed through technical review. An Administrative Decision date is set for May 7th. Staff will provide the sign posting and mailing notification materials to you, with additional information on process and deadlines. The sign posting and mailing must be complete by Friday, April 25th for a decision date May 7th.

PLANNING DEPARTMENT COMMENTS

1. Narrative

- 1A. Thank you for including the proposed affordability mechanism in the narrative. Please note that if the CHFA funding is not obtained and these units become market-rate, all UDO requirements for multi-family that is not affordable will need to be met. This includes covered and attached parking, and masonry standards.
- 1B. Please update the zoning information in the narrative. This area is designated an Administrative Activity Center (AAC) by the Parklands Master Plan. This allows the site to be developed under MU-C (R-3 for multi-family) standards, but this is not the underlying zoning.

2. Site Plan and Subdivision Plat Comments

Site Plan

Sheet 1

- 2A. *Repeat comment:* In the Site Data Table, revise the zoning to be clearer. It should state that the site is currently zoned R-2 but is designated an Administrative Activity Center by the Parklands Master Plan. That allows the site to be subject to MU-C/R-3 standards, but it is still R-2.
- *Update:* Thank you for the update. Please revise zoning to state “R-2, designated AAC per the Parklands Master Plan” for additional clarity.
- 2B. *Repeat comment:* Include open space calculations as well as landscape area calculations in the Site Data Table.
- *Update:* Please clarify open space versus landscape area calculations. Not all landscape area (such as parking islands) will be part of the usable open space calculation.

Sheet 2

- 2C. Please update note 4 to read “Americans” rather than “American”.

Sheet 3-7

- 2D. If an ISP is proposed for the improvements to S. Newcastle Way, that case number will need to be referenced on the site plan sheets. Otherwise, the Parklands Village 2, Phase 2 case number should be referenced for these improvements.
- 2E. Include/fill in all recordation numbers for easements recorded by separate document.
- 2F. The proposed monument signs at E. Alameda Avenue and S. Newcastle Way and at the first parking entrance appear to be neighborhood monumentation per the Master Plan. Are there any monument signs for the Dominium development proposed? If so, a general location should be shown on the site plan.
- 2G. Please confirm that the only location of the proposed privacy fence is along the southern boundary to screen the oil and gas site.

Sheet 30

- 2H. Please add a note to the monument sign details such as: These signs are representative in nature. Future changes to these details are allowed and must meet UDO requirements. A separate sign permit will be required for any exterior signage.



Sheet 55

- 2I. Add materials for the solar carport details.

Subdivision Plat

- 2J. No further comments at this time.

3. Landscaping Issues (Tammy Cook / 954-266-6488 / tcCook@auroragov.org / Comments in bright teal)

- 3A. General Comment: Per the Master Plan, confirm that the 150' setback and planting has been provided along the south property line against the oil and gas site.

Site Plan

Sheet 25

- 3B. *Repeat comment:* Why is the Solar carport in the landscape island? These are not over the walk at this location.
- 3C. *Repeat comment:* The concrete hatch pattern is missing here.
- 3D. *Repeat comment:* Per Sec. 4.7.5 K.1.b. Screening of parking lot is required in all Subareas, and zone districts & is not dependent upon the number of parking stalls or parking lot size.
- 3E. The AR PA does not get to 3'-4' height and therefore does not screen the parking area, please select taller species.

Sheet 26, 27, and 28

- 3F. *Repeat comment:* Why is the Solar carport in the landscape island?
- 3G. *Repeat comment:* Per Sec. 4.7.5 K.1.b. Screening of parking lot is required in all Subareas, and zone districts & is not dependent upon the number of parking stalls or parking lot size.
- 3H. The AR PA & BE CP do not get to 3'-4' height and therefore does not screen the parking area, please select taller species.

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Building footprints (If available)
- 4B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2018 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org

5. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)

- 5A. No further comment at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Sara Siggue / 303-739-7300 / ssiggue@auroragov.org / Comments in green)

Site Plan

Sheet 4

- 6A. Label the roadways classifications.
- 6B. Label the proposed curb return radii, min should be 25'. Per Sec. 8.E of the 2025 Roadway Manual.

Sheet 8

- 6C. Plans shall include adequate details of special structures not covered by City of Aurora Standard Details. Do not include City Standard Details in the plans, but reference them by detail number, only. (3.C.2 of the 2025 COA Roadway Manual)



Sheet 15

6D. REPEATED COMMENT FROM 1ST REVIEW. Min 2% slope on unpaved areas. (TYP)

7. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

Traffic Impact Study

7A. Repeat comment from previous review; intersection #8, New Castle & Alameda, the site plan looks to indicate two NB lanes, confirm and/or adjust analyses and all associated figures if two lanes planed.

Site Plan

Sheet 7

7B. Why not align crosswalk/ADA parking spaces like this? Shortens pedestrian path distance.

Sheet 21

7C. Show STOP sign location.

8. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Site Plan

Sheet 4

8A. Please provide wheel stops at ALL Accessible Parking Spaces. TYP.

Sheet 5

8B. Identify the location of the Fire Sprinkler Riser Room.

8C. Please label the Fire Riser Room to Fire Sprinkler Riser Room. TYP

8D. Please provide wheel stops at ALL Accessible Parking Spaces. TYP

8E. Encroachment into the Fire Lane easement is not permitted. The Trash Enclosure Doors are showing encroachment. Please show Self-Closing Doors at All Trash Enclosures and Label "Self-Closing" on the plans.

Sheet 6

8F. Please label the Fire Riser Room as Fire Sprinkler Riser Room.

Sheet 7

8G. Please label the Fire Riser Room as Fire Sprinkler Riser Room.

Sheet 10

8H. Please label the Fire Riser Room as Fire Sprinkler Riser Room. TYP

Sheet 11

8I. Encroachment into the Fire Lane easement is not permitted. The Trash Enclosure Doors are showing encroachment. Please show Self-Closing Doors at All Trash Enclosures and Label "Self-Closing" on the plans.

Sheet 12

8J. Please label the Fire Riser Room as Fire Sprinkler Riser Room.

Sheet 13

8K. Please label the Fire Riser Room as Fire Sprinkler Riser Room.

9. Aurora Water (Samantha Bayliff / 303-739-7490 / sbayliff@auroragov.org / Comments in red)

Site Plan

Sheet 1

9A. Advisory: Site plan will not be approved until Preliminary Drainage Report is approved.

Sheet 10

9B. Move the valves out of the intersection, move southern valve down to curb return.

9C. Shift valves out of the middle of the intersections. Move to be adjacent to curb returns where possible.

Sheet 13

9D. This easement was previously identified, but label is gone now. Missing label?

**10. PROS** (Abigail Scheuermann / 303-739-7169 / AHScheue@auroragov.org / Comments in mauve)Site PlanSheet 17

10A. Call out landing zones.

Sheet 31

10B. Provide additional information on which portion of this feature is considered ADA accessible.

11. Land Development Services (Roger Nelson / 303-739-7300 / ronelson@auroragov.org / Comments in magenta)

11A. (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.) per COA 2025 Subdivision Plat Checklist Item 19.b.

11B. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

11C. Send in a closure report for the plat exterior boundary per COA 2025 Subdivision Plat Checklist Item #19.d.

11D. **(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.**

Subdivision PlatSheet 1

11E. Dedication & Property Description – Fill in the reception number.

11F. Notes – #3 Do not need to describe the length of found monuments, #9 Provide an updated title commitment to be within 30 days of plat acceptance date.

Sheet 2

11G. Do not need to describe the length of found monuments; Show adjoining subdivision names, filing number, lot/tract lines, show existing easements to agree with the site plan, complete the reception numbers.

Site PlanSheet 4

11H. Complete the reception numbers.

12. Land Development Services Easements (Grace Gray / 303-739-7300 / ggray@auroragov.org)

12A. All new easements are to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org.

13. Regional Transportation District (C. Scott Woodruff/ 303-229-2943 / clayton.woodruff@rtd-denver.com)

13A.

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions



Transit Oriented Development	No exceptions
Utilities	No exceptions

- 13B. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

14. Xcel Energy PSCo (Donna George / 303-571-3306 / ReferralsXcelDistribution@xcelenergy.com)

- 14A. No resubmittals are necessary.